Engineers

Municipality of Calvin

1355 & 1238 Peddlers Drive Facility and Building Condition Assessment – Final

1355 & 1238 Peddlers Drive
Mattawa, Ontario

April 13, 2026
RJC No. KIN.143609.0001

Prepared for:

The Corporation of the Municipality of Calvin
1355 Peddlers Drive
Mattawa, Ontario P0H 1V0

Prepared by:

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EXECUTIVE SUMMARY

Read Jones Christoffersen Ltd. was engaged by the Municipality of Calvin to conduct a facility and building condition assessment of the properties located at 1355 and 1238 Peddlers Drive, Mattawa, Ontario.

Purpose

The purpose of this assignment was to complete a review of the major systems employed at the sites and within the various buildings, in order to determine if there are any observable signs of deterioration or deficiencies compared to the original construction intent, and to provide our opinion of probable associated remedial costs, beyond normal maintenance, which may be required over the next 20 years.

Scope of Work

In general, the scope of work included the review of previous site documentation, interviews, and a visual walkthrough of the property, in order to facilitate the preparation of this report. The elements reviewed generally included:

- Substructures (Building Foundations)
- Shells (Building structure, building envelope, Roofing systems)
- Services (Plumbing, HVAC, Fire Protection, Electrical)
- Sitework

Project Team

Read Jones Christoffersen Ltd. (RJC) coordinated a team of professionals, specializing in various construction areas to perform this condition assessment. RJC completed the assessment of the building structures, building envelopes, roofing systems, and site works elements. Our sub-consultant, ProEng Consulting Ltd., completed the assessment of the site services, plumbing, HVAC and electrical as specialists in these areas.

Property Description

The assessment took place at two nearby sites, both owned by the Municipality of Calvin. 1238 Peddlers drive is situated at the South-East corner of the intersection of Peddlers drive and Highway 630 and houses the municipalities fire hall. 1355 Peddlers Drive is situated at the North-East corner of the intersection of Peddlers Drive and Graham Road and houses many of the Municipality's assets such as the recreation hall, sand dome, two garages, changing/storage building, several gas tanks, outdoor hockey rink, outdoor playground, soccer field and baseball field.

Significant Findings

The sites and buildings are in generally fair conditions consistent with their age but have localized elements in poor or very poor present condition suffering from advanced deterioration, requiring attention in the immediate and near terms in order to maintain a state of good repair.

Details of observable deterioration for each building and the sitework are identified in the body of the report. Based on our review, some elements were noted to be in poor present condition and are recommended to be prioritized. These priority elements are generally outlined as follows:

Present code or regulation compliance issues have been additionally highlighted with **Bolded font**.

.1 Fire Hall

Immediate-term Recommendations (1-2 years):

- Sealants
- **Carbon Monoxide and Dioxide Sensor systems**
- HID Lighting Replacements
- Fire Alarm and Detection Systems
- Pavements

Near-term Recommendations (3-5 years):

- Fluorescent Lights replacements

.2 Sand Dome Building

Immediate-term Recommendations (1-2 years):

- Roofing
- Hydronic Hot Water Distribution system
- **Fire Extinguisher**
- **Lighting analysis and Repairs**

Near-term Recommendations (3-5 years):

- Unit Heaters

.3 Municipal Garage

Immediate-term Recommendations (1-2 years):

- **Upper Landing Assessment and Repairs**
- Impact Damage
- Roofing Assessment
- **Oil Interceptor/Fuel Storage Environmental Compliance Investigations and Cleaning**
- Lighting Improvements
- Fire detection and alarm systems

Near-term Recommendations (3-5 years):

- Garage Bay 1 Unit Heater

.4 Quonset Hut

Immediate-term Recommendations (1-2 years):

- Localized Upper Landing Repairs

Near-term Recommendations (3-5 years):

- Illumination Investigation
- Lighting Upgrades

.5 Recreation Hall

Immediate-term Recommendations (1-2 years):

- Envelope Assessment
- Cladding Penetration Repairs
- Window Replacements
- Door Replacements
- Roof Localized Repairs
- Domestic and Hot Water system upgrades
- Kitchen Power Distribution Upgrades
- Fire Detection and Alarm Systems

Near-term Recommendations (3-5 years):

- Potential Insulation Upgrades Following Assessment

.6 Changing/Storage Building

Immediate-term Recommendations (1-2 years):

- Structural Assessment and Subsequent Repairs
- Building Window Replacements
- Door Replacements
- Potential Electrical Re-work Associated with Structural Issues

Near-term Recommendations (3-5 years):

- N/A

.7 1355 Peddlers Site

Immediate-term Recommendations (1-2 years):

- Oil Tank Repairs
- Recreation Hall Parking Lot Re-Paving
- Remaining Drive Surface Re-grading

Near-term Recommendations (3-5 years):

- N/A

Other elements are also deteriorating and have been identified in this report as requiring repairs in the intermediate-term (6-10 years) or long-term (11-20 years).

A summary of our opinion of probable expenditures based on our findings are presented in Appendix H of this report – 20-year capital plans.

1.0 INTRODUCTION

Read Jones Christoffersen Ltd. (RJC) was engaged by the Municipality of Calvin to conduct a facility and building condition assessment of the properties and buildings located at 1355 and 1238 Peddlers drive, Mattawa, Ontario.

The Municipality of Calvin's sites are located approximately 20 km West of downtown Mattawa. 1238 Peddlers drive is situated at the South-East corner of the intersection of Peddlers drive and Highway 630. This property comprises of approximately 2,650 sq. m. and houses the municipalities fire hall. 1355 Peddlers Drive is situated at the North-East corner of the intersection of Peddlers Drive and Graham Road. The property comprises of approximately 27,000 sq.m. and houses many of the Municipalities public facilities such as the recreation hall, sand dome, two garages, changing/storage building, several gas tanks, outdoor hockey rink, outdoor playground, soccer field and baseball field.

1.1 Purpose

This report is intended to provide the Municipality with a general description of the systems employed at the sites and within the buildings and to comment on their general condition as well as their conformance to original construction documentation, as visually apparent at the time of our review. In addition, our review of the property is the basis of our opinion of the probable costs associated with the remedial work that will be required over the next 20 years beyond normal maintenance.

Refer to Section 10.0 of this report for Limits of Liability.

1.2 Scope of Work

In general, the scope of work included the review of previous site documentation, interviews, and a visual walkthrough of the property, in order to facilitate the preparation of this report. The elements reviewed generally included:

- Substructures (Building Foundations)
- Shells (Building Structure, Building Envelope, Roofing Systems)
- Services (Plumbing, HVAC, Fire Protection, Electrical)
- Sitework

1.3 Cost Basis

The costs presented in this report are broken down into anticipated remedial costs over the next 20 years. The anticipated remedial costs are for those items which require attention due to ongoing deterioration, current conditions, code related issues, safety concerns, rapid

deterioration if left unattended, or require complete replacement within the timeframe of this evaluation. Immediate term repairs are recommended to be addressed in the next 1-2 years, near term in the next 3-5 years, intermediate term in the next 6-10 years, and long-term in the next 11-20 years.

A typical threshold limit for remedial costs was assumed at $5,000 plus HST. The remedial costs presented in this report are for repairs anticipated to exceed this threshold limitation unless the concern noted has code-related implications; life safety-related implications; do not fall under the realm of regular maintenance; or may be detrimental to the proper performance of the system if not addressed. All costs shown here are in Q1 2026 Canadian dollars. A standardized inflation rate assumption is used in the capital plan table.

HVAC equipment median service life estimates are based on the 2023 ASHRAE Handbook – HVAC Applications, Chapter 38, Owning and Operating Costs, Table 3, Median Service Life and Table 4, Comparison of Service Life Estimates, unless otherwise noted.

1.4 Site Visit and Project Personnel

Representatives of Read Jones Christoffersen Ltd., and our sub-consultants for the building services assessment, visited the sites on Thursday February 5, 2026, to perform their visual review. Personnel conducting the reviews were:

- Jacob Bays, B.Eng., P.Eng. – Read Jones Christoffersen (RJC) Structure, Cladding, Roofing, Sitework.
- Phil Mayfield, A.Sc.T. – ProEng Consulting Inc. – Plumbing, HVAC, Electrical, Site Services.

2.0 GENERAL DESCRIPTION

2.1 Site and Building Descriptions

The two nearby sites which were visually reviewed as part of this assignment are in the Municipality of Calvin, which is located approximately 20 km west of downtown Mattawa, Ontario.

Figure 1. Overview of Review Sites

1238 Peddlers drive is situated at the South-East corner of the intersection of Peddlers drive and Highway 630. This property comprises of approximately 2,650 sq. m. and houses the municipalities fire hall. The two garage door building is complete with interior finishes and is understood to be light wood framed with metal roofing and cladding and includes an exterior asphalt pavement driveway/parking area.

1355 Peddlers Drive is situated at the North-East corner of the intersection of Peddlers Drive and Graham Road. The property comprises of approximately 27,000 sq.m. and houses many of the Municipalities public facilities such as the Recreation Hall, Sand Dome, two garages, Changing/Storage Building, several gas tanks, outdoor hockey rink, outdoor playground, soccer field and baseball field. The five (5) building structures are of a variety of constructions, including steel framing, light wood-framed, masonry, and some load bearing concrete walls. Site landscaping beyond the aforementioned exterior recreational areas generally consists of an asphalt paved parking area around the recreation centre, and additional gravel drive lanes to the accessory structures.

2.2 Site Interview

Prior to the completion of our visual field review, we conducted brief interviews with personnel familiar with the history of the sites. A virtual assessment kick-off meeting was held on Friday January 23, 2026, with Donna Maitland (Chief Administrative Officer), and Ann Carr (Public Works Superintendent). In addition to Donna and Ann, site staff Brandon and Jacob accompanied us during the review to provide access and historical building knowledge. The

purpose of the interviews was to obtain a general understanding of the site and its operation to compliment the contents of our review. Based on these conversations, the following key information was obtained:

- Concerns were noted with the quality and consistency of insulation in the Recreation Hall. Documentation of recently conducted thermal imagery was provided to compliment the review.
- Repetitive localized roof leaks have been noted within the Recreation Centre building during the springtime snow melt in two locations over the last approximately 3 years. No repairs have been undertaken to resolve.
- It was reported that some form of "shrink wrap" roofing rehabilitation program was conducted in the Municipal Garage approximately 6 years ago, and installation of additional inner layer windows was completed approximately 7-8 years ago.
- A small rear addition to the Municipal Garage was completed in 2004 to provide additional interior machinery parking space.
- Snowplough impact damage recently occurred at the side of the middle overhead garage door in the Municipal Garage. It is further understood plans are in place to complete a door replacement and associated repairs through insurance.
- It was reported that there is an underground tank which collects biowaste from the change room building washrooms. There are notable open joints and step cracking in the concrete masonry unit (CMU) block walls above this area. Staff note that the width of these cracks and openings varies significantly throughout the year.

2.3 Document Review

In order to assist with our assessment, the project team was provided with the following drawings and documents related to the site:

1. Partial Fire Hall Structural Drawings, no designer, no date.
2. Recreation Centre Interior Alterations Architectural Drawings – Sheet A1, by Critchley Delean Trussler Evans Bertrand, dated November 2005.
3. Recreation Centre Rear Extension Structural Drawings – Sheet P1, by McNeely Engineering Ltd., dated 1986.
4. Recreation Centre Original Structural Drawings – Sheet 2, by Gerald B. Cox Architect, dated 1976.
5. Partial Recreation Centre Exterior Elevations - two (2) sheets, no designer, no date.
6. Sand Dome Structural Drawings No. 108-003-1 to 108-003-4, by Bulk-Store Structures Inc., dated 2008.
7. Rear Garage Structural Drawing – Sheet 09-1859, by Future Steel Buildings Intl. Corp, dated 2008.
8. Excel Spreadsheet: Building Condition ARO information for buildings (Known renovation history)
9. Excel Spreadsheet: Calvin Equipment Inventory – Community Centre Municipal Office (Known Recreation Centre Equipment).

10. Statement of Analytical Results (Water Testing), by Near North Laboratories Inc., dated Jan 29, 2026.
11. Thermal Imagery of the Municipal-Recreational Hall Building (PDF, no date).

3.0 FIRE HALL BUILDING AND SITE

The below subsections outline our findings and recommendations from reviewing the building and site at 1238 Peddlers Drive. Based on provided documentation, it is understood that this building was constructed circa 1976. *(Refer to Photograph 1, in Appendix A).*

Figure 2. Overview of Fire Hall Building

3.1 A - Substructure

.1 A10 – FOUNDATIONS

SYSTEM DESCRIPTION

Based on our visual review and the limited available drawings for the fire hall, the substructure appears to consist of a painted concrete slab-on-grade, with no sub-grade basement. The above grade structure appears to be supported by a concrete masonry block foundation wall, presumably mounted on strip footings below.

OBSERVATIONS AND CONCERNS NOTED

Based on our visual review, the slab-on-grade and foundation systems appear to be in fair condition, suffering from localized signs of deterioration in the form of slight slab-on-grade cracking within the fire hall, and localized spalling/impact damage at the slab edge at the overhead vehicle doors. *(Refer to Photographs 2-3, in Appendix A).*

While slab-on-grade shrinkage cracking is generally not a structural concern, and the slab is expected to perform beyond the timeframe of this assessment, it is recommended that the municipality budget to complete slab-on-grade localized crack repairs, and resurfacing in the long-term (11-20 years), in order to maintain a state of good repair, and avoid potential risk to safety in the form of trip hazards and vehicle damage if the deterioration increases.

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the localized slab-on-grade repairs in the long-term (11-20 Years), in Q1 2026 dollars is $25,000.00 + H.S.T.

3.2 B - Shell

.1 B10 – SUPERSTRUCTURE

SYSTEM DESCRIPTION

Based on the available building documentation, we understand that the fire hall single-storey structure is of light framed wood construction with a series of load-bearing 2”x6” braced stud walls, with a wood framed truss system supporting the sloped roof.

OBSERVATIONS AND CONCERNS NOTED

At the time of our review, the interior of the structure was fully enclosed with gypsum board interior finishes, preventing a visual review of the present condition of the underlying wood structure. No significant signs of undesirable displacement or cracking was observed in the finishes at the time of our review, which can be indicative of structural deterioration. *(Refer to Photograph 4, in Appendix A).*

If well constructed and waterproofing is maintained, the structural framing can be expected to last the lifespan of the structure without significant capital repairs. The municipality is recommended to have periodic reviews conducted over the lifespan of the structure, to monitor its continued performance.

PROBABLE COST OF REPAIR/REPLACEMENT

Not applicable.

.2 B20 – EXTERIOR CLOSURE

SYSTEM DESCRIPTION

Based on the available building documentation and our visual review, the exterior wall systems appear to have originally consisted of prefinished corrugated steel wall panel cladding, a poly-sheet vapour barrier, R40 rated Batt insulation, and ½” Gypsum wall boards. Records indicate that the insulation and siding may have been repaired/replaced/improved upon in 2018.

There appear to be two standard insulated panel egress doors, alongside two overhead vehicle doors. The overhead doors may have been replaced in 2018.

There appear to be two operable sliding, double-pane vinyl windows on the North elevation. Records indicated that the windows may have been replaced in 2018.

OBSERVATIONS AND CONCERNS NOTED

The grey painted metal siding which is installed at/around the ground floor area appears to be in good-fair condition and is assumed to be what was repaired/replaced most recently in 2018.

The white painted siding which is installed within the upper gable roof area appears to be in fair condition showing signs of moisture related deterioration in the form of staining and mild corrosion.

Within both vintages and types of siding, there appear to be localized penetrations in the system, typically for mechanical and electrical services, which are unsealed or poorly sealed, leaving potential avenues for moisture and pest infiltration into the wall assembly.

The windows appear to be in good condition, however the sealant around the windows appears to be in fair condition, suffering from deterioration in the form of gaps, and cracking.

The municipality is recommended to complete a wholesale building envelope sealant repair program at all penetrations, windows and door rough openings in the immediate term (0-2 years) to prevent moisture and pest infiltration and maintain overall building thermal energy performance.

The upper-level siding which was not replaced in 2018 is anticipated to require replacement in the intermediate-term (6-10 years)

The municipality is recommended to plan for the replacement of the windows at the end of their service life in the long-term (11-20 years).

The two exterior insulated panel doors, appear to be in fair present condition, with minor signs of wear-related damage to the trim, kick plates etc. It is unknown when these doors were installed, however they are assumed to be replacement doors since original construction in 1976. The municipality is recommended to plan for the replacement of these doors at the end of their service life in the intermediate term (6-10 years).

The two overhead doors appear to be in good present condition, and the municipality is recommended to plan for replacement at the end of their service life in the long-term (11-20 years).

(Refer to Photographs 5-8, in Appendix A).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete a building envelope re-sealing program, in Q1 2026 dollars is $5,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete replacement of the upper gable cladding, in Q1 2026 dollars is $25,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete a wholesale window replacement, in Q1 2026 dollars is $7,500.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete wholesale exterior man-door replacements, in Q1 2026 dollars is $7,500.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete wholesale overhead-door replacements, in Q1 2026 dollars is $25,00.00 + H.S.T.

.3 B30 – ROOFING

SYSTEM DESCRIPTION

At the time of our review the sloped metal roofing system was generally covered by snow and ice, and inaccessible for detailed visual review.

Drawings and documentation indicated that the most recent roof repair/replacement project occurred in 1999. Drawings indicate that the roofing assembly generally consists of steel panelling, R40 Batt insulation and a poly sheet vapour barrier.

OBSERVATIONS AND CONCERNS NOTED

Due to the weather conditions, a detailed visual review could not be completed however the following items were noted:

- In one location there was localized moisture staining on the gypsum board ceiling, which can indicate either a localized roof leak, or plumbing leak. It is currently unknown if the leak is active or if source of this stain has since been repaired.
- One location of metal flashing on the roof edge fascia appears to have failed, leading a portion of the edge wood fascia exposed to the elements.
- Moderate icicle and snow buildup was noted at the edges of the roof, which can be indicative of excess heat and energy loss through the roof.

(Refer to Photographs 9-11, in Appendix A).

As part of general low-cost maintenance, we recommend that the municipality complete localized repairs on the potential leak and damaged flashing to protect the roof structure from moisture ingress. The cost for this work is below the threshold of this report.

Wholesale roof replacement is forecast to be required within the long-term (11-20 years).

The Municipality may want to consider additional investigation into the roof's insulating properties in advance of the roof replacement program in the long-term, so that insulation upgrades can be included in the project if required.

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the roof replacement program, in Q1 2026 dollars is $170,000.00 + H.S.T.

3.3 D - Services

.1 D20 - PLUMBING

SYSTEM DESCRIPTION

Domestic water for this building is procured from a local well adjacent to the Fire Hall. The pumped water is stored in a local pressure tank and is filtered to remove any waterborne silt; otherwise, the well water is untreated. The water is tested regularly but is not treated for human consumption; it is only for using the washroom toilet, lavatory and shower fixtures, kitchen sink/dishwashing, laundry washer and to refill a 5,000 US-gallon underground water storage tank that serves as a reservoir to refill the fire pumper truck on-board storage tank. Domestic hot water is provided via a Rinnai-brand model RL75iN propane-fired high-efficiency non-condensing tankless water heater; this was installed in November 2025.

Graywater and sanitary drain discharges are collected at a local septic tank and dispersed though a septic bed located behind the fire hall.

OBSERVATIONS AND CONCERNS NOTED

The fire hall is operated on a volunteer basis; there are no full-time fire fighting staff. Bottled water is stored on site for consumption purposes at training sessions and meetings.

PROBABLE COST OF REPAIR/REPLACEMENT

Tankless domestic water heaters have a typical service life expectancy of fifteen (15) to twenty (20) years with proper care. Water quality, maintenance habits, installation quality, and household demand all affect longevity. Hard water is the biggest threat, requiring annual descaling at $200+ per visit, but scale prevention technology eliminates this maintenance need and extends lifespan significantly.

Opinion of probable cost for replacement in approximately 15 years: $10,000.00.

.2 D30 - HVAC

SYSTEM DESCRIPTION

Building heating – heat to this building is provided via a Frigidaire-brand propane-fired high-efficiency condensing forced-warm air furnace. Heat is distributed via sheet metal ducting to the various rooms. The installer's gas ticket indicates this furnace was installed in August 2019 and is thus now seven and a half (7-1/2) years in service.

There is one (1) ceiling-mounted high-volume low-speed (HVLS) destratification fan situated between the Engine 1 and Rescue 1 vehicle bays however it was not in operation during the time of the building review.

Fire fighting vehicle exhaust emissions are ventilated outdoors via a timer-controlled heat recovery exhaust/makeup air system.

OBSERVATIONS AND CONCERNS NOTED

The vehicle bays are not provided with dedicated, adequately sized tailpipe exhaust extraction for each apparatus. One (1) local tailpipe exhaust system currently serves three vehicles, and there is no carbon monoxide (CO) or nitrogen dioxide (NO_2) vehicle exhaust monitoring system installed. As such, the existing exhaust provisions do not reflect typical code-based approaches for controlling vehicle exhaust emissions within apparatus bays.

General ventilation is provided on an as-needed basis by an exhaust/make-up air heat recovery ventilation system controlled via a manually set timer. This system is manually activated when vehicles are started; however, without continuous exhaust at prescribed ventilation rates or intermittent exhaust operation controlled by CO/NO_2 sensing, there is no mechanism to confirm that vehicle exhaust contaminants are effectively removed or that exposure of fire service personnel is adequately limited

PROBABLE COST OF REPAIR/REPLACEMENT

Heating furnace - furnaces generally have a service life of 15 to 20 years, however this depends heavily on proper installation and regular maintenance.

Recommend annual inspection and cleaning to monitor furnace condition.

Opinion of probable cost for annual inspection/servicing: $250.00
Opinion of probable cost for replacement in approximately 10 years: $18,000.00.

Vehicle emission monitoring/alarm system –the provision of a vehicle exhaust emissions monitoring system is strongly recommended for COHS compliance. The supply and installation opinion of probable cost for a combination CO/NO2 emission gas monitor is approximately $5,000.00.

.3 D40 – FIRE PROTECTION

SYSTEM DESCRIPTION

This facility is equipped with three (3) portable ABC-type fire extinguishers for fire suppression purposes. There is no building fire sprinkler system or a remotely monitored fire detection and alarm system in place.

OBSERVATIONS AND CONCERNS NOTED

Cellular service in the area is reportedly unreliable depending on location. The fire fighting vehicles and equipment stored inside this building represent a significant investment of public money. The absence of 24/7 occupancy or a remotely monitored fire alarm system in the fire hall presents a risk to the building and contents in the event of a fire.

PROBABLE COST OF REPAIR/REPLACEMENT

As there are no sleeping accommodations provisions at the Fire Hall, a fire alarm system is not mandated under the Ontario Fire Code. However, the building houses various specialty fire fighting and rescue vehicles and apparatus that, taken together, represent a significant financial investment by the Municipality. From a loss prevention/insurance perspective, the potential for equipment and facility loss due to a fire occurrence when the building is not occupied can be mitigated by the provision of a building fire detection and alarm system that is remotely monitored on a 24/7 basis.

Opinion of probable cost for provision of a ULC-approved fire detection/alarm system is $12,000.00, with an opinion of probable cost for alarm monitoring service cost of C$25 per month (C$300 per year).

Recommended implementation: 2026.

.4 D50 - ELECTRICAL

SYSTEM DESCRIPTION

Electrical service is provided to this building via an overhead power line from a local Hydro One utility service pole and transformer. Emergency backup power is provided via a 10 kW Generac-brand propane-fuelled standby generator and an indoor power transfer switch serving critical loads.

Building exterior and interior lighting is comprised of an assortment of high-intensity discharge (HID) sodium-vapour, incandescent, fluorescent and LED fixtures.

OBSERVATIONS AND CONCERNS NOTED

While replacement of interior ceiling-mounted fluorescent luminaires with LED fixtures would reduce electrical consumption, the intermittent occupancy of the fire hall would require a cost-effective analysis of the benefits of a replacement program.

Fixture replacement on an as-required basis as existing fluorescent system ballast transformers fail is likely to be a more cost-effective approach.

Replacement of the exterior sodium HID floodlighting with LED lighting would reduce energy consumption of the exterior lighting by between 40-75% as well as provide reduced maintenance costs for less-frequent replacement.

PROBABLE COST OF REPAIR/REPLACEMENT

Emergency Standby Generator:
Per the manufacturer, the Generac emergency power generator has a service life expectancy of 3,000 hours or 30 years on average, depending on quality of maintenance and repair upkeep.

If not already in place, the setup of a generator servicing program, including semi-annual inspection/servicing as well as starting battery replacement every three (3) years is recommended to ensure reliable generator operation over its lifespan.

Opinion of probable cost for emergency standby generator replacement in 2056: $30,000.00.
Opinion of probable cost for annual generator service/maintenance program: $500.00.

Exterior Lighting
Opinion of probable cost for the replacement of a 400W, 32,000-lumen HID with a 250 W, 35,000 lumen equivalent LED fixture: $500.00/fixture.
Estimated life: 10 years/100,000 hours.
Implementation: 2026, as needed.

Interior Lighting
Opinion of probable cost for the replacement of existing 150W, 6,300-lumen T8 fluorescent fixtures with 8600-lumen 80 W, LED fixtures: $200.00/fixture.
Estimated life: 10 years/100,000 hours.
Implementation: 2026, as needed.

3.4 G - Sitework

.1 G20 - SITE IMPROVEMENTS

SYSTEM DESCRIPTION

At the time of our review, the site surfaces were generally covered by snow and ice which impeded our ability to provide assessment of the current types and conditions of the site surface treatments.

Based on publicly available google aerial and street view imagery from 2025, it appears as though the front driveway consists of an approximately 75ft x 125ft asphalt paved driveway providing access to the double overhead doors to the fire hall.

To the side of the driveway, and around the sides and rear of the building, surface treatments appear to consist of a relatively small area of soft landscaping in the form of grass/sodding.

OBSERVATIONS AND CONCERNS NOTED

Due to the weather conditions at the time of our review, no commentary on these elements can be provided from our site review.

Based on the 2025 google imagery, it appears as though asphalt pavement driveway system is showing typical signs of age-related deterioration in the form of rutting and potholes. It appears as though localized patch repairs have been completed in the past. The asphalt pavement deterioration is anticipated to continue at accelerate as it nears the end of its effective service life, resulting in continued rutting and pot holing in the pavement surface. These may eventually result in the potential for trip hazards or vehicle damage.

Site soft landscaping appears to be in fair condition, with localized worn areas adjacent to the driveway, which is typical when there is no curb present, preventing vehicles from driving on and damaging the soft landscaping.

The municipality is recommended to plan for the wholesale re-paving of the driveway in the near-term (3-5 years), and at that time may want to consider implementation of concrete curbs or planters to protect the nearby soft landscaping. Sodding when well protected and maintained should last for the lifespan of the building and maintenance repairs can be completed from the operational and maintenance budgets.

(Refer to Photograph 12, in Appendix A).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to replace the asphalt pavement the front driveway, inclusive of all base re-compaction and repairs in Q1 2026 dollars is $125,000.00 + H.S.T.

We would recommend implementing new concrete curbs at the same time as the above project to protect the nearby sodding. Our opinion of probable present cost at a class D level (+/-25%) to add this to scope is in Q1 2026 dollars is $20,000.00 + H.S.T.

4.0 SAND DOME BUILDING

The below subsections outline our findings and recommendations from reviewing the Sand Dome building at 1355 Peddlers Drive. Based on provided documentation, it is understood that this building was constructed circa 2008.

(Refer to Photograph 1, in Appendix B).

Figure 3. Overview of Sand Dome

4.1 A - Substructure

.1 A10 – FOUNDATIONS

SYSTEM DESCRIPTION

The sand dome building appears to bear on typical reinforced cast-in-place concrete footings and has a slab-on-grade throughout the interior of the building which is reported to contain a glycol heating system within the slab.

OBSERVATIONS AND CONCERNS NOTED

At the time of our visual review, the slab-on-grade was generally covered by sand and inaccessible for a detailed documentation of signs of deterioration. In general, the slab appeared to be performing as intended, providing a surface free of trip hazards or risk to damaging the municipality vehicles.

Concrete slabs and foundations when designed and installed correctly are typically capable of lasting the entire service life of the building with limited capital work repairs.

The municipality is recommended to complete periodic reviews of the slab, when the stockpile of sand is at its emptiest, and provide a clean slab surface for the reviewer to provide more detailed commentary on its current condition.

(Refer to Photograph 2, in Appendix B).

PROBABLE COST OF REPAIR/REPLACEMENT

Not Applicable.

4.2 B - Shell

.1 B10 – SUPERSTRUCTURE

SYSTEM DESCRIPTION

The sand dome is a single storey structure. Above grade, the perimeter of the building is lined with approximately 8' tall reinforced concrete walls which provide the support structure to the wood framed domed roof.

OBSERVATIONS AND CONCERNS NOTED

The reinforced concrete walls were accessible for visual review from the exterior, and limited visual review from the interior, where sand was not piled up against the wall. In general, the reinforced concrete walls appeared to be in fair condition, showing signs of localized deterioration in the form of moisture staining and shrinkage cracking. The observed cracks appeared to be typically spaces at mid-span of straight sections of wall.

The municipality is recommended to have periodic reviews of the reinforced concrete walls completed in order to monitor for advancing signs of moisture related concrete deterioration in the form of crack width increase or concrete delamination/spalling. The walls are anticipated to last the lifetime of the structure, so long as they are maintained properly with limited capital repair programs. For the purposes of this report, a localized concrete repair program is forecast for the long-term.

(Refer to Photographs 3-4, in Appendix B).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete localized concrete wall repairs, in Q1 2026 dollars is $25,000.00 + H.S.T.

.2 B20 – EXTERIOR CLOSURE

SYSTEM DESCRIPTION

The only significant element related to the exterior closure, which is unrelated to the roof or load bearing framing systems is the single overhead metal roller door which provides vehicle and human access to the interior of the dome.

OBSERVATIONS AND CONCERNS NOTED

The overhead door appeared to be functioning as intended and in fair condition, suffering from localized signs of corrosion related deterioration at the doors base, and the base of its

metal track supports, consistent with what would be expected of an exterior door of this age.

The Municipality is recommended to plan for replacement of this overhead door in the intermediate term (6-10 years).

(Refer to Photograph 5, in Appendix B).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the overhead door replacement, in Q1 2026 dollars is $12,500.00 + H.S.T.

.3 B30 – ROOFING

SYSTEM DESCRIPTION

The roofing system appears to consist of asphalt shingles, plywood sheathing and an engineered light-wood-framed truss framing system.

OBSERVATIONS AND CONCERNS NOTED

Based on our visual review, the asphalt shingle system appears to be in very poor condition, generally weather damaged and appears to be beyond its effective service life.

The shingle system being generally ineffective is presenting risk to the underlying plywood and wood framed structure, in the form of potential moisture ingress and damage. From the inside of the building, localized areas of moisture staining are evident primarily on the plywood roof sheathing, but also in select areas on the wood structural framing.

An elevated amount of moisture staining was noted at the bases of the wood structure where it bears directly on the reinforced concrete wall.

(Refer to Photograph 6-9, in Appendix B).

The municipality is recommended to undertake a wholesale roofing replacement program, which would reinstate a state of good repair in the roof, and also improve detailing to reduce the rate of future deterioration to the underlying structure in the immediate term (0-2 Years). This work would generally include:

- Wholesale asphalt shingle & underlayment replacement.
- Localized plywood sheathing replacement (as required).
- Localized structural framing repairs (as required).
- Implementation of metal flashing drip edge between shingles and downturned over concrete wall.

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted roofing replacement and upgrades, in Q1 2026 dollars is $105,000.00 + H.S.T. (includes improvement of detailing).

4.3 D - Services

.1 D30 - HVAC

SYSTEM DESCRIPTION

The Municipality utilizes hot sand in lieu of road salt as it provides improved traction. Heating of the sand is provided to the building floor slab under the sand stockpile via an embedded glycol-filled piping loop served by a propane-fired boiler.

The boiler utilized for this purpose is a 399-MBH capacity New York Thermal Inc. (NTI) 'Trinity' high-efficiency gas-fired condensing type boiler. By the serial number code, the boiler was manufactured in February of 2018 and is presently eight (8) years old.

The boiler room temperature is maintained at approximately 5 deg. C (40 deg. F) to minimize airborne humidity condensation and corrosion of the electrical and mechanical equipment contained within by a Reznor-brand Model 'WS' thermostat-controlled ceiling-suspended hydronic fan coil unit heater.

OBSERVATIONS AND CONCERNS NOTED

Boiler lifespan: The lifespan of the can vary significantly based on several factors, including maintenance/upkeep, regional weather, climate, and the location and placement of the mechanical systems. Generally, the average service design life for most boilers can range from 10 to 50 years. Per ASHRAE, the median Service Life expectancy of this type of boiler is 22 years; we recommend budgeting for replacement in 2040.

Hydronic circulators: The main (1) and secondary (2) radiant floor heating loop circulation pumps are Grundfos-brand immersed-rotor (colloquially referred to as canned-rotor) circulators. Per ASHRAE, the median Service Life expectancy is 10 years, however this can vary based on several factors, including the type of pump, usage conditions, and maintenance practices. A well-maintained Grundfos immersed-rotor pump can last up to 20 years. Assuming the same 2018 installation year as the boiler, we recommend conducting annual condition checks prior to each new heating season and budget for replacement of all three pumps in 2028.

Hydronic Unit heater: The age of the existing current unit heater is unknown however it appears to be in good working condition. Based on information from the Reznor website however, the Reznor website indicates the WS model was discontinued in 2024. The

corresponding replacement model is the Reznor UWS. Parts availability has been confirmed to be only for the fan motor, fan blade and fan guard. Should the heater develop a fluid leak replacement would be necessary. Recommendation is to conduct annual condition checks prior to each new heating season and budget for heater replacement in 2030.

PROBABLE COST OF REPAIR/REPLACEMENT

Opinion of probable cost for boiler replacement in 2040: $30,000.00.
Opinion of probable cost for the hydronic circulator replacements in 2028: $3,000.00.
Opinion of probable cost for unit heater replacement in 2030: $4,000.00.

.2 D40 – FIRE PROTECTION

SYSTEM DESCRIPTION

There is no fire detection alarm or sprinkler system at this building, nor were any portable fire extinguishers noted. Except for the propane-gas fired boiler to heat the floor slab, there are no other fuel-combusting appliances present, only electrical power for the building, including that for the boilers, pumps, garage overhead door and interior lighting.

OBSERVATIONS AND CONCERNS NOTED

While sand is not classified as either a combustible dust or a fire hazard, the wood structure of the sand dome building roof is of combustible wood construction. The Ontario Fire Code (OFC) identifies no fire hazard classification for bulk sand storage facilities, however there is a fuel-combusting (propane-fired boiler) in a separate mechanical room that is used for in-floor slab sand heating purposes.

PROBABLE COST OF REPAIR/REPLACEMENT

The provision of portable fire extinguisher located as requited by NFPA is recommended owing to the presence of the fuel-burning (propane-fired boiler) at this building.

Opinion of probable cost: $200.00
Implementation: 2026.

We understand from correspondence with the municipality that since our presence on site, a fire extinguisher has been provided to site accordingly.

.3 D50 - ELECTRICAL

SYSTEM DESCRIPTION

Electrical power for boiler and pump operations, interior lighting and overhead door operation is provided via an underground armoured cable feed from the adjacent garage building electrical panel, which itself is fed from the Community Centre electrical system.

OBSERVATIONS AND CONCERNS NOTED

The building interior lighting was noted as inoperative at the time of the review. Only two (2) non-working motion-sensor halogen floodlight fixtures were noted. There are no windows in this facility and aside from daylight provided when the garage door is open there is no other means of interior illumination. Workers are reliant on the headlights of the service loader and sand spreader truck for inside guidance, at night or in winter. The lack of interior illumination during periods of darkness presents a worker safety concern. Fixtures are installed about 7 - 8 meters above the floor; access to the fixtures for repair or replacement is by using a service lift only.

The Ontario Building Code (OBC) outlines specific illumination requirements for various areas within a warehouse, particularly for public corridors, exit paths, and other areas where safety and visibility are critical.

Recommendations:
Conduct a lighting illumination analysis by an accredited lighting design professional (e.g., Certified Lighting Designer (CLD) or Illuminating Engineering Society (IES)) to ensure compliance with applicable Codes and Standards and implement recommendations. Pending the recommended action above, in the interim, replace the existing non-functional interior fixtures with LED floodlights.

PROBABLE COST OF REPAIR/REPLACEMENT

Opinion of probable cost for lighting study/design by a CLD- or IES-accredited lighting professional - $3,000.00. Implementation: 2026/2027.

Opinion of probable cost for interim fixture replacement: $1,000.00 including lift rental & operator. Implementation: 2026.

Opinion of probable cost for full CLD or IES-accredited replacement interior lighting system: $15,000.00. Implementation: 2028.

5.0 MUNICIPAL GARAGE

The below subsections outline our findings and recommendations from reviewing the Municipal Garage building at 1355 Peddlers Drive. Based on provided documentation, it is understood that this building was originally constructed circa 1975, with a small rear addition constructed in 2006.

(Refer to Photograph 1, in Appendix C).

Figure 4. Overview of Municipal Garage

5.1 A - Substructure

.1 A10 – FOUNDATIONS

SYSTEM DESCRIPTION

Based on no available building drawings for this building, and our visual review, it appears that the municipal garage is founded upon a typical concrete slab-on-grade which is generally sloped to three central floor trench drains.

The building steel columns are secured into the concrete slab structure which presumably consists of concrete foundation footings below.

OBSERVATIONS AND CONCERNS NOTED

The slab-on-grade appears to be in fair condition, suffering from deterioration in the form of localized cracking and impact damage.

The three centrally located drains appear to be in fair condition and are reported to be functioning as intended. Deterioration is evident in the form of mild corrosion on the perforated covering plates. Significant buildup of sand and debris is evident around the drains, consistent with the environment which included large snowplows and equipment parking atop these drains. Floor cleaning and drain flushing is recommended as part of the operational and maintenance budget.

Based on the observed levels of deterioration, the municipality is recommended to budget for the localized replacement of the floor drains in the intermediate term (6-10 Years), and localized surface repairs to the slab-on-grade in the long term (11-20 Years)

(Refer to Photographs 2-4, in Appendix C).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted drain replacements, in Q1 2026 dollars is $35,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted localized slab-on-grade repairs, in Q1 2026 dollars is $25,000.00 + H.S.T.

5.2 B - Shell

.1 B10 – SUPERSTRUCTURE

SYSTEM DESCRIPTION

Based on our visual review, the one-storey building superstructure appears to be generally supported by a series of steel W-Section columns, and deep tapered W-Section beams.

In the plan northeast corner of the building, there is a small wood-framed second storey loft, accessed via wood stairs which appears to store additional maintenance equipment.

OBSERVATIONS AND CONCERNS NOTED

The exposed steel structure appears to be in fair present condition, however certain portions of the buildings steel structure were covered by other building finishes. When properly maintained, the steel structural components of a building like this can typically last the lifespan of the building, however due to the high moisture and salt environment, these maintenance practices will be critical to avoiding related capital work in this building. The municipality is recommended to periodically clean the structure, re-apply protective coatings to steel where worn or peeling, and obtain periodic professional condition assessments of the structural condition, all as part of general ongoing maintenance.

The small wood framed loft appears to be in poor condition, showing signs of deterioration consistent with normal use over the past 50 years. The stairs and railing are likely not compliant to today's building code railing load forces or the current fire code as they are constructed of exposed combustible materials. The municipality is recommended to complete a localized loft repair program in the immediate-term (0-2 years), to replace the stairs and railing, and potentially reinforce the landing (if determined to be required through a comprehensive structural review and design).

(Refer to Photographs 5-6, in Appendix C).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above localized wood framed assessment, repairs and replacements, in Q1 2026 dollars is $30,000.00 + H.S.T.

.2 B20 – EXTERIOR CLOSURE

SYSTEM DESCRIPTION

Based on our visual review, the building envelope appears to generally consist of a metal clad wall assembly, with typical openings for entrance/egress and mechanical/electrical service penetrations. These openings include three (3) overhead vehicle doors, two (2) insulated steel man-doors, and approximately eight (8) vinyl framed windows.

Of note, records indicate that a window replacement program was completed in 2015. On site, it appears as though there are likely older storm windows on the exterior which was left in place to accompany the principal window replacements on the interior in 2015.

OBSERVATIONS AND CONCERNS NOTED

Significant impact damage is evident at the centre overhead garage door. The impact appears to have resulted in the overhead door being fully out of service and includes localized damage to the exterior cladding system and underlying sub-framed C-channel track intended to guide the overhead door.

The remaining two overhead doors appear to be in fair condition, showing signs of typical wear, consistent with the assumed age of the overhead doors.

The Municipality is recommended to replace the central overhead door, inclusive of repairs to the track sub-framing and cladding repairs in the immediate term (0-2 Years). The remaining two overhead doors are recommended to be replaced at the end of their anticipated service life in the intermediate term (6-10 Years).

The two steel man-doors appear to be in fair condition, suffering from localized deterioration in the form of mild corrosion, and age related damage to door, threshold, sweeps etc. The Municipality is recommended to replace the doors, and their accessory components at the end of their anticipated service life in the intermediate term (6-10 years).

The interior (2015 era) windows and associated sealants appear to be in fair overall condition. The sealants are locally deteriorated in the form of gaps (poor workmanship) and adhesive failures. Storm windows and sealants are in very poor condition but are generally acting as an additional layer of protection to the elements, beyond the newer interior windows.

The Municipality is recommended to patch any localized sealant deficiencies around the interior (2015 era) windows as part of general maintenance to improve overall building

efficiency/performance, and plan to replace all windows at the end of the interior layers effective service life in the long-term (11-20 years).

Finally, the exterior metal cladding appears to be in fair condition, performing particularly well if the siding is from original construction. Deterioration is evident at the based of the metal cladding in the form of mild corrosion, and at localized mechanical and electrical penetrations, which are poorly sealed (include in general maintenance repairs). A siding repair or replacement program will be required in the long-term (11-20 years).

(Refer to Photographs 7-12, in Appendix C).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above repairs related to the impact damage inclusive of door replacement, in Q1 2026 dollars is $20,000.00 + H.S.T. We anticipate the remaining two overhead door replacements would be in the range of $25,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above man-door replacements, in Q1 2026 dollars is $7,500.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above window replacements, in Q1 2026 dollars is $35,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above siding replacements, in Q1 2026 dollars is $75,000.00 + H.S.T.

.3 B30 – ROOFING

SYSTEM DESCRIPTION

The roofing systems were generally inaccessible for visual review, due to the presence of significant snow build-up on the low-slope roof.

Extremely limited building record information is available for this roof assembly. Records indicate that a roof repair or replacement was completed in 2005. Furthermore, records and our interview with site staff indicate that a roof “shrink Wrap” upgrade was completed in 2021.

(Refer to Photograph 13, in Appendix C).

OBSERVATIONS AND CONCERNS NOTED

Without further information on the present roofing assembly forecasting the remaining lifespan of the current roof is not available from this review.

Shrink wrapping is typically installed to extend the lifespan of a roof system for only a matter of a few years before it becomes ineffective.

Site staff advised that they are not aware of any past or present leaks in the roof assembly.

The Municipality is recommended to retain professional consulting services to complete a comprehensive roof condition assessment, in the near term, in order to inform reasonable future repair or replacement timelines, methods and costs.

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above Roofing Condition Assessment, in Q1 2026 dollars is $10,000.00 + H.S.T. This Assessment will inform additional future repair or replacement costs.

5.3 D - Services

.1 D20 - PLUMBING

SYSTEM DESCRIPTION

Domestic water service is provided to this facility via an underground feed from the Municipal Office well, pressure pump and treated by the UV sterilization system there. There is no water treatment system so bottled water is provided for consumption purposes. A notice that the well water is not for consumption is posted in the washroom.

Sanitary and non-sanitary waste is reportedly collected in a septic tank and disposed of via a septic dispersion bed located behind the garage facility.

OBSERVATIONS AND CONCERNS NOTED

Municipal staff advised that an oil interceptor was installed at the garage in 2013 to separate waterborne petroleum, oil, and lubricant (POL) products from floor drain discharges. No installation drawings were available for review.

Based on current staff knowledge, the interceptor has not been routinely inspected to measure free oil and solids accumulation, nor has it been annually pumped and cleaned, as required under federal environmental regulations.

During our site review, the underground interceptor access hatch was found to be obstructed by drums containing flammable materials, including oils, lubricants, and waste products. Oil spillage was observed on the floor surface in this area. Grounding of the storage containers to prevent static buildup, as required under Ontario occupational health and safety regulations, was not evident.

We recommend that the Municipality engage a qualified safety consultant to review the fuel and lubricant storage setup for compliance with applicable workplace safety requirements. A qualified environmental consultant should also be retained to review compliance with relevant federal and provincial environmental regulations.

In addition, we recommend engaging a licensed hazardous waste management contractor to flush, clean, and inspect the oil interceptor and downstream waste system. The contractor should provide a written report, including video inspection records, to confirm that oil waste has not migrated through the septic system to the dispersal bed.

Finally, we recommend implementing an annual oil interceptor inspection and maintenance program in accordance with Canadian Council of Ministers of the Environment (CCME) Publication PN1327, Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products, Section 8.7 (Oil-Water Separators).

PROBABLE COST OF REPAIR/REPLACEMENT

Workplace safety management consultant review: $5,000.00. Implementation 2026.

Oil Storage and Management Environmental Regulations Compliance review: $5,000.00. To be conducted in conjunction with environmental review of Quonset Hut Fuel Storage/Pump Facility. Implementation: 2026.

Cleaning and inspection of in-ground oil Interceptor, including pump-out and disposal of oil-contaminated waste and an approved hazardous waste disposal facility: $5,000.00. Implementation: Annually.

.2 D30 - HVAC

SYSTEM DESCRIPTION

Heating of the Garage Building vehicle bays is provided by two (2) suspended gas-fired warm air space heaters, while the office/break room and washroom areas are heated by electric baseboard heaters. There is one (1) through-wall portable air conditioning unit for the office/break room.

OBSERVATIONS AND CONCERNS NOTED

One of the two gas-fired unit space heaters appears to be newer than the other; according to Municipality records the building was converted from Oil to Propane heating in 2017.

The through-wall room air conditioner is missing a protective winter cover to prevent ice damage/water/air infiltration into the office area.

PROBABLE COST OF REPAIR/REPLACEMENT

Per ASHRAE's Equipment Median Life Expectancy estimates, gas-fired unit heaters have a service life of 13 years. It is recommended that, based on the reported 2017 installation year, the replacement of these should be budgeted for in 2030.

Opinion of probable replacement cost: (200MBH size assumed): $3,000.00 each.
Implementation: 2030.

.3 D40 – FIRE PROTECTION

SYSTEM DESCRIPTION

This facility is equipped with fire (5) portable ABC-type fire extinguishers for fire suppression purposes. There is no building fire sprinkler system or a remotely monitored fire detection and alarm system in place.

OBSERVATIONS AND CONCERNS NOTED

The snow clearing and construction vehicles and equipment that are serviced and stored inside this building represent a significant investment of public money. The absence of 24/7 occupancy or a remotely monitored fire alarm system in the Municipal Garage presents a risk to the building and contents in the event of a fire.

PROBABLE COST OF REPAIR/REPLACEMENT

As there are no sleeping accommodations provisions at the Municipal Garage, a fire alarm system is not mandated under the Ontario Fire Code. However, the building houses various specialty vehicles and equipment that represents a significant financial investment by the Municipality. From a loss prevention/insurance perspective, the potential for equipment and facility loss due to a fire occurrence when the building is not occupied can be mitigated by the provision of a building fire detection and alarm system that is remotely monitored on a 24/7 basis.

Opinion of probable cost for provision of a ULC-approved fire detection/alarm system is $12,000.00, with an estimated alarm monitoring service cost of $25 per month ($300 per year).

Recommended implementation: 2026.

.4 D50 - ELECTRICAL

SYSTEM DESCRIPTION

Electrical service is provided to this building via an underground power line feed from a 240-volt, 100-Amp., 2-pole breaker in the main electrical panel 'A' of the Municipal office building.
The garage building receives power via generator power in the event of Hydro 1 service interruptions through Panel 'A' in the Municipal Office as this panel is served by the external 30-kW diesel-fuelled standby generator and an indoor power transfer switch serving critical loads.

Building exterior and interior lighting is comprised of an assortment of high-intensity discharge (HID) sodium-vapour, fluorescent, incandescent and LED fixtures.

OBSERVATIONS AND CONCERNS NOTED

Electrical Distribution
The power service wiring feeds from the Municipal Garage to the Sand Dome, Quonset Hut Storage buildings and the Municipal vehicles diesel fuel storage tank pumps are unprotected from physical damage and weather/water ingress where they exit the garage and Quonset Hut buildings.

Provision of weather-proof boxes and connections and protective shielding (bollards or formed sheet metal guards) is recommended to reduce risk of damage and electrical shock hazards to staff.

Lighting
Replacement of the garage interior ceiling-mounted fluorescent luminaires with LED lighting would reduce lighting energy consumption by between 40-75% as well as provide reduced maintenance costs for less-frequent replacement The near-daily usage/occupancy of the municipal garage would justify the cost of a lighting replacement program.

No electrical construction or health and safety concerns were otherwise noted.

PROBABLE COST OF REPAIR/REPLACEMENT

Exterior Lighting
Opinion of probable cost for the replacement of a 400W, 32,000-lumen HID with a 250 W, 35,000 lumen equivalent LED fixture: $500.00/fixture.

Estimated life: 10 years/100,000 hours.
Implementation: 2026.

Interior Lighting

Opinion of probable cost for the replacement of existing 150W, 6,300-lumen T8 fluorescent fixtures with 8600-lumen 80 W, LED fixtures: $200.00/fixture.

Estimated life: 10 years/100,000 hours.
Implementation: 2026.

6.0 QUONSET HUT

The below subsections outline our findings and recommendations from reviewing the rear Quonset Hut building at 1355 Peddlers Drive. Based on provided documentation, it is understood that this building was constructed circa 2008.

(Refer to Photograph 1, in Appendix D).

Figure 5. Overview of Quonset Hut

6.1 A - Substructure

.1 A10 – FOUNDATIONS

SYSTEM DESCRIPTION

According to the building record documents, the rear Quonset Hut garage is founded upon a series of reinforced concrete strip footings/grade beams and infilled with a typical concrete slab-on-grade.

OBSERVATIONS AND CONCERNS NOTED

Based on our visual review, the slab-on-grade appears to be in good present condition, with limited signs of surface deterioration. The slab was partially obstructed for visual review due to the buildup of dirt/sand, and parked machinery.

When properly designed and maintained, concrete slabs on grade can last the lifetime of a structure with limited capital repairs or replacements.

(Refer to Photograph 2, in Appendix D).

PROBABLE COST OF REPAIR/REPLACEMENT

Not Applicable.

6.2 B - Shell

.1 B10 – SUPERSTRUCTURE

SYSTEM DESCRIPTION

The one storey structure is generally self-supported by structural steel arched panelling anchored into the building foundations, which doubles as the exterior closure system.

Within the structure, there is a small wood-framed loft which is situated around the interior perimeter of the building.

OBSERVATIONS AND CONCERNS NOTED

The structural metal panelling appears to be in good-fair condition with limited signs of present deterioration. Localized deterioration was noted in the form of minor abrasive damage.

The wood framed loft appears to be in fair condition, suffering from localized deterioration in the form of slight post displacement, likely from impact damage, moisture staining at the bases of the posts, and post splitting and checking.

The municipality is recommended to complete a localized wood framed loft repair program in the near term (2-5 years). The scope of the program would generally consist of column/post replacement, with new base detailing to reduce the frequency of moisture infiltration from the wet concrete slab into the wood framed structure, as well as improved bracing at locations which may get impacted by machinery.

(Refer to Photographs 3-5, in Appendix D).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above localized wood framing repairs, in Q1 2026 dollars is $10,000.00 + H.S.T.

.2 B20 – EXTERIOR CLOSURE

SYSTEM DESCRIPTION

The exterior closure primarily consists of the previously described structural steel panelling system.

In addition to the panelling, there is one (1) metal insulated egress man-door, and one (1) overhead garage door.

OBSERVATIONS AND CONCERNS NOTED

The man-door appeared to be in good-fair present condition suffering from minor wear related deterioration and mild corrosion. The overhead door appeared to be in good present condition.

The doors appear to be performing better than expected for their age, which has been reflected in the 20-year capital plan, by allowing for the Municipality to forecast replacement of these elements in the long-term (11-20 years).

(Refer to Photographs 6-8, in Appendix D).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted door replacements, in Q1 2026 dollars is $15,000.00 + H.S.T.

.3 B30 – ROOFING

SYSTEM DESCRIPTION

The roofing system is the previously noted structural arch panelling system, which appears to be performing well and shouldn't require replacement within the timeframe of this report.

OBSERVATIONS AND CONCERNS NOTED

Refer to previous comments.

PROBABLE COST OF REPAIR/REPLACEMENT

Not Applicable.

6.3 D - Services

.1 D40 – FIRE PROTECTION

SYSTEM DESCRIPTION

This facility is used for parking/storage of the Municipality's road grader as well as for storage of non-combustible parts, tools and vehicle tires. The storage shelving within is of combustible wood construction. One (1) ABC-type dry chemical portable fire extinguisher (PFE) is situated at this facility. There is no fire detection/alarm system, nor a fire sprinkler system installed at this facility. This facility is unheated and no welding or spark-generating activities are evident.

OBSERVATIONS AND CONCERNS NOTED

No fire safety concerns noted.

PROBABLE COST OF REPAIR/REPLACEMENT

An annual PFE check and servicing program is currently in place. No additional costs are envisaged.

.2 D50 - ELECTRICAL

SYSTEM DESCRIPTION

Electrical power to this building is provided by an underground feed from the main electrical panel of the Municipal Garage Building. A local power distribution breaker panel serves to provide circuit protection to the overhead interior lighting

OBSERVATIONS AND CONCERNS NOTED

Interior lighting is provided by exposed-bulb-and-socket overhead fixtures, and as such the exposed bulbs are vulnerable to damage from impact. Several interior light fixtures were observed to be inoperative at the time of the review. There are no windows in this facility and aside from daylight provided when the garage door is open there is no other means of interior illumination. The fixtures are installed about 5 meters above the floor; access to some of the fixtures for repair or replacement is by using a ladder or service lift only.

The exterior power service from the Quonset hut to the exterior diesel storage tanks and pumps located adjacent to this building is neither water-tight nor weather-resistant.

PROBABLE COST OF REPAIR/REPLACEMENT

Quonset Hut Interior Lighting
The interior illumination levels as provided by current LED bulb system is unknown. The Ontario Building Code (OBC) outlines specific illumination requirements for various areas within a warehouse, particularly for public corridors, exit paths, and other areas where safety and visibility are critical.

Recommendations:
Conduct a lighting illumination analysis by an accredited lighting design professional (e.g., Certified Lighting Designer (CLD) or Illuminating Engineering Society (IES)) to ensure compliance with applicable Codes and Standards and implement recommendations. Pending the recommended action above, in the interim, replace the existing LED bulb lighting with LED floodlights.

Fuel Storage/pump Facilities
A review of the electrical services serving the fuel storage and dispensing facilities for compliance with Ontario Electrical Safety Authority (ESA) as well as the Canadian Petroleum Association and the Canadian Environmental Protection Act (CPA) standards and regulations is recommended.

Oil Storage and Management Environmental Regulations Compliance review: $5,000.00. To be conducted in conjunction with environmental review of Municipal Garage
Implementation: 2026.

7.0 RECREATION HALL

The below subsections outline our findings and recommendations from visually reviewing the Recreation building at 1355 Peddlers Drive. Based on provided documentation, it is understood that this building was constructed circa 1975.

(Refer to Photograph 1, in Appendix E).

Figure 6. Overview of the Recreation Hall

7.1 A - Substructure

.1 A10 – FOUNDATIONS

SYSTEM DESCRIPTION

Based on our visual review and the available building documentation, the structure appears to primarily bear on 8" concrete block foundation walls which are mounted upon concrete strip footings.

The interior surface appears to consist of a 4" concrete slab-on-grade, simply reinforced with a welded wire mesh.

OBSERVATIONS AND CONCERNS NOTED

The interior slab-on-grade is generally covered by tiled floor finishes making it for the most part inaccessible for visual review. In one location, there is evidence of slight differential movement at a slab joint, which appears to be in line with the line of the 1986 building addition. If this differential movement is increasing over time, it may rise to the extent of a trip hazard, requiring localized repair. The municipality is recommended to retain periodic consulting engineering services to monitor the movement over time, and localized repairs are anticipated to be required in the intermediate term (6-10 years). Repair method would be dependant on the findings of the periodic assessments, and may include slab injection, or resurfacing.

(Refer to Photograph 2, in Appendix E).

PROBABLE COST OF REPAIR/REPLACEMENT

We propose carrying an allowance for these likely localized slab repairs in the intermediate term, in the order of $5,0000 +H.S.T in Q1 2026 dollars.

7.2 B - Shell

.1 B10 – SUPERSTRUCTURE

SYSTEM DESCRIPTION

Based on the available building documentation, the structure appears to be primarily supported by light-frame wood construction, which includes, in general 2”x6” studs at 16” centres, and a wood framed roof truss system.

OBSERVATIONS AND CONCERNS NOTED

The wood framed structure was generally inaccessible for visual review due to the presence of wall and ceiling interior finishes installed throughout.

When properly designed and maintained, the wood framed structure such as this can last the lifetime of the structure with minimal capital repair works.

Best maintenance revolves around addressing any signs of moisture infiltration quickly to avoid wood rot, and monitoring for unusual signs of displacement to finishes which can be early signal to greater underlying structural issues, which may require detailed review from a professional engineer. Based on our site review and discussion with facility staff there was no reported concerns with the building superstructure framing.

(Refer to Photograph 3, in Appendix E).

PROBABLE COST OF REPAIR/REPLACEMENT

Not Applicable.

.2 B20 – EXTERIOR CLOSURE

SYSTEM DESCRIPTION

Available building documentation indicates the exterior wall assembly generally consists of galvanized and painted metal exterior panelling, 6” fibreglass insulation, 2mil poly-sheet vapour barrier, ½” gypsum board. It is noted that metal siding replacement and insulation repairs or upgrades were undertaken in 2007, though no record was available of where, or how the assembly may have been modified. Localized mechanical lovers, exhaust pipes, electrical conduit etc., were noted to penetrate this assembly.

There are approximately thirteen exterior vinyl framed windows on site, which appear to be of various vintages, including 1986, 1998 and 2009. Windows appear to be generally double-pane IGU operable windows (crank/roto or sliding).

There are three (3) exterior insulated metal slab doors, and two metal insulated doors with half lites. One of the half-lite doors is equipped with an automatic door operator system (ADO) and appears to have been part of a 2020 facility upgrade.

OBSERVATIONS AND CONCERNS NOTED

The exterior metal clad siding on the first-floor level (painted dark blue) appears to be in generally fair condition, consistent with a replacement in 2007, and was noted to be suffering from mild corrosion at the base of the panels. Localized penetrations in the siding were noted to be poorly sealed, or generally unsealed leaving avenues for moisture infiltration or building energy loss. The upper/roof level siding (painted white) appears to be in poor condition consistent with an older era of siding installation, with increased signs of weathering, discoloration, and history of localized repairs. Louvers through this siding also appear to be in poor condition and generally unsealed.

The exterior vinyl windows appear to be in fair to poor condition, consistent with their eras of installation (86', 98' and 07'), with various seams and joints appearing to have locally split and failed. Depending on the type and build quality, vinyl windows can generally be expected to last 20-30 years. The windows on site have generally exceeded their effective service life, with the few front 2007 era windows nearly at their anticipated end of service life.

The building envelope sealants around all windows, doors and penetrations appear to be in very poor overall condition, exhibiting signs of adhesive and cohesive failure, surface cracking or omission all-together.

The exterior doors appear to be in variable condition. The three (3) metal insulated doors appear to be in generally poor condition, suffering from deterioration in the forms of corrosion, damage to doors, frames and thresholds and generally ineffective seals and gaskets etc. The front half-lite entry door appears to be in fair to poor condition suffering from similar signs of deterioration in the form of corrosion at the base and limited effective insulating values. The side door equipped with an ADO and installed in 2020 appears to be in generally good condition, consistent with its age.

(Refer to Photograph4-9, in Appendix E).

Lastly, the municipality provided images of recent thermal scanning completed on the exterior walls of the building, which appears to indicate significant inconsistencies in the exterior wall insulating performance. Performance is locally poor throughout, but particularly poor around all windows and doors.

The building envelope as a whole is in generally poor condition and the municipality is recommended to plan for significant upgrades. Without upgrading the systems, the buildings energy efficiency is anticipated to be very poor, in addition to being uncomfortable for building users in extreme temperatures, and potential increases in rates of structural

and finishes deterioration as a result of moisture infiltration. RJC propose a phased approach to upgrading the systems as follows:

- Immediate term (1-2 Years)
  - Detailed exterior wall condition assessment, inclusive of test openings to confirm present assemblies and insulating values. Refer also to Roofing section of this report below.
  - Exterior Door Replacements (excluding the side ADO door) inclusive of proper resealing around doors/frames.
  - Exterior Window Replacements inclusive of proper building envelope sealant around windows and frames.
  - Replacement of poor condition louvers, vents etc., and building envelope sealant replacement at all additional envelope penetrations.
- Near term (3-5) years
  - Hold allowance to complete major exterior wall insulation upgrades, based on the recommendations from the detailed exterior wall condition assessment noted above. Options include insulation upgrades from the inside, or over-cladding from the exterior (which should be coordinated with the window and door replacements).

PROBABLE COST OF REPAIR/REPLACEMENT

Refer to Capital plan for recommended sequencing of this work and our opinion of probable cost at a class D level.

.3 B30 – ROOFING

SYSTEM DESCRIPTION

Based on available building documentation the buildings roofing system appears to generally consist of galvanized and factory painted metal roofing panels. It is believed that the latest roof replacement was conducted in 1999.

OBSERVATIONS AND CONCERNS NOTED

At the time of our review, the roof was generally covered with snow and ice making it generally inaccessible for a visual surface review.

It was however noted in two locations inside the building that there were historical signs of leaking. In the roofing system. One location was observed in the front entrance area. The other location was noted in the side electrical room, and site staff reported that this areas seems to seasonally leak during spring snow melt, and no attempts have been made to repair the leak in the past.

Furthermore, it was noted from our exterior review that there was mild corrosion occurring on the edges of the metal panels, as well as a significant build up of icicles on the roof

edges. Icicles can be indicative of poor insulating performance, and excess heat loss in the winter months, melting snow accumulation.

The municipality is recommended to include a comprehensive review of the roof condition, as well as underside insulating assembly (via test openings) in the immediate term. This assessment would serve to inform how to immediately repair the observed localized leaks, as well as potential recommendations for wholesale insulation upgrades.

Following the immediate repairs, it is forecast that the roof panelling will require replacement in the long term (11-20 years). This would be the most efficient time to upgrade the roof insulation, and an allowance will be carried in the capital plan for this work.

(Refer to Photograph 10-11, in Appendix E).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above roof condition assessment, and localized repairs, in Q1 2026 dollars is $10,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the subsequent wholesale roof replacement, and allowance for insulation upgrades, in Q1 2026 dollars is $180,000.00 + H.S.T.

7.3 D - Services

.1 D20 - PLUMBING

SYSTEM DESCRIPTION

Domestic water for this building is procured for human consumption as well as for washroom toilet, lavatory and shower fixtures and kitchen sink/dishwashing service from a local well adjacent to the Municipal Office/Recreation Hall.

The pumped water is stored in a local pressure tank and is filtered to remove any waterborne silt and then sterilized of any bacterial contamination by an Ultraviolet (UV) water sterilization system that, according to the product spec plate, was manufactured in June 2014.

Domestic hot water is provided via a Trinity-brand model Tx200C propane-fired high-efficiency non-condensing combination building heating and domestic water heater rated at 111-MBH Heating and 96 -MBH DHW; this was installed in 2017. This model of boiler has since been discontinued, though parts support is still available.

Graywater and sanitary drain discharges are collected at a local septic tank and dispersed though a septic bed located behind the Municipal Office/Recreation Hall.

OBSERVATIONS AND CONCERNS NOTED

Domestic Hot Water Purification system –the UV sterilizer model installed is rated for a 20 USGPM flowrate, and while this demand rate may be achieved during periods of high occupancy, i.e., council meetings and community events, the system is oversized for normal daily usage and the water stagnates during periods of low occupancy (i.e., Municipal staff only). Due to the low usage rate the UV sterilizer overheats the stagnant water contained within the sterilizer chamber resulting in system 'chugging' due to the formation of water vapor bubbles when flow recommences, creating noise disturbances to meetings and office operations. There is no domestic hot water buffer storage tank or water recirculation system.

PROBABLE COST OF REPAIR/REPLACEMENT

An engineered re-design of the DHW system including decoupling of the domestic water heating from the building heating, the provision of a temperature-controlling mixing valves, domestic hot water buffer tank and recirculation pump to circulate the water between the UV Sterilizer and buffer tank is recommended to address the system overheating and noise issues.

Opinion of probable engineering cost: $2,000.00.
Opinion of probable construction cost: $8,000.00.

.2 D30 - HVAC

SYSTEM DESCRIPTION

Building heating is provided via a Trinity-brand model Tx200C propane-fired high-efficiency non-condensing combination building heating and domestic water heater rated at 111-MBH Heating and 96 -MBH DHW; this was installed in 2017. This model of boiler has since been discontinued, though parts support is still available.

OBSERVATIONS AND CONCERNS NOTED

<u>Combined Building Heating and Domestic Hot Water System</u>
The building heating and domestic hot water (DHW) systems are served by a single combined water heater. The heating and DHW circuits are not separated, and no temperature mixing control is provided on the domestic hot water outlet. As a result, the boiler outlet temperature is limited to approximately 60°C (140°F) to reduce scalding risk. This operating temperature is lower than typical for hydronic heating systems originally

designed for higher supply water temperatures (e.g., up to 82°C / 180°F), resulting in reduced heat output from the terminal heating equipment.

Heating Water Circulation Pump

The heating water circulation pump (Grundfos UP 15-42F), installed in 2017 with the combination boiler, appears small relative to the boiler's rated heating capacity of approximately 111 MBH. The increased flow requirements associated with reduced heating water supply temperatures do not appear to have been fully accounted for in the existing installation.

Heating and DHW Piping Configuration

The as-constructed heating and domestic hot water piping connections at the boiler do not appear to fully align with the boiler manufacturer's published piping installation guidelines (NTI Publication No. 84874). The current configuration may be contributing to operational limitations observed within the system.

Discussion

The combination of reduced heating water supply temperature and potentially insufficient heating water flow limits the system's ability to deliver adequate heat to the building. These conditions are consistent with staff reports of low interior temperatures during winter operation, with measured or reported space temperatures below approximately 15°C (59°F). Supplemental electric space heaters have reportedly been used by occupants to improve thermal comfort.

For reference, the Ontario Occupational Health and Safety Act and guidance from ASHRAE recommend indoor thermal conditions consistent with acceptable occupant comfort, generally aligning with temperature ranges identified in ASHRAE Standard 55.
Recommendation

A detailed engineering review is recommended to further assess the observed heating system conditions, including system configuration, operating temperatures, and heat delivery performance. This review should include a load analysis and evaluation of the existing installation to identify contributing factors to the heating deficiencies.

PROBABLE COST OF REPAIR/REPLACEMENT

Engineering Cost - Estimated Cost of load analysis and heating/plumbing system redesign: $5,000.00.
Opinion of probable cost for: $25,000.00.

.3 D40 – FIRE PROTECTION

SYSTEM DESCRIPTION

There were two (2) smoke detectors observed at this facility, one in the front office area and the other in the meeting hall.

There are three (3) portable ABC-type fire extinguishers for fire suppression purposes; two in the meeting hall and one in the kitchen.

There is no building fire sprinkler system or a remotely monitored fire detection and alarm system in place.

OBSERVATIONS AND CONCERNS NOTED

The absence of 24/7 occupancy or a remotely monitored fire alarm system in the Community Centre presents a risk to the building and contents in the event of a fire.

PROBABLE COST OF REPAIR/REPLACEMENT

A fire alarm system is not mandated under the Ontario Fire Code. However, the Municipal Office building is a focal community facility as well as the center of operations for the Municipality, that represents a significant asset for the Municipality. From a loss prevention/insurance perspective, the potential for equipment and facility loss due to a fire occurrence when the building is not occupied can be mitigated by the provision of a building fire detection and alarm system that is remotely monitored on a 24/7 basis.

Opinion of probable cost for provision of a ULC-approved fire detection/alarm system is $12,000.00, with an estimated alarm monitoring service cost of $25 per month ($300 per year).

Recommended implementation: 2026.

.4 D50 - ELECTRICAL

SYSTEM DESCRIPTION

Electrical service is provided to this building via an underground power feed from a local Hydro One utility service pole and transformer feeding an exterior metering station and the main electrical distribution panel ‘A’ inside the electrical utility room. Emergency backup power is provided via a 30 kW Sommers-brand diesel-fuelled standby generator and an indoor power transfer switch serving critical loads.

OBSERVATIONS AND CONCERNS NOTED

The kitchen power distribution receptacle circuitry is reported to be unable to support the operation of more than high-load device (toaster, coffeemaker) simultaneously (i.e., during public functions) without tripping the circuit breaker serving the receptacles. If more than one device is required to meet demand the device must be set up outside the kitchen to avoid breaker tripping.

The circuit identification legend chart of the main electrical panel is not in agreement with the assorted taped-on circuit ID labels applied to the electrical breaker side of the panel. It was reported that the circuit identification was conducted by turning a breaker off and identifying its service by what room or equipment was affected when the breaker was shut off. While effective, this methodology this does not assist in verifying the amperage loading of any given breaker.

Tracing and identification of the building electrical panel circuits by a licenced professional electrician and the preparation of an accurate existing conditions electrical plan is recommended such that kitchen circuits may be re-assigned/rebalanced and/or re-wired for split receptacles to comply with OESC requirements.

PROBABLE COST OF REPAIR/REPLACEMENT

Electrical contractor to trace and identify existing panel circuits and corresponding amperage load and produce a circuit diagram/load table - $2,000.00.
Implementation: 2026

Electrical design engineer revisions to circuitry as per current OESC requirements and rework by electrical contractor and ESA sign-off - $12,000.00.
Implementation: 2027.

8.0 CHANGING/STORAGE BUILDING

The below subsections outline our findings and recommendations from reviewing the Changing/Storage building at 1355 Peddlers Drive. Based on provided documentation, it is understood that this building was constructed circa 1995, with a rear addition in 2017.

(Refer to Photograph 1, in Appendix F).

Figure 7. Overview of Equipment Building

8.1 A - Substructure

.1 A10 – FOUNDATIONS

SYSTEM DESCRIPTION

Due to the presence of significant snow buildup, and in absence of any building documentation, the Changing/Storage Building sub-grade construction is generally unknown.

Site staff advised that beneath the two front washrooms, there is a large bio-hazard collection tank, meaning the concrete slab within these small rooms is suspended. Elsewhere, the building appears to consist of a typical slab-on-grade.

OBSERVATIONS AND CONCERNS NOTED

The foundation systems were generally inaccessible for visual review. Refer to superstructure section for commentary which may be related to foundation performance.

The interior slab-on-grade appears to be in fair-poor condition suffering from deterioration in the form of notable cracking throughout, including at the extents of the foundation wall below.

Repairs to the slab-on-grade to address the noted cracking are anticipated to be required in the long-term to maintain serviceability. Repairs would be conducted via injection, and potential re-leveling or resurfacing.

(Refer to Photographs 2-3, in Appendix F).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted localized slab-on-grade repairs, in Q1 2026 dollars is $8,000.00 + H.S.T.

8.2 B - Shell

.1 B10 – SUPERSTRUCTURE

SYSTEM DESCRIPTION

The building superstructure appears to consist of load bearing concrete masonry units (CMU) block walls, which support light framed wood sloped roofing structure.

OBSERVATIONS AND CONCERNS NOTED

The rear load bearing structure within the 2014 addition appears to be in fair present condition.

The load bearing CMU structure in the original building outline appears to be in very poor present condition and requires attention starting in the immediate term.

The CMU walls appear to be showing signs of deterioration and movement. Minimal designed movement joints were observed within the block walls, with the exception of an opening expansion joint in line with the 2014 addition. Significant step cracking, and broken CMU's were observed, primarily around the change room and washroom entrances. Site staff advised that the width of cracks appears to vary with seasonal changes.

Site staff further noted that they believe the bio-hazard tank fills with ground water during spring season, which may be a cause for seasonal and undesirable structural movement above.

The municipality is recommended to engage a structural engineering consultant to complete a detailed condition assessment of the front load bearing structure, inclusive of test pits to confirm the foundation wall depth, condition of holding tank walls, geotechnical conditions, and overall construction types to determine the likely root causes of the cracking, and prepare a restoration plan which at minimum is anticipated to include localized CMU wall section replacement and repointing with the possible implementation of movement joints.

(Refer to Photographs 4-5, in Appendix F).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted Initial assessment inclusive of contractor fees, in Q1 2026 dollars is $15,000.00 + H.S.T. A preliminary allowance will be held in the capital plan for subsequent repair work, until established in detail by the structural investigation.

.2 B20 – EXTERIOR CLOSURE

SYSTEM DESCRIPTION

The exterior closure primarily consists of the above noted load bearing bock walls. Portions of the block wall appear to be insulated from the inside, however this assembly is generally inconsistent and the front change room and washroom block walls are not insulated.

There are three (3) original single pane windows, six (6) insulated metal panel doors and one (1) manual overhead door.

OBSERVATIONS AND CONCERNS NOTED

The three single pane windows appear to be in generally poor condition consistent with their apparent age, suffering from deterioration in all forms of seal and joint failures. Windows of this type are typically anticipated to have a 30-year service life which has been exceeded.

The metal panel doors appear to be generally poor condition. Detailing around the doors is poor including threshold damage, and sealant, gasket, sweep, etc. failures. Doors themselves appear to be locally corroded and mildly impact damaged, particularly on the front elevation, where the previously noted wall displacements have likely altered the frame openings.

Replacement of the windows and doors is recommended in the immediate term (1-2 years) in coordination with the CMU wall repairs.

The rear garage overhead door is in fair condition, suffering from impact damage. Replacement of the overhead door is anticipated to be required in the long-term (11-20 years).

(Refer to Photographs 6-7, in Appendix F).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted window replacements, in Q1 2026 dollars is $7,500.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted man-door replacements, in Q1 2026 dollars is $20,000+ H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted overhead door replacement, in Q1 2026 dollars is $10,000 + H.S.T.

.3 B30 – ROOFING

SYSTEM DESCRIPTION

The roof system appears to generally consist of metal panel roofing and soffits.

OBSERVATIONS AND CONCERNS NOTED

At the time of our visual review, the metal panel roofing was generally covered by snow and ice making its surface generally inaccessible for visual review. However, mild signs of corrosion deterioration and damage were noted to the metal soffits. No leaks were reported within the building.

The municipality is recommended to budget for replacement of the roofing system and soffits, which is currently forecast for the intermediate term (6-10 years) based on an assumed 1995 installation date.

(Refer to Photograph 8, in Appendix F).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the above roofing replacement, in Q1 2026 dollars is $55,000.00 + H.S.T.

8.3 D - Services

.1 D20 - PLUMBING

SYSTEM DESCRIPTION

There is no running water service at this building. The changeroom washroom facilities consist of designated Men's and Women's toilet rooms that are essentially indoor outhouses, in that the respective toilets are configured over a common below-grade septic holding tank which is periodically serviced by a licenced sanitation services contractor. Basic handwashing services only are offered in the form of bottles of hand sanitizer and paper towels in each toilet room.

OBSERVATIONS AND CONCERNS NOTED

It was reported that the septic holding tank has developed a crack or a hole and gets flooded by groundwater as a result. This contained water has reportedly frozen repeatedly in wintertime.

Refer to structural commentary which is likely related to the holding tank damage.

PROBABLE COST OF REPAIR/REPLACEMENT

Repairs or replacement of the holding tank is required. Refer to structural commentary for the building.

.2 D30 - HVAC

SYSTEM DESCRIPTION

There is no fuel-burning heating appliance installed at this building. Electric baseboard heating is provided in the change room and the adjacent ice rink maintenance equipment storage room only; the toilet rooms are not heated. The change room heating is controlled by a timeclock to restrict operation outside of preset hours.

OBSERVATIONS AND CONCERNS NOTED

No building HVAC concerns were observed or noted.

PROBABLE COST OF REPAIR/REPLACEMENT

Existing electrical service appears in good working order and no short- or long-term repairs are envisaged.

In the event of building demolition due to the structural concerns, the probable cost for the relocation of the existing electrical power meter, distribution panel building heat and rink lighting controls to a new location is $20,00.00. Date to be determined and timed with the building demolition and reconstruction.

.3 D50 - ELECTRICAL

SYSTEM DESCRIPTION

Electrical service to this building is provided via an underground service feed from the nearby Hydro 1 power pole and transformer to a wall-mounted external metering station. A power distribution panel is located within the equipment storage room for lighting and power distribution.

Electric baseboard heating is provided in the change room and the adjacent ice rink maintenance equipment storage room only; the toilet rooms are not heated. The change room heating is controlled by a timeclock to restrict operation outside of preset hours.

Building interior lighting is via ceiling-mounted 'marine' protected fixtures. Exterior lighting is comprised of one (1) motion-sensor activated dual-head floodlight mounted on the South wall (facing towards Peddler's Drive) above the changeroom and washroom door.

OBSERVATIONS AND CONCERNS NOTED

Due to the structural integrity concerns resulting from the winter frost heaving damage to the building, there is a possibility the building may be demolished. In such an event, the electrical services to and within the building and to the adjacent ice rink lighting would require relocation.

PROBABLE COST OF REPAIR/REPLACEMENT

The existing electrical service to this building appears in good working order and no short- or long-term repairs are envisaged.

In the event of building demolition due to the structural concerns, the estimated cost for the relocation of the existing electrical power meter, distribution panel building heat and rink lighting controls to a new location is $20,00.00. Date to be determined and timed with the building demolition and reconstruction.

9.0 OUTDOOR RECREATION FACILITIES AND GAS TANKS

The below subsections outline our findings and recommendations from reviewing the exterior elements of the site at 1355 Peddlers Drive.

9.1 G - Sitework

.2 G20 - SITE IMPROVEMENTS

SYSTEM DESCRIPTION

The exterior site elements were generally covered by snow and ice during our review, and no record documents were available with respect to site fixtures. Commentary on the systems is generally based on publicly available aerial imagery.

The site appears to consist of:

- An asphalt paved parking area around the Recreation Hall.
- Gravel drive lanes and parking surfaces providing access to all of the garages, sand dome and equipment room.
- An outdoor skating rink with a single steel bleacher, with a wood canopy.
- A children's play structure.
- A baseball diamond enclosed by chain link fencing, which two wood bleachers, only one of which is covered by a wood framed canopy.

OBSERVATIONS AND CONCERNS NOTED

Based on aerial imagery from 2023 and staff commentary, the asphalt pavement appears to be in poor condition suffering from deterioration in the forms of rutting, potholing and scaling. The asphalt pavement has likely exceeded its service life and can begin to pose hazard in the form of vehicle damage or trip hazard due to potholing. Replacement is recommended in the immediate term.

Gravel roadways typically require re-grading on at least 2-year intervals to maintain their serviceability. The re-grading periodic costs have been presented in the capital plan; however, consideration can also be made to improve these areas to be asphalt paved, in coordination with the above noted re-paving program.

All soft landscaping if properly maintained is anticipated to last the lifetime of the site with minimal capital work. Parking areas can be lined with concrete curbs or similar to protect the soft landscaped areas from vehicle damage. An optional improvement has been presented in the capital plan table to accompany the asphalt repaving of the rec centre parking lot with concrete curbs lining the soft landscaped areas.

The rink canopy and bleachers appear to be in generally good condition; however, the canopy's roof shingles appear to be worn and in poor condition.

The baseball diamond bleacher, where covered by a canopy appears to be in fair condition, though the roofing itself appears to be worn. The bleacher without a canopy is in poor condition with locally deteriorated wood board and handrails.

A bleacher repair program is recommended in the near-term (3-5 years) to repair the roofing on the two existing bleacher canopies, and replace the remaining bleacher with new, complete with a protective canopy.

The 6' chain link fence around the baseball diamond appears to be in good condition. Replacement is anticipated at the end of its lifetime in the long-term (11-20 years).

It has been assumed that the play structure and outdoor rink furnishings are outside the scope of this assignment

(Refer to Photograph 1-6, in Appendix G).

PROBABLE COST OF REPAIR/REPLACEMENT

Our opinion of probable present cost at a class D level (+/-25%) to complete the base scope asphalt repaving, in Q1 2026 dollars is $250,000.00 + H.S.T., and an additional $40,000.00+H.S.T. would be forecast to add the new concrete curbs.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted gravel periodic re-grading (including additional new gravel) every two years, in Q1 2026 dollars is $15,000.00 + H.S.T. In order to upgrade these areas to asphalt paving, the alternate price is anticipated to be in the order of $400,000.00+H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above bleacher and canopy repair program, in Q1 2026 dollars is $25,000.00 + H.S.T.

Our opinion of probable present cost at a class D level (+/-25%) to complete the above noted chain link fence replacement, in Q1 2026 dollars is $55,000.00 + H.S.T.

.3 G30 – SITE MECHANICAL UTILITIES (GAS TANKS)

SYSTEM DESCRIPTION

The site Mechanical Utilities are comprised of three (3) CAN/ULC-S501-07 listed above-ground fuel storage tanks, two of which are designated 'Diesel' and 'Coloured Diesel', with the third tank designated as 'Gasoline'. Each tank is furnished with a powered dispensing pump and volume meter for recoding fuel amounts dispensed. The tanks serve as fuel reservoirs for refuelling of municipality road maintenance, construction and service

vehicles. 'No Smoking' and 'Ignition Shutoff' pictogram and lettered safety warning signage is posted at each tank.

OBSERVATIONS AND CONCERNS NOTED

The power service wiring and connectors to the storage tank dispensing pumps extending from the exterior wall of the adjacent Quonset hut building is neither water-tight nor weather-resistant. The possibility of rainwater ingress to the power junction box presents an electrical safety shock hazard.

Due to the risk of accidental ignition in the presence of stored combustible and inflammable fuels, a review of the electrical services to the dispensing devices for compliance with applicable Ontario Technical Standards and Safety Association (TSSA) installation requirements is recommended.

PROBABLE COST OF REPAIR/REPLACEMENT

Opinion of probable cost for refurbishment of dispensing pump electrical services to current TSSA requirements: $5,000.00. Implementation: 2026.

.4 G40 – SITE ELECTRICAL UTILITIES

SYSTEM DESCRIPTION

Site electrical services to the Calvin Municipality campus grounds is provided from Hydro 1 via underground service feeds from the Hydro 1 transmission lines and transformers to the various buildings.

OBSERVATIONS AND CONCERNS NOTED

No electrical concerns with the utility services to the site were observed.

PROBABLE COST OF REPAIR/REPLACEMENT

None envisaged. Hydro 1 is responsible for utility service and maintenance from the point of takeoff at the pole transformers to the power meter inlets at the respective campus buildings.

10.0 LIMITS OF LIABILITY

The review of this property was of a visual nature only. No testing or dismantling of any coverings was performed. This review was made on a random sampling basis with no attempt to review or inspect every element or portion of the building. The intent of the review was to determine areas of visually obvious deterioration and need for repair, and to determine in a general way the overall quality and sufficiency of the work but not to ascertain the quality or sufficiency of any particular aspect of the building. No calculations were performed to confirm the adequacy of any of the elements reviewed.

Our review of the systems did not include a review of the safety aspects of the installation as this falls under the Jurisdiction of the Governing Authorities. In addition, testing of the building materials for Occupational Health and Safety or substances of potential environmental concern was not conducted.

This report is intended to provide the client with a general description of the systems employed in the building and to comment on their general condition, which may be apparent at the time of our inspection. Our comments are not a guarantee or warranty of any aspect of the condition of the building, whatsoever.

Drawings made available were used solely for the purpose of obtaining design information on elements hidden from view which the Engineer or his sub-consultants may require, supplemental to their visual review, in order to more fully describe the building but no comments can be made as to the construction of those elements.

No attempts have been, as part of this assessment, to determine if there is moisture-related deterioration within the concealed space as this was beyond the scope for this assignment. We recommend an independent environmental consultant be retained to confirm with better certainty if internal damage has occurred, determine its extent and provide suggested remediation alternative. This service has not been included as part of this assignment.

Any and all previous opinions expressed by Read Jones Christoffersen Ltd., either verbally or in writing, regarding the condition or cost estimates for repair of the above elements are superseded by this report. The above costs are budget figures only, are based on the current market and are in present dollars. The actual costs may vary depending on the time of tendering, the actual detailed scope of work and market conditions.

Whereas any cost estimates done by the Engineer, or his sub-consultants, are based on incomplete or preliminary information and on factors over which the Engineer or his sub-consultants has no control, the Engineer or his sub-consultants do not guarantee the accuracy

of these costs. Unless otherwise noted, costing information does not include H.S.T. or engineering and testing fees. Costs are based on Q1 2026 Canadian Dollars and assume the work in each discipline is completed in one phase.

This report has been prepared for the exclusive use of Client. Read Jones Christoffersen is, however, prepared to provide a reliance letter to future owners of this property. The contents of this report may not be quoted in whole or in part or distributed to any person or entity other than by the Client of those parties possessing a reliance letter. Read Jones Christoffersen Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

11.0 CLOSING REMARKS

Thank you for selecting Read Jones Christoffersen Ltd. for this facility and building condition assessment. RJC would be pleased to assist you with the implementation of our various recommendations over the coming years. Should you have any questions or concerns, please do not hesitate to contact this office.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

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Appendix A – Photographs
Appendix B – 20-Year Capital Plan

Appendix A

Photographs – Fire Hall

Photo 1: Fire Hall - Overview

Photo 2: Fire Hall – Slab-on-Grade Cracking

Photo 3: Fire Hall – Slab Spall at Overhead Door

Photo 4: Fire Hall – Overview of Interior Finishes and Existing Vehicle Exhaust Tube

Photo 5: Fire Hall – Overview of Two Vintages of Siding

Photo 6: Fire Hall – Typical Penetration

Photo 7: Fire Hall – Typical Windows and Sealants

Photo 8: Fire Hall – Typical Garage and Man Doors

Photo 9: Fire Hall – Snow and Icicle Coverage

Photo 10: Fire Hall – Stain in Ceiling

Photo 11: Fire Hall – Unprotected Fascia and existing HID Lighting

Photo 12: Fire Hall – Driveway and Parking Area

Photo 13: Fire Hall – Typical Existing Fluorescent Lighting

Appendix B

Photographs – Sand Dome

Photo 1: Sand Dome –Overview

Photo 2: Sand Dome – Overview of Slab-on-Grade Condition

Photo 3: Sand Dome –Concrete Wall Staining

Photo 4: Sand Dome – Concrete Wall Cracking

Photo 5: Sand Dome –Overhead Door

Photo 6: Sand Dome –Localized Shingle Failure

Photo 7: Sand Dome – Severe Asphalt Shingle Deterioration

Photo 8: Sand Dome – Severe Shingle Deterioration

Photo 9: Sand Dome – Localized Sheathing and Framing Moisture Staining

Photo 10: Sand Dome – Non-Functional Interior Light Fixture. Typical of 2

Photo 11: Sand Dome – Existing Heating Boiler and Mechanical Room Heater

Appendix C

Photographs – Municipal Garage

Photo 1: Municipal Garage – Overview of Building

Photo 2: Municipal Garage – Typical Column Base

Photo 3: Municipal Garage – Typical Slab Cracking

Photo 4: Municipal Garage – Typical Slab Drain

Photo 5: Municipal Garage – Overview of Steel Structure

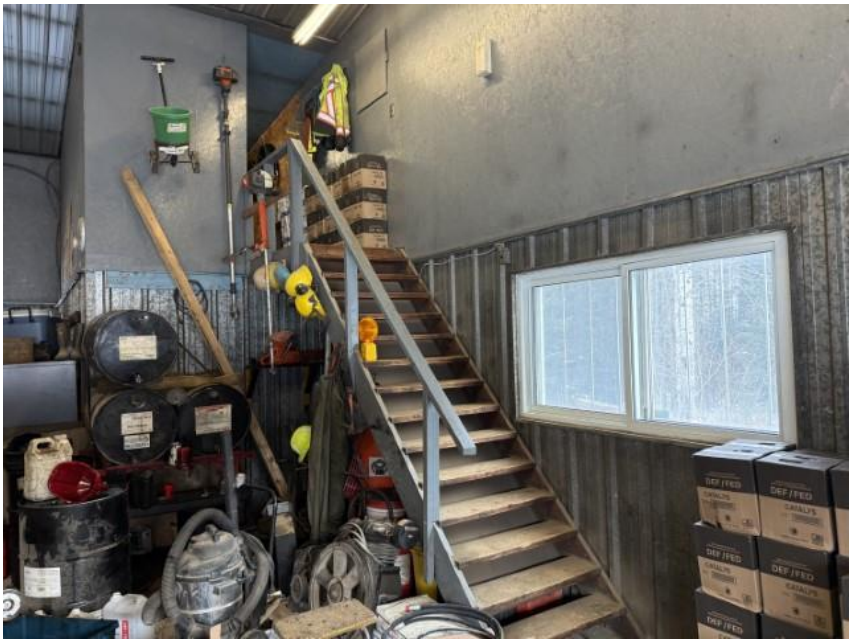

Photo 6: Municipal Garage – Wood Framed Loft Structure

Photo 7: Municipal Garage – Overview of Impact Damage

Photo 8: Municipal Garage – Overview of Interior Windows

Photo 9: Municipal Garage – Overview of Exterior Windows and Sealant

Photo 10: Municipal Garage – Overview of Interior Sealant

Photo 11: Municipal Garage – Overview of Man Door

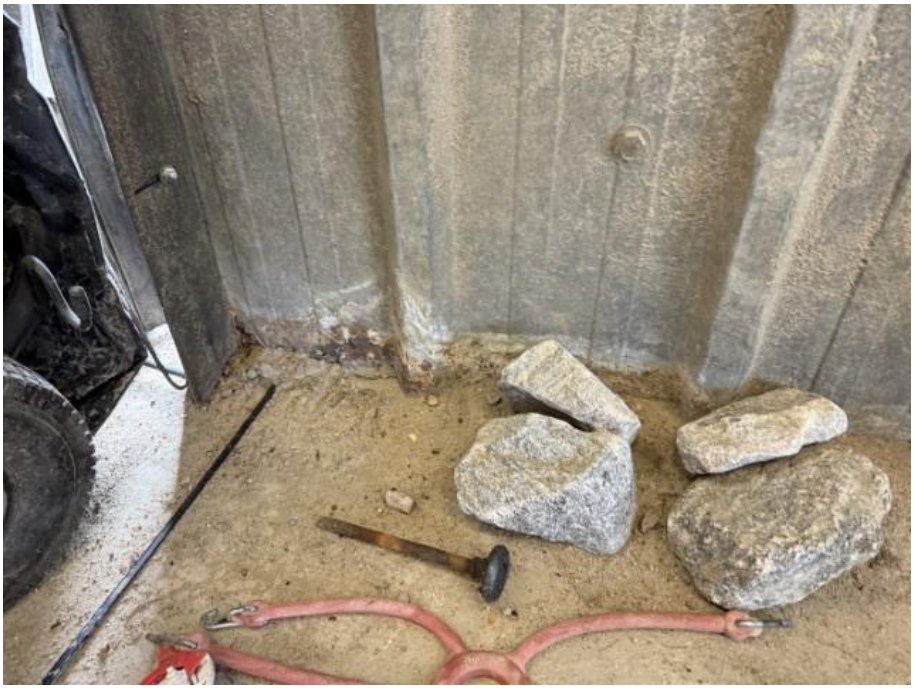

Photo 12: Municipal Garage –Base Cladding Corrosion

Photo 13: Municipal Garage – Overview of Covered Roof

Photo 14: Municipal Garage – Lubricant Storage Obstructing Access to In-Floor Oil Interceptor

Photo 15: Municipal Garage – Existing Older Garage Area Unit Heater

Photo 16: Municipal Garage – Existing Newer Garage Area Unit Heater

Photo 17: Municipal Garage – Existing Unprotected Power Cabling at Ground Level

Photo 18: Municipal Garage – Existing Unprotected Power Conduit

Photo 19: Municipal Garage – Existing Fluorescent Interior Lighting

Photo 20: Municipal Garage – Existing HID Exterior Lighting.

Appendix D

Photographs – Quonset Hut

Photo 1: Quonset Hut –Overview

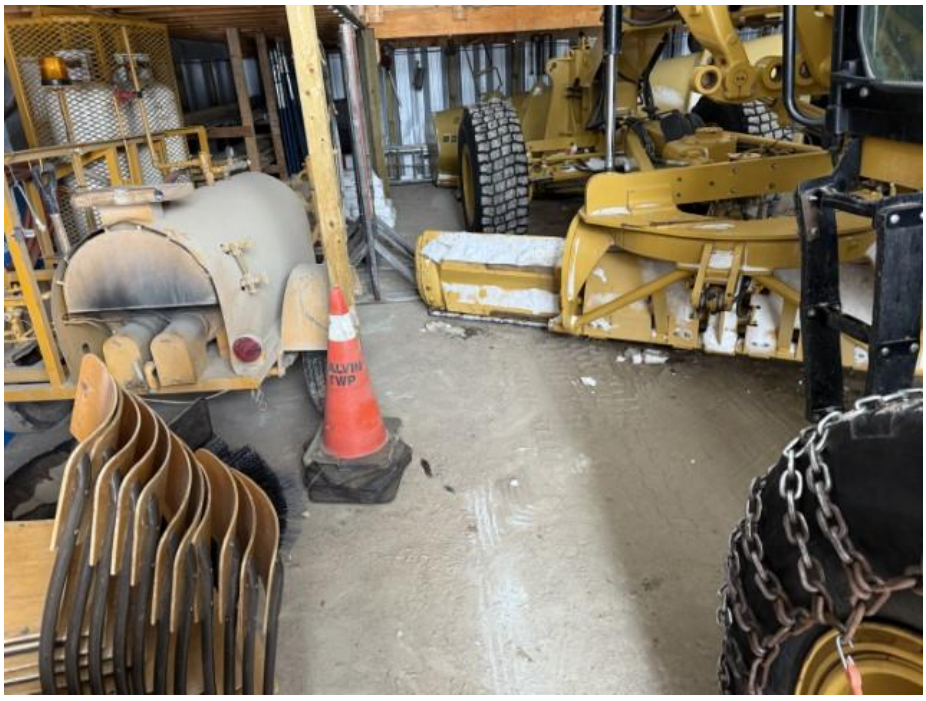

Photo 2: Quonset Hut – Typical Slab-on-Grade

Photo 3: Quonset Hut – Overview of Landing Structure

Photo 4: Quonset Hut – Localized Post Displacement

Photo 5: Quonset Hut – Typical Base of Landing Posts

Photo 6: Quonset Hut – Localized siding Damage

Photo 7: Quonset Hut - Man Door

Photo 8: Quonset Hut – Overhead Door

Photo 9: Quonset Hut – Existing Interior Lighting

Photo 10: Quonset Hut – Existing Exterior Electrical Wiring

Appendix E

Photographs – Recreation Hall

Photo 1: Recreation Hall – Overview

Photo 2: Recreation Hall –Slab-on-Grade Joint Displacement

Photo 3: Recreation Hall – Overview of Interior Finishes

Photo 4: Recreation Hall - Typical Base of Door/Cladding Corrosion

Photo 5: Recreation Hall – Unsealed Exterior Penetration

Photo 6: Recreation Hall –Interior Window Condition

Photo 7: Recreation Hall – Windows and Sealant Exterior

Photo 8: Recreation Hall –Door and Surround Typical Damage

Photo 9: Recreation Hall –Door Base Corrosion

Photo 10: Recreation Hall – Evidence of Roof Leaks

Photo 11: Recreation Hall – Overview of Covered Roof

Photo 12: Recreation Hall – Existing UV Water Sterilizer and Associated Plumbing

Photo 13: Recreation Hall – Domestic Hot Water Piping Interface to Heating Boiler

Photo 14: Recreation Hall – Heating and Domestic Water Boiler

Photo 15: Recreation Hall - Heating Water Circulation Pump

Photo 16: Recreation Hall – Typical Original Fin-Tube Hydronic Heating Convector

Photo 17: Recreation Hall – Local Smoke Detector. Typical for 2 such Detector Installations

Photo 18: Recreation Hall – Typical Portable Fire Extinguisher

Photo 19: Recreation Hall – Existing Electrical Panels – Circuit Balancing and Identification

Photo 20: Recreation Hall – Kitchen Power Distribution – Circuit Balancing to permit Multiple Appliance Operation

Photo 21: Recreation Hall – Existing HID Exterior Lighting

Photo 22: Recreation Hall – Existing Emergency Backup Power Generator

Appendix F

Photographs – Changing/Storage Building

Photo 1: Changing/Storage Building - Overview

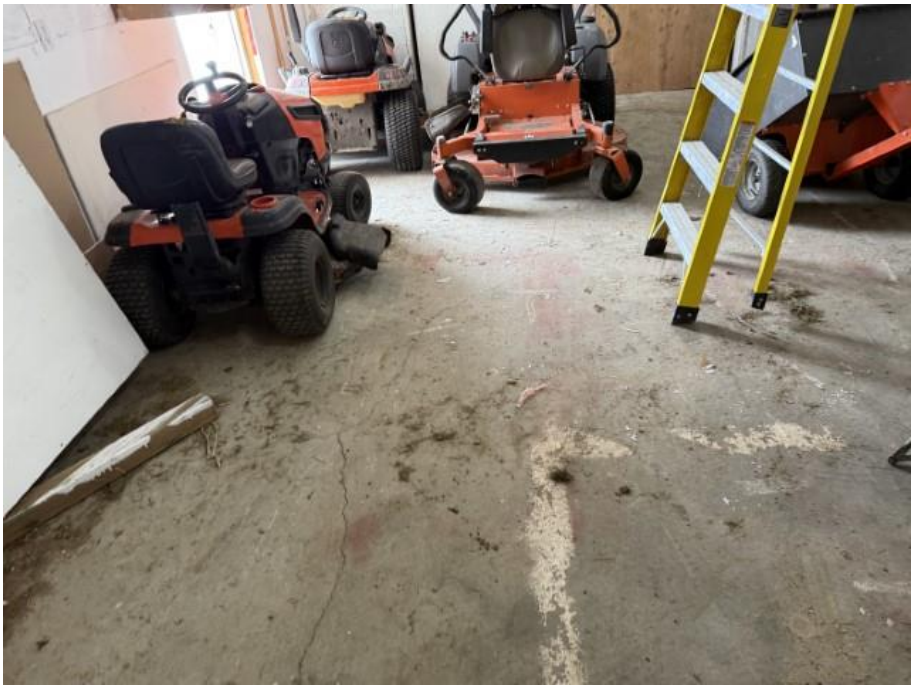

Photo 2: Changing/Storage Building – Overview of Slab Cracking

Photo 3: Changing/Storage Building – Cracking at Foundation-Slab

Photo 4: Changing/Storage Building – Typical Step Cracking and Cracked CMU

Photo 5: Changing/Storage Building – Doors and Overhead Step Cracking

Photo 6: Changing/Storage Building - Windows

Photo 7: Changing/Storage Building – Garage Door

Photo 8: Changing/Storage Building – Metal Soffit

Photo 9: Changing/Storage Building - Electrical Power Service to Recreation Change Room

Photo 10: Changing/Storage Building – Changeroom Interior Lighting

Photo 11: Changing/Storage Building – Electrical Power Distribution and Controls

Appendix G

Photographs – 1355 Peddlers Drive Site

Photo 1: Main Parking Area

Photo 2: Additional Roadways and Parking Areas

Photo 3: Rink Canopy and Bleacher

Photo 4: Uncovered Baseball Bleacher

Photo 5: Covered Baseball Bleacher

Photo 6: Overview of chain Link Fence

Photo 7: Diesel and Gasoline Bulk Storage Tank Farm

Photo 8: Diesel and Gasoline Tank Dispenser Pump Wiring

Photo 9: Garage Building Propane Fuel Tank Farm

Photo 10: Ice Rink – LED Floodlighting

Appendix H

20-Year Capital Plans

Asset Name: Municipality of Calvin - Fire Hall Building
Date Review: Thursday, February 5, 2026
This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, dated: 13-Apr-26

Level 1 - Major	Level 2 - Component Group	Level 3 - Component	Element Description	Location	Estimated Remaining Service Life	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost	Immediate-Term Intervention		Near-Term Intervention			Intermediate Term Intervention					Long-Term Intervention									
Major Group Elements, UNIFORMAT II	Component Group, UNIFORMAT II	Individual Elements, UNIFORMAT II			(Years)				(3% Annual Inflation)	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045
A SUBSTRUCTURE																													
		A1030 SLAB ON GRADE	SLAB ON GRADE - General																										
			Standard Slab on Grade	Throughout Fire Hall, Particularly at Overhead Doors	15	2041	Repair	$ 25,000.00	$ 38,949.19																$ 38,949.19				
B SHELL																													
	B20 Exterior Closure																												
		B2010 EXTERIOR WALLS	EXTERIOR WALLS - General																										
			Metal Clad Exterior Walls	Only Upper siding (not replaced in 2018)	10	2036	Replacement	$ 25,000.00	$ 33,597.91										$ 33,597.91										
		B2020 EXTERIOR WINDOWS	EXTERIOR WINDOWS - General																										
			Windows - Vinyl	Two (2) locations	17	2043	Replacement	$ 7,500.00	$ 12,396.36																		$ 12,396.36		
			Exterior Sealants/Caulking - Windows	Windows and all M&E Penetrations	0	2026	Improvement	$ 5,000.00	$ 5,000.00	$ 5,000.00																			
		B2030 EXTERIOR DOORS	EXTERIOR DOORS - General						$ -																				
			Doors - Metal	Two (2) locations	6	2032	Replacement	$ 7,500.00	$ 8,955.39							$ 8,955.39													
			Overhead Doors - General	Two (2) locations	17	2043	Replacement	$ 25,000.00	$ 41,321.19																		$ 41,321.19		
	B30 Roofing																												
		B3010 ROOF COVERINGS	ROOF COVERINGS - General																										
			Flashings & Trim	Localized repairs of Fascia, roofing. Optional Insulation Upgrades Not included	13	2039	Replacement	$ 170,000.00	$ 249,650.73														$ 249,650.73						
D SERVICES																													
	D20 Plumbing																												
		D2020 DOMESTIC WATER DISTRIBUTION	DOMESTIC WATER DISTRIBUTION - General																										
			Domestic Hot Water Boilers	Fire Hall	14	2040	Replcement	$ 10,000.00	$ 15,125.90																				
		D3020 HEAT GENERATING SYSTEMS	HEAT GENERATING SYSTEMS (HVAC) - General																										
			Furnaces - Gas Warm Air	Fire Hall Laundry Area	8	2034	Replcement	$ 18,000.00	$ 22,801.86								$ 22,801.86												
		D3040 DISTRIBUTION SYSTEMS	DISTRIBUTION SYSTEMS - General																										
			Exhaust Ventilation - Garage (Exhaust Heat Recovery Ventilator)	Engine 1 Bay	18	2044	Replcement	$ 10,000.00	$ 17,024.33																		$ 17,024.33		
		D3090 OTHER HVAC SYSTEMS AND EQUIPMENT	OTHER HVAC SYSTEMS & EQUIPMENT - General																										
			Carbon Monoxide Sensor Systems	Engine Bay 1	0	2026	Improvement	$ 2,500.00	$ 2,500.00	$ 2,500.00																			
			Carbon Dioxide Sensor System	Engine Bay 1	0	2026	Improvement	$ 2,500.00	$ 2,500.00	$ 2,500.00																			
	D50 Electrical																												
		D5020 LIGHTING AND BRANCH WIRING	LIGHTING AND BRANCH WIRING - General																										
			Lighting & BW - Building Interior - General		5	2031	Replcement	$ 4,000.00	$ 4,637.10					$ 4,637.10															
			Lighting & BW - Parking Area	Exterior	0	2026	Replcement	$ 1,000.00	$ 1,000.00	$ 1,000.00																			
		D5030 COMMUNICATIONS AND SECURITY	COMMUNICATIONS AND SECURITY - General																										
			Fire Detection & Alarm Systems - General	Provide monitored building fire detection/alarm system	0	2026	Improvement	$ 12,000.00	$ 12,000.00	$ 12,000.00																			
G Building Site Work																													
	G20 Site Improvements																												
		G2020 PARKING LOTS	PARKING LOTS - General																										
			Parking Lots - Paving & Surfacing	Front Driveway Optional Improvement - Add	4	2030	Replcement	$ 125,000.00	$ 140,688.60					$ 140,688.60															
			Parking Lots - Curbs, Gutters & Drains	Curbs	4	2030	Improvement	$ 20,000.00	$ 22,510.18					$ 22,510.18															
							Sub-Totals	**$ 470,000.00**	**$ 630,658.73**	**$ 23,000.00**	**$ -**	**$ -**	**$ 163,198.78**	**$ 4,637.10**	**$ -**	**$ 8,955.39**	**$ 22,801.86**	**$ -**	**$ -**	**$ 33,597.91**	**$ -**	**$ -**	**$ 249,650.73**	**$ -**	**$ 38,949.19**	**$ -**	**$ 70,741.88**	**$ -**	**$ -**
							Engineering and Design Fees:	**$ 47,000.00**	**$ 63,065.87**	**$ 2,300.00**	**$ -**	**$ -**	**$ 16,319.88**	**$ 463.71**	**$ -**	**$ 895.54**	**$ 2,280.19**	**$ -**	**$ -**	**$ 3,359.79**	**$ -**	**$ -**	**$ 24,965.07**	**$ -**	**$ 3,894.92**	**$ -**	**$ 7,074.19**	**$ -**	**$ -**
							Totals:	**$ 517,000.00**	**$ 693,724.60**	**$ 25,300.00**	**$ -**	**$ -**	**$ 179,518.66**	**$ 5,100.81**	**$ -**	**$ 9,850.93**	**$ 25,082.05**	**$ -**	**$ -**	**$ 36,957.70**	**$ -**	**$ -**	**$ 274,615.80**	**$ -**	**$ 42,844.10**	**$ -**	**$ 77,816.07**	**$ -**	**$ -**

Municipality of Calvin - Sand
Asset Name: Dome Building
Date Review: Thursday, February 5, 2026
This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, dated: 13-Apr-26

Level 1 - Major Major Group Elements, UNIFORMAT II	Level 2 - Component Group Component Group, UNIFORMAT II	Level 3 - Component Individual Elements, UNIFORMAT II	Element Description	Location	Equipment Name (If Applicable)	Serical # (If Applicable)	Make (If Applicable)	Model (If Applicable)	Present Condition	Estimated Date of Installation	Typical Service Life (Years)	Estimated Remaining Service Life (Years)	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost (3% Annual Inflation)	Immediate-Term Intervention Year 1 2026	 Year 2 2027	Near-Term Intervention Year 3 2028	 Year 4 2029	 Year 5 2030	Intermediate Term Intervention Year 6 2031	 Year 7 2032	 Year 8 2033	 Year 9 2034	 Year 10 2035	Long-Term Intervention Year 11 2036	 Year 12 2037	 Year 13 2038	 Year 14 2039	 Year 15 2040	 Year 16 2041	 Year 17 2042	 Year 18 2043	 Year 19 2044	 Year 20 2045
A SUBSTRUCTURE																																					
	A10 Foundations																																				
		A1010 STANDARD WALL FOUNDATIONS	STANDARD WALL FOUNDATIONS - General																																		
			Cast in Place Concrete	Approx. 6' tall, full circumference of building.	NA	NA	NA	NA	Fair	2008	30	12	2038 Repair	$ 25,000.00	$ 35,644.02											$ 35,644.02									
B SHELL																																					
	B20 Exterior Closure																																				
		B2030 EXTERIOR DOORS	EXTERIOR DOORS - General Overhead Doors - General	Front Entry	NA	NA	NA	NA	Fair	2008	25	7	2033 Replacement	$ 12,500.00	$ 15,373.42								$ 15,373.42													
	B30 Roofing																																				
		B3010 ROOF COVERINGS	ROOF COVERINGS - General Shingles - Asphalt	Full Pitched Roof	NA	NA	NA	NA	Very Poor	2008	15	0	2026 Replacement	$ 90,000.00	$ 90,000.00	$ 90,000.00																				
			Flashings & Trim	Optional Improvement to implement with Shingle replacement	NA	NA	NA	NA		NA	30		2026 Improvement	$ 15,000.00	$ 15,000.00	$ 15,000.00																				
D SERVICES																																					
	D30 HVAC																																				
		D3020 HEAT GENERATING SYSTEMS	HEAT GENERATING SYSTEMS (HVAC) - General																																		
			Hot Water Modulating Boilers	Mechanical/boiler room	-	112472	Trinity	Lx400	Good	2018	22	14	2040 Replcement	$ 30,000.00	$ 45,377.69															$ 45,377.69						
		D3040 DISTRIBUTION SYSTEMS	DISTRIBUTION SYSTEMS - General																																		
			Hydronic Hot Water Distribution Systems	Mechanical/boiler room	Heating Circulator		TACO		Good	2018	10	2	2028 Replcement	$ 3,000.00	$ 3,182.70		$ 3,182.70																				
		D3050 TERMINAL AND PACKAGE UNITS	TERMINAL AND PACKAGE UNITS - General																																		
			Unit Heaters (UH) - General	Mechanical/boiler room	-	obsolete model	Reznor	WS	Good	2018	20	4	2030 Replcement	$ 4,000.00	$ 4,502.04																					
	D40 Fire Protection																																				
		D4030 FIRE PROTECTION SPECIALTIES	FIRE PROTECTION SPECIALTIES - General																																		
			Fire Extinguishers	Mechanical/boiler room	Fire Extinguisher					2026		0	2026 Improvement	$ 200.00	$ 200.00	$ 200.00																				
		D5020 LIGHTING AND BRANCH WIRING	LIGHTING AND BRANCH WIRING General	Interior Illumination study								0	2026 Phased Repairs	$ 3,000.00	$ 3,000.00	$ 3,000.00																				
			Lighting & BW - Building Interior General	Sand Storage area	Halogen Floorlights - unserviceable/temporary replacement				Critical			0	2026 Replcement	$ 1,000.00	$ 1,000.00	$ 1,000.00																				
			Lighting & BW - Common Area	Sand Storage area	Improved interior lighting				Very Poor	2027	1	2	2028 Phased Repairs	$ 15,000.00	$ 15,913.50			$ 15,913.50																		
														Sub-Totals	**$ 198,700.00**	**$ 229,193.37**	**$ 109,200.00**	**$ 3,182.70**	**$ 15,913.50**	**$ -**	**$ 4,502.04**	**$ -**	**$ -**	**$ 15,373.42**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,644.02**	**$ -**	**$ 45,377.69**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
														Engineering and Design Fees:	**$ 19,870.00**	**$ 22,919.34**	**$ 10,920.00**	**$ 318.27**	**$ 1,591.35**	**$ -**	**$ 450.20**	**$ -**	**$ -**	**$ 1,537.34**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,564.40**	**$ -**	**$ 4,537.77**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
														Totals:	**$ 218,570.00**	**$ 252,112.71**	**$ 120,120.00**	**$ 3,500.97**	**$ 17,504.85**	**$ -**	**$ 4,952.24**	**$ -**	**$ -**	**$ 16,910.77**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 39,208.42**	**$ -**	**$ 49,915.46**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Municipality of Calvin - Front

Asset Name: Municipal Garage

Date Review: Thursday, February 5, 2026

This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, dated: 13-Apr-26

Level 1 - Major	Level 2 - Component Group	Level 3 - Component	Element Description	Location	Equipment Name	Serial #	Make	Model	Present Condition	Estimated Date of Installation	Typical Service Life	Estimated Remaining Service Life	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost	Immediate-Term Intervention		Near-Term Intervention			Intermediate Term Intervention					Long-Term Intervention					
Major Group Elements, UNIFORMAT II	Component Group, UNIFORMAT II	Individual Elements, UNIFORMAT II			(If Applicable)	(If Applicable)	(If Applicable)	(If Applicable)			(Years)	(Years)				(3% Annual Inflation)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
																	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
A SUBSTRUCTURE																																				
	A10 Foundations																																			
		A1030 SLAB ON GRADE	SLAB ON GRADE - General																																	
			Standard Slab on Grade	Throughout	NA	NA	NA	NA	Fair	1975	65	14	2040	Repair	$ 25,000.00	$ 37,814.74															$ 37,814.74					
			Trenches, Pits & Bases	Centrally Located @ 3 Locations	NA	NA	NA	NA	Fair	2006	25	5	2031	Replacement	$ 35,000.00	$ 40,574.59						$ 40,574.59														
B SHELL																																				
	B10 Superstructure																																			
		B1010 FLOOR CONSTRUCTION	FLOOR CONSTRUCTION - General																																	
			Upper Floors Construction	Small Second Storey Loft	NA	NA	NA	NA	Poor	1975	40	0	2026	Repair	$ 30,000.00	$ 30,000.00	$ 30,000.00																				
	B20 Exterior Closure																																			
		B2010 EXTERIOR WALLS	EXTERIOR WALLS - General																																	
			Metal Clad Exterior Walls		NA	NA	NA	NA	Fair	1975	65	14	2040	Replacement	$ 75,000.00	$ 113,444.23															$ 113,444.23					
		B2020 EXTERIOR WINDOWS	EXTERIOR WINDOWS - General																																	
			Windows - Vinyl	Approx 8 Locations	NA	NA	NA	NA	Fair	2015	25	14	2040	Replacement	$ 35,000.00	$ 52,940.64															$ 52,940.64					
		B2030 EXTERIOR DOORS	EXTERIOR DOORS - General																																	
			Doors - Metal	2 Exterior Man Doors	NA	NA	NA	NA	Poor	2006	25	5	2031	Replacement	$ 7,500.00	$ 8,694.56						$ 8,694.56														
				Centre door Immediate, remaining 2 Intermediate	NA	NA	NA	NA	Critical	2010	25	9	2035	Replacement	$ 45,000.00	$ 58,714.79	$ 20,000.00										$ 38,714.79									
			Overhead Doors - General																																	
	B30 Roofing																																			
		B3010 ROOF COVERINGS	ROOF COVERINGS - General	Roof Condition Assessment only - repairs to follow	NA	NA	NA	NA					2026		$ 10,000.00	$ 10,000.00	$ 10,000.00																			
D SERVICES												-2026		0																					
	D20 Plumbing																																			
		D2030 SANITARY WASTE	SANITARY WASTE - General	Septic Tank - check for oil contamination/evironmental compliance						2026	0	0	2026	Improvement	$ 5,000.00	$ 5,000.00	$ 5,000.00																				
		D2090 OTHER PLUMBING SYSTEMS	OTHER PLUMBING SYSTEMS - General																																	
			Interceptors	Oil Storage Area - underground interceptor investigation					Poor	2013	13	0	2026	Repair	$ 5,000.00	$ 5,000.00	$ 5,000.00																				
	D30 HVAC																																			
		D3020 HEAT GENERATING SYSTEMS	HEAT GENERATING SYSTEMS (HVAC) - General																																	
			Furnaces - Gas Warm Air	Garage Bay 1	Unit Heater 1	-	Modine	-	Fair	2017	13	4	2030	Replcement	$ 3,000.00	$ 3,376.53				$ 3,376.53																
			Furnaces - Gas Warm Air	Garage Bay 2	Unit Heater 2		Reznor	-	Good	2025	13	12	2038	Replcement	$ 3,000.00	$ 4,277.28												$ 4,277.28								
	D50 Electrical																																			
		D5020 LIGHTING AND BRANCH WIRING	LIGHTING AND BRANCH WIRING - General																																	
			Lighting & BW - Building Interior - General	Upgrade interior fluorescent lighting to LED; est. 20 fixtures @ $200 each installed						2019	7	0	2026	Improvement	$ 4,000.00	$ 4,000.00	=																			
			Lighting & BW - Parking Area	Replace exteriro HID fixtures with LED						2019	7	0	2026	Improvement	$ 1,000.00	$ 1,000.00	$ 1,000.00																			
		D5030 COMMUNICATIONS AND SECURITY	COMMUNICATIONS AND SECURITY - General																																	
			Fire Detection & Alarm Systems - General	Provide monitored building fire detection/alarm system								0	2026	Improvement	$ 12,000.00	$ 12,000.00	$ 12,000.00																				
		D5090 OTHER ELECTRICAL SYSTEMS	OTHER ELECTRICAL SYSTEMS - General	Oil storage tank grounding/safety review								0	2026	Improvement	$ 5,000.00	$ 5,000.00	$ 5,000.00																				
															Sub-Totals	**$ 300,500.00**	**$ 391,837.36**	**$ 88,000.00**	**$ -**	**$ -**	**$ 3,376.53**	**$ -**	**$ 49,269.15**	**$ -**	**$ -**	**$ -**	**$ 38,714.79**	**$ -**	**$ 4,277.28**	**$ -**	**$ -**	**$ 204,199.61**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
															Engineering and Design Fees:	**$ 30,050.00**	**$ 39,183.74**	**$ 8,800.00**	**$ -**	**$ -**	**$ 337.65**	**$ -**	**$ 4,926.91**	**$ -**	**$ -**	**$ -**	**$ 3,871.48**	**$ -**	**$ 427.73**	**$ -**	**$ -**	**$ 20,419.96**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
															Totals:	**$ 330,550.00**	**$ 431,021.10**	**$ 96,800.00**	**$ -**	**$ -**	**$ 3,714.18**	**$ -**	**$ 54,196.06**	**$ -**	**$ -**	**$ -**	**$ 42,586.27**	**$ -**	**$ 4,705.01**	**$ -**	**$ -**	**$ 224,619.57**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Asset Name: Municipality of Calvin - Quonset Hut
Date Review: Thursday, February 5, 2026
This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, dated: 13-Apr-26

Level 1 - Major	Level 2 - Component Group	Level 3 - Component	Element Description	Location	Equipment Name	Serical #	Make	Model	Present Condition	Estimated Date of Installation	Typical Service Life	Estimated Remaining Service Life	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost	Immediate-Term		Near-Term Intervention			Intermediate Term Intervention					Long-Term Intervention									
																	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Major Group Elements, UNIFORMAT II	Component Group, UNIFORMAT II	Individual Elements, UNIFORMAT II			(If Applicable)	(If Applicable)	(If Applicable)	(If Applicable)			(Years)	(Years)				(3% Annual Inflation)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
A SUBSTRUCTURE																																		
B SHELL																																		
	B10 Superstructure																																	
		B1010 FLOOR CONSTRUCTION	FLOOR CONSTRUCTION - General																															
			Upper Floors Construction	Interior Perimeter structure	NA	NA	NA	NA	Fair	2009	20	3	2029 Repair	$ 10,000.00	$ 10,927.27				$ 10,927.27																
	B20 Exterior Closure																																	
		B2030 EXTERIOR DOORS	EXTERIOR DOORS - General																															
			Doors - Metal		NA	NA	NA	NA	Fair	2013	25	12	2038 Replacement	$ 5,000.00	$ 7,128.80													$ 7,128.80							
			Overhead Doors - General		NA	NA	NA	NA	Fair	2013	25	12	2038 Replacement	$ 10,000.00	$ 14,257.61													$ 14,257.61							
D SERVICES																																		
	D50 Electrical																																	
		D5010 ELECTRICAL SERVICE & DISTRIBUTION	ELECTRICAL SERVICE & DISTRIBUTION - General	Interior Illumination study								0	2026 Phased Repairs	$ 3,000.00	$ 3,000.00	$ 3,000.00																			
			Low Tension Services & Distribution - General	Power services from garage to outbuildings - ESA/TSSA compliance upgrades						2015	12	1	2027		$ -																			
		D5020 LIGHTING AND BRANCH WIRING	LIGHTING AND BRANCH WIRING - General	Interior Illumination study								0	2026 Phased Repairs	$ 3,000.00	$ 3,000.00	$ 3,000.00																			
			Lighting & BW - Building Interior - General	Garage area	Unprotected/exposed LED - unserviceable/temporary replacement				Very Poor			0	2026 Replcement	$ 1,000.00	$ 1,000.00	$ 1,000.00																			
			Lighting & BW - Common Area	Garage area	Improved interior lighting				Very Poor	2027	1	2	2028 Phased Repairs	$ 15,000.00	$ 15,913.50		$ 15,913.50																		
														Sub-Totals			**$ 47,000.00**	**$ 55,227.18**	**$ 7,000.00**	**$ 15,913.50**	**$ 10,927.27**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,386.41**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
														Engineering and Design Fees:			**$ 4,700.00**	**$ 5,522.72**	**$ 700.00**	**$ 1,591.35**	**$ 1,092.73**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,138.64**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
														Totals:			**$ 51,700.00**	**$ 60,749.90**	**$ 7,700.00**	**$ 17,504.85**	**$ 12,020.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,525.05**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Municipality of Calvin -
Asset Name: Recreation Centre
Date Review: Thursday, February 5, 2026
This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, 13-Apr-26

Level 1 - Major	Level 2 - Component Group	Level 3 - Component	Element Description	Location	Equipment Name	Serical #	Make	Model	Present Condition	Estimated Date of Installation	Typical Service Life	Estimated Remaining Service Life	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost	Immediate-Term Intervention		Near-Term Intervention			Intermediate Term Intervention					Long-Term Intervention									
Major Group Elements, UNIFORMAT II	Component Group, UNIFORMAT II	Individual Elements, UNIFORMAT II			(If Applicable)	(If Applicable)	(If Applicable)	(If Applicable)			(Years)	(Years)				(3% Annual Inflation)	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045
A SUBSTRUCTURE																																		
		A1030 SLAB ON GRADE	SLAB ON GRADE - General																															
			Standard Slab on Grade	Joint at Rear Expansion (Adjacent to Mech Room)	NA	NA	NA	NA	Fair	1975	57	6	2032	Repair	$ 5,000.00	$ 5,970.26						$ 5,970.26													
B SHELL																																		
	B20 Exterior Closure																																	
		B2010 EXTERIOR WALLS	EXTERIOR WALLS - General																															
			Exterior Wall Insulation Investigation and Upgrade	Immediate Assessment, Allowance Held for Near-term Upgrade	NA	NA	NA	NA	Poor	2007	NA	0	2026	Improvement	$ 110,000.00	$ 110,000.00	$ 10,000.00				$ 100,000.00															
			Exterior Louvers, Screens & Fencing	Repalcements and re-sealing	NA	NA	NA	NA	Poor	1975	35	1	2027	Replacement	$ 7,500.00	$ 7,725.00		$ 7,725.00																		
		B2020 EXTERIOR WINDOWS	EXTERIOR WINDOWS - General																															
			Windows - Vinyl	Approx. 13 Locations	NA	NA	NA	NA	Poor	1986	25	1	2027	Replacement	$ 70,000.00	$ 72,100.00		$ 70,000.00																		
			Exterior Sealants/Caulking - Windows, doors, Penetrations	Re-seal of all penetrations, windows and doors	NA	NA	NA	NA	Very Poor	1986	10	11	2037	Replacement	$ 15,000.00	$ 20,763.51									$ 20,763.51										
		B2030 EXTERIOR DOORS	EXTERIOR DOORS - General													$ -																		
			Doors - Metal	Approx 3 Locations	NA	NA	NA	NA	Poor	1975	25	1	2027	Replacement	$ 12,500.00	$ 12,875.00		$ 12,875.00																		
			Glazed Doors & Entrances - General (Front)	Approx. 1 Location	NA	NA	NA	NA	Poor	1975	25	1	2027	Replacement	$ 7,500.00	$ 7,725.00		$ 7,725.00																		
			Glazed Doors & Entrances - General (Side ADO)	Approx. 1 Location	NA	NA	NA	NA	Good	2020	25	19	2045	Replacement	$ 12,500.00	$ 21,918.83																			$ 21,918.83
	B30 Roofing																																	
		B3010 ROOF COVERINGS	ROOF COVERINGS - General																															
			Roofing Panels	Immediate assessment and repairs + Long term replacement	NA	NA	NA	NA	Poor	1999	40	13 -2026	2039	Phased Repairs 0	$ 190,000.00	$ 279,021.41	$ 10,000.00											$ 269,021.41								
D SERVICES																																		
	D20 Plumbing																																	
		DOMESTIC WATER DISTRIBUTION	DOMESTIC WATER DISTRIBUTION - General																															
			Domestic Water Equipment - General	Re-design/reconstruct UV Treatment setup		140516366	UV Max	Pro20S	Fair	2014	12	0	2026	Improvement	$ 10,000.00	$ 10,000.00	$ 10,000.00																		
	D30 HVAC																																	
		D3020 HEAT GENERATING SYSTEMS	HEAT GENERATING SYSTEMS (HVAC) - General																															
			Hot Water Modulating Boilers	Mechanical/Boiler Room	Boiler 1	100477	NTI	Trinity Tx200C	Fair	2017	10	1	2027	Improvement	$ 30,000.00	$ 31,000.00		$ 31,000.00																		
			Primary Pumps (HVAC Hydronic Systems)	Heating water circulator replacement	Obsolete/undersized		Grunfos	UP-15-42	Poor	2017	10	1	2027	Replcement	$ 3,000.00	$ 3,090.00		$ 3,090.00																		
	D50 Electrical																																	
		D5020 LIGHTING AND BRANCH WIRING	LIGHTING AND BRANCH WIRING - General																															
			Lighting & BW - Building Interior - General	Kitchen power distribution rework						2026	0	0	2026	Improvement	$ 14,000.00	$ 14,000.00	$ 14,000.00																		
		D5030 COMMUNICATIONS AND SECURITY	COMMUNICATIONS AND SECURITY - General																															
			Fire Detection & Alarm Systems - General	Provide monitored building fire detection/alarm system								0	2026	Improvement	$ 12,000.00	$ 12,000.00	$ 12,000.00																		
														Sub-Totals	$ 499,000.00	$ 608,189.00	$ 56,000.00	$ 132,415.00	$ -	$ -	$ 100,000.00	$ 5,970.26	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,763.51	$ 269,021.41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,918.83
														Engineering and Design Fees:	$ 49,900.00	$ 60,818.90	$ 5,600.00	$ 13,241.50	$ -	$ -	$ 10,000.00	$ 597.03	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,076.35	$ 26,902.14	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,191.88
														Totals:	$ 548,900.00	$ 669,007.90	$ 61,600.00	$ 145,656.50	$ -	$ -	$ 110,000.00	$ 6,567.29	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,839.86	$ 295,923.55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,110.71

Municipality of Calvin -
Asset Name: Change Room/Equipment
Date Review: Thursday, February 5, 2026
This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, dated: 13-Apr-26

Level 1 - Major Major Group Elements, UNIFORMAT II	Level 2 - Component Group Component Group, UNIFORMAT II	Level 3 - Component Individual Elements, UNIFORMAT II	Element Description	Location	Equipment Name (If Applicable)	Serical # (If Applicable)	Make (If Applicable)	Model (If Applicable)	Present Condition	Estimated Date of Installation	Typical Service Life (Years)	Estimated Remaining Service Life (Years)	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost (3% Annual Inflation)	Immediate-Term Intervention Year 1 2026	 Year 2 2027	Near-Term Intervention Year 3 2028	 Year 4 2029	 Year 5 2030	Intermediate Term Intervention Year 6 2031	 Year 7 2032	 Year 8 2033	 Year 9 2034	 Year 10 2035	Long-Term Intervention Year 11 2036	 Year 12 2037	 Year 13 2038	 Year 14 2039	 Year 15 2040	 Year 16 2041	 Year 17 2042	 Year 18 2043	 Year 19 2044	 Year 20 2045
A SUBSTRUCTURE																																				
	A10 Foundations																																			
		A1030 SLAB ON GRADE	SLAB ON GRADE - General													$ -																				
			Standard Slab on Grade	Localized Repairs	NA	NA	NA	NA	Fair	1995	45	14	2040	Repair	$ 8,000.00	$ 12,100.72															$ 12,100.72					
B SHELL																																				
	B10 Superstructure																																			
		B1030 BEARING STRUCTURE	COLUMNS & BEAMS - General																																	
			Structural Load Bearing	Assessment Year 1, Allowance for recommended repair year 2	NA	NA	NA	NA	Very Poor	1995		0	2026		$ 65,000.00	$ 65,000.00	$ 15,000.00	$ 50,000.00																				
	B20 Exterior Closure																																			
		B2020 EXTERIOR WINDOWS	EXTERIOR WINDOWS - General																																	
			Windows - Metal		NA	NA	NA	NA	Poor	1995	20	1	2027	Replacement	$ 7,500.00	$ 7,725.00		$ 7,725.00																				
		B2030 EXTERIOR DOORS	EXTERIOR DOORS - General																																	
			Doors - Metal		NA	NA	NA	NA	Poor	1995	25	1	2027	Replacement	$ 20,000.00	$ 20,600.00		$ 20,600.00																				
			Overhead Doors - General		NA	NA	NA	NA	Fair	2014	25	13	2039	Replacement	$ 10,000.00	$ 14,685.34														$ 14,685.34							
	B30 Roofing																																			
		B3010 ROOF COVERINGS	ROOF COVERINGS - General																																	
			Roofing Panels		NA	NA	NA	NA	Fair	1995	40	9 -2026	2035 0	Replacement	$ 55,000.00	$ 71,762.53											$ 71,762.53										
D SERVICES																																				
	D50 Electrical																																			
		D5010 ELECTRICAL SERVICE & DISTRIBUTION	ELECTRICAL SERVICE & DISTRIBUTION - General	Electrical systems relocation in event of changeroom demolition					Good	2016	15	5	2031	Improvement	$ 20,000.00	$ 23,185.48						$ 23,185.48																
														Sub-Totals	**$ 185,500.00**	**$ 215,059.06**	**$ 15,000.00**	**$ 78,325.00**	**$ -**	**$ -**	**$ 23,185.48**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 71,762.53**	**$ -**	**$ -**	**$ 14,685.34**	**$ -**	**$ 12,100.72**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
														Engineering and Design Fees:	**$ 18,550.00**	**$ 21,505.91**	**$ 1,500.00**	**$ 7,832.50**	**$ -**	**$ -**	**$ 2,318.55**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,176.25**	**$ -**	**$ -**	**$ 1,468.53**	**$ -**	**$ 1,210.07**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
														Totals:	**$ 204,050.00**	**$ 236,564.97**	**$ 16,500.00**	**$ 86,157.50**	**$ -**	**$ -**	**$ 25,504.03**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 78,938.78**	**$ -**	**$ -**	**$ 16,153.87**	**$ -**	**$ 13,310.79**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Asset Name: Municipality of Calvin - Site Works
Date Review: Thursday, February 5, 2026
This 20-Year Capital Plan Accompanies RJC's Building Condition Assessment Report, 13-Apr-26

Level 1 - Major Major Group Elements, UNIFORMAT II	Level 2 - Component Group Component Group, UNIFORMAT II	Level 3 - Component Individual Elements, UNIFORMAT II	Element Description	Location	Estimated Remaining Service Life (Years)	Anticipated Intervention Year	Recommended Intervention type	Estimated Present Replacement Cost	Estimated Future Intervention Cost (3% Annual Inflation)	Immediate-Term Intervention Year 1 2026	Immediate-Term Intervention Year 2 2027	Near-Term Intervention Year 3 2028	Near-Term Intervention Year 4 2029	Near-Term Intervention Year 5 2030	Intermediate Term Intervention Year 6 2031	Intermediate Term Intervention Year 7 2032	Intermediate Term Intervention Year 8 2033	Intermediate Term Intervention Year 9 2034	Intermediate Term Intervention Year 10 2035	Long-Term Intervention Year 11 2036	Long-Term Intervention Year 12 2037	Long-Term Intervention Year 13 2038	Long-Term Intervention Year 14 2039	Long-Term Intervention Year 15 2040	Long-Term Intervention Year 16 2041	Long-Term Intervention Year 17 2042	Long-Term Intervention Year 18 2043	Long-Term Intervention Year 19 2044	Long-Term Intervention Year 20 2045
D Services																														
	D30 HVAC																													
		D3010 ENERGY SUPPLY	ENERGY SUPPLY - General																											
			Oil Supply System	Adjacent to Quonset Hut	0	2026	Repair	$ 5,000.00	$ 5,000.00	$ 5,000.00																				
G BUILDING SITEWORK																														
	G20 Site Improvements																													
		G2020 PARKING LOTS	PARKING LOTS - General																											
			Parking Lots - Bases & Sub-Bases	Gravel Areas Generally Around Accessory Buildings	2	2025	Repair	$ 15,000.00	$ 150,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00		$ 15,000.00	
			Parking Lots - Paving & Surfacing	Generally Around Rec Centre	1	2027	Replacement	$ 250,000.00	$ 257,500.00		$ 257,500.00																			
			Parking Lots - Curbs, Gutters & Drains		1	2027	Improvement	$ 40,000.00	$ 41,200.00		$ 41,200.00																			
		G2040 SITE DEVELOPMENT	SITE DEVELOPMENT - General						$ -																					
			Fencing - Chain Link	Around Baseball Diamond	19	2045	Replacement	$ 55,000.00	$ 96,442.83																				$ 96,442.83	
			Site Recreational Fixtures/Structures - General	Bleahers and Canopys (x3)	5	2031	Repair	$ 25,000.00	$ 28,981.85					$ 28,981.85															
							Sub-Totals	**$ 390,000.00**	**$ 579,124.68**	**$ 5,000.00**	**$ 313,700.00**	**$ -**	**$ 15,000.00**	**$ 28,981.85**	**$ 15,000.00**	**$ -**	**$ 15,000.00**	**$ -**	**$ 15,000.00**	**$ -**	**$ 15,000.00**	**$ -**	**$ 15,000.00**	**$ -**	**$ 15,000.00**	**$ -**	**$ 15,000.00**	**$ 96,442.83**	**$ 15,000.00**
							Engineering and Design Fees:	**$ 39,000.00**	**$ 57,912.47**	**$ 500.00**	**$ 31,370.00**	**$ -**	**$ 1,500.00**	**$ 2,898.19**	**$ 1,500.00**	**$ -**	**$ 1,500.00**	**$ -**	**$ 1,500.00**	**$ -**	**$ 1,500.00**	**$ -**	**$ 1,500.00**	**$ -**	**$ 1,500.00**	**$ -**	**$ 1,500.00**	**$ 9,644.28**	**$ 1,500.00**
							Totals:	**$ 429,000.00**	**$ 637,037.15**	**$ 5,500.00**	**$ 345,070.00**	**$ -**	**$ 16,500.00**	**$ 31,880.04**	**$ 16,500.00**	**$ -**	**$ 16,500.00**	**$ -**	**$ 16,500.00**	**$ -**	**$ 16,500.00**	**$ -**	**$ 16,500.00**	**$ -**	**$ 16,500.00**	**$ -**	**$ 16,500.00**	**$ 106,087.12**	**$ 16,500.00**