

YMCA BUILDING RESTORATION

Item	Description	Projected Cost	Priority
Replace Heat Exchanger	<ul style="list-style-type: none"> · Replace existing heat exchanger to improve consistency of water temperature at Fairford location · Current unit is at risk of failure due to sediment build-up (non-redundant system with failure leading to no domestic hot water) · Note: mixing valves recently installed to mitigate risk of high temperature water (burns to members) while facility team continues to evaluate situation 	\$10,000	Immediate
Replace 4" Stand Pipe	<ul style="list-style-type: none"> · Existing stand pipe is damaged and comprising aspects of fire suppression activities · Fire code requirement · Building water will need to be shut off for this procedure as there are no isolation valves 	\$4,500	Immediate
Fireman Valves	<ul style="list-style-type: none"> · Fix 5 fireman valves (located in fire boxes) · Fire code requirement 	\$3,000	Immediate
Replace Roof Top HVAC Units	<ul style="list-style-type: none"> · Roof-top HVAC units need to be replaced - Currently use R22 Refrigerant · Existing units were installed in 1998 and have a life expectancy of between 20-25 years · There are two roof top units: first unit controls gym/weight room and the second controls changerooms · The gym HVAC operates on 4 compressors and only 3 are currently operational · The changeroom HVAC operates on 3 compressors and only 2 are currently operational 	\$420,000	Immediate
Exterior Door Replacement	<ul style="list-style-type: none"> · Replace 10 exterior doors · 4 require immediate attention · Existing doors do not close properly presenting safety risks, as well as a loss in efficiency 	\$35,000	Immediate
Asbestos Removal (Plumbing Corners & Ceiling Tiles)	<ul style="list-style-type: none"> · Approximately 50 asbestos insulated plumbing corners · Asbestos-based ceiling tiles are located in the 4 change rooms 	\$45,000	Immediate
Ceiling Tile and T-Bar Replacement	<ul style="list-style-type: none"> · Replace existing ceiling tiles after asbestos removal · Remove and replace all T-Bar for Fairford ceiling areas 	\$55,000	Immediate
Facility Painting	<ul style="list-style-type: none"> · Complete interior painting of entire facility 	\$38,000	Immediate
Replace Flooring	<ul style="list-style-type: none"> · Remove and replace all existing flooring 	\$170,000	Immediate
Repair Stairwells	<ul style="list-style-type: none"> · Structural and asbestos problems with current stairwells · Need to remove asbestos flooring and structurally support landings 	\$50,000	Immediate
Office Furnishings	<ul style="list-style-type: none"> · Purchase all required office furnishings and equipment 	\$20,000	Immediate

Reconfigure Front Desk and Entrance Area	<ul style="list-style-type: none"> Relocate front desk (closer to entrance) to improve building access control Addresses deficiencies in child protection protocols and building security and improves member experience Create new lobby sitting area (with furniture) in location of original front desk 	\$35,000	Immediate
TOTAL INVESTMENT (IMMEDIATE)		\$885,500	
LED Lighting Upgrades	<ul style="list-style-type: none"> Implement LED lighting replacement to coincide with other City facilities 	\$120,000	1-2 Years
Replace Hot Water Storage Tank	<ul style="list-style-type: none"> Existing tank was installed in 2003 with life expectancy of 15-20 years 	\$8,000	1-2 Years
Security Systems	<ul style="list-style-type: none"> Install alarms on all exterior access points Maintain video surveillance system 	\$50,000	1-2 Years
Roof Repair or Replace	<ul style="list-style-type: none"> The existing Fairford roof needs to be sloped properly for future water management The roof is currently blistering with cracking within the membrane The roof has been spot patched as leaks have been discovered Recommending a new product (membrane) that can be applied to the existing roof system 	\$400,000	1-2 Years
Refurbish Steam Room and Sauna	<ul style="list-style-type: none"> Replace tile, door and benches Install new heating system/timer, wood, tile floor, and door 	\$15,000	1-2 Years
New Showers and Bathroom Partitions	<ul style="list-style-type: none"> Frame and install individual self-contained shower units in all Changerooms at Fairford Facility Replace existing metal partitions (rusting) with all new plastic, "no maintenance" partitions 	\$47,000	1-2 Years
Roof top fall arrest system	<ul style="list-style-type: none"> Occupational Health and Safety requires all ladders to be caged off, as well as a guide wire system in place for anyone working on the roof 	\$20,000	1-2 Years
TOTAL INVESTMENT (1-2 YEARS)		\$660,000	
Upgrade Plumbing and Mechanical Systems	<ul style="list-style-type: none"> Replace all taps, toilets, water fountains, urinals, duct work, controls, boilers, water heaters, waterlines, reheat coils, shower 	\$495,100	3-5 Years
Electrical Upgrades	<ul style="list-style-type: none"> Current electrical system is at capacity New wiring required if any walls are moved 	\$20,000	3-5 Years
Sprinkler System	<ul style="list-style-type: none"> Complete sprinkler coverage throughout Fairford facility Only the Conditioning Centre is currently covered Not current code violation – upgrade would be required if significant renovation occurs 	\$75,000	3-5 Years
Upgrade Fire Alarm	<ul style="list-style-type: none"> New fire alarm system would connect to sprinklers to minimize damage in case of fire Not current code violation – upgrade would be required if significant renovation occurs 	\$65,000	3-5 Years

Replace Front Windows	<ul style="list-style-type: none"> · Replace front windows with energy star rated high efficiency windows (triple glazed glass) · Existing windows are only double glazed with aluminum framing (inefficient due to high rate of thermal transference) 	\$42,000	3-5 Years
Replace Interior doors	<ul style="list-style-type: none"> · Replace all interior doors at Fairford with "no paint" doors · Improves aesthetics and reduces ongoing maintenance costs · Doors are painted now and would work for several years to come 	\$18,000	3-5 Years
Elevator Installation and Accessibility Upgrades	<ul style="list-style-type: none"> · Full accessibility audit required · Elevator will also improve efficiency and safety of moving product and equipment throughout the building 	\$575,000	3-5 Years
Install New Lockers, Replace Storage Racks and Changeroom Upgrades	<ul style="list-style-type: none"> · Replace current lockers with a non-rusting plastic product · Replace all changerroom benches with "no maintenance" benches · Replace existing storage racks in the change rooms · New racks will be plastic and rust free 	\$60,000	3-5 Years
Refurbish Racquetball Courts	<ul style="list-style-type: none"> · Install new lighting, walls (to be skim coated) and doors · Refinish or replace floors · Refurbish viewing area 	\$125,000	3-5 Years
TOTAL INVESTMENT (3-5 YEARS)		\$1,475,100	

TOTAL INVESTMENT REQUIRED	\$3,020,600	
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