Project No. CA0053161.3566

BUILDING CONDITION ASSESSMENT

ESQUIMALT RECREATION CENTRE

527 FRASER STREET

Victoria, British Columbia

DECEMBER 16, 2025

Prepared For:

Township of Esquimalt
1229 Esquimalt Road
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GENERAL DESCRIPTION

The property at 527 Fraser Street in Esquimalt includes a two-storey community recreation facility with an aquatics center, weight room, gymnasium and multi-purpose spaces. According to the information provided at project start-up, the gross floor area is about 4,828m². We believe the property was constructed in 1973, and underwent a building expansion and major renewal in 2004.

The original building is a combination of steel framed and concrete-framed. The 2004 addition features a steel frame with open web steel joists, partially supported by glulam timber beams and columns. There are three basement areas with concrete walls and slabs-on-grade.

The exterior walls are a combination of fluted concrete block walls and profiled metal cladding. Windows are double glazed in aluminum frames, and installed in a curtain-wall configuration. There are multiple flat roof levels, all covered with modified bitumen membranes installed over insulation.

The building is equipped with a single-stage fire alarm system. All building areas are sprinklered.

Ventilation to interior areas is primarily provided by various air handling units. Many of these units supply heat via hydronic hot water heating coils supplied by a central heating plant (3 gas-fired boilers) and a heat recovery system that is integrated with the pool air handler dehumidification system.

The central heating plan provides the heating for the interior spaces as well as the pool water and domestic hot water systems via heat exchangers. A solar heating system as well as air-to-water source heat pumps provide supplemental heating.

The main electrical distribution switchgear unit is rated at 1800A, 600V, and a primary 200 KVA transformer steps down the service to 120/208V.

The building has a two stop hydraulic elevator, which serves the basement area at the Teen Centre and the main floor.

EXECUTIVE SUMMARY

We acknowledge that the building is on the traditional Indigenous territory of the Cayuse, Umatilla and Walla Walla, Á,LEN̲ENEC̓ ŁTE (W̲SÁNEĆ), Lekwungen/Songhees, Te'mexw Treaty Association.

MANDATE

This report was prepared at the request of the Township of Esquimalt as a capital plan. Our review considers a 20-year capital renewal timeframe and a $10,000 capital threshold.

This report was prepared as part of the Township of Esquimalt Building Retrofit Study and is intended to act as a capital planning guide and a baseline capital expenditure scenario for the Building Retrofit Study.

Like-for-like system and component replacements are included in this report, and energy efficiency upgrades have not been included.

GENERAL CONDITION

The building located at 527 Fraser Street in Victoria, BC is in reasonable overall condition. The building is adequately performing to its intended function. The original portions of the building which are generally limited to the pool area and some common spaces are 52 years old; however, the major renovation in 2004 resulted in the majority of the facility being replaced and is now 21 years old. The building is at an age when lifecycle renewal of major components should be expected. The capital recommendations in this plan are at an expected level for a facility of this type and age.

CAPITAL RENEWAL HISTORY

The following major renewal has been completed over the past 10 years:

- 2024: Replaced 2 heating boilers
- 2018-2022: Upgraded majority of lighting to LED
- 2019: Upgraded the Building Automation System (BAS)
- 2015: Installed heat pumps HP3 through HP6
- 2015: Replaced main entrance doors

KEY FINDINGS

Corrosion was observed on the steel columns and open-web joists within the pool enclosure. Although periodic maintenance such as recoating is performed, more extensive damage may be concealed and require further investigation. Some cracking was also noted in the pool basin, as seen from the basement service areas. A pool basin assessment was completed by RJC Engineers, and the recommended repair budgets are reflected within this report. A budget has been included to assess the condition of the steel columns as well as an allowance to address more extensive steel column repairs.

The roofing assemblies have reached or are approaching the end of their expected service lives. A roof replacement budget has been included to address all roofing sections in future years. Localized deficiencies, including blistering, were noted and should be repaired by a qualified contractor in the interim. Annual maintenance of the roof assemblies is critical to preventing leaks and ensuring these sections remain serviceable until full replacement is undertaken.

The metal cladding is showing signs of aging, including fading and staining of the finishes. The sealants at cladding transitions and window and door perimeters has locally failed in some areas. A budget to recoat the metal cladding and replace exterior sealants has been included.

The windows were installed in 2004 and appear to be performing well, with no reported issues. We except these will remain in service beyond the report term, therefore no capital expenditures are anticipated.

The pool air handling unit/dehumidification unit (AHU1) is in poor condition and requires replacement in the near future along with the heat recovery ventilator on top of the unit. The other three outdoor air handling units (AHU4, AHU5 and AHU6) are also expected to

require replacement in the next five years. The two indoor air handling units (AHU2 and AHU3) are old but functional, with some component replacement expected over the next five years.

The domestic hot water storage tank is original from 1974. A budget for replacement with multiple smaller storage tanks is included.

The solar heat recovery system was not in operation at the time of our review. We understand there are cracked pipes that require repair prior to being able to restart the system. The solar system is believed to be about 10 years old so allowances for additional component replacements have also been included.

Pool specialty mechanical systems such as filters, pumps, controls and monitors will all require extensive ongoing maintenance and repairs, as well as replacement of components as these systems age. Preliminary budgets for replacing the larger components have been included, generally scheduled to aligning with your existing capital plan.

LIFE CYCLE RENEWAL

A number of components or systems will reach the end of a normal service life within the term of this report. The Expenditure Table which follows includes budgets for those systems that are likely to require renewal or capital repair.

EXCLUDED FROM REVIEW

The following components, systems and/or equipment are specifically excluded from our review:

- Interior finishes, fixtures, and equipment;
- Site finishes, including paving, retaining walls, landscaping, and drainage;
- Site finishes, including the bike storage near the front entrance, the outdoor sports court/fields, and equipment sheds; and
- Tenant-specific operational or process-related equipment.

CLOSURE

No part of this report should be read in isolation. It is intended to be relied upon only in its entirety including the Scope of Work and Limitations.

CAPITAL EXPENDITURES

The table on the following page summarizes our opinion of reasonable budgets for the capital expenditures identified over the term of this report.

The budgets assume a prudent level of ongoing maintenance. Dollars shown are inflated, and include contingencies (typically 5 to 15%) and allowances for design/project management (typically 5 to 15%), where relevant. Taxes are excluded.

Capital projects are classified as follows:

1 = Life Safety or Urgent
2 = Deferred Maintenance
3 = Normal and Life Cycle Renewal
4 = Statutory Compliance

The budgets provided are intended as order-of-magnitude advice only and should be considered Class D level or lower. For most projects, detailed engineering studies followed by a specification and tender process will be required to confirm budget allocations. Unless specifically identified, the budgets do not include allowances for cost escalation related to abatement or managing around designated substances such as ACMs, lead in mortar, mould, etc.

INFLATION RATE

This report uses an inflation rate of 3.8%. For many materials and components, the rate of inflation over the past few years was anomalously high due to global factors. Based on 2024 data, inflation rates are decreasing. Since this does not apply across all sectors, and since we cannot reasonably predict the evolution of the rate over the coming 20-year report term, we have used the current published 20-year average construction price inflation rate, which includes the years 2005-2024.

EXPENDITURE TABLE

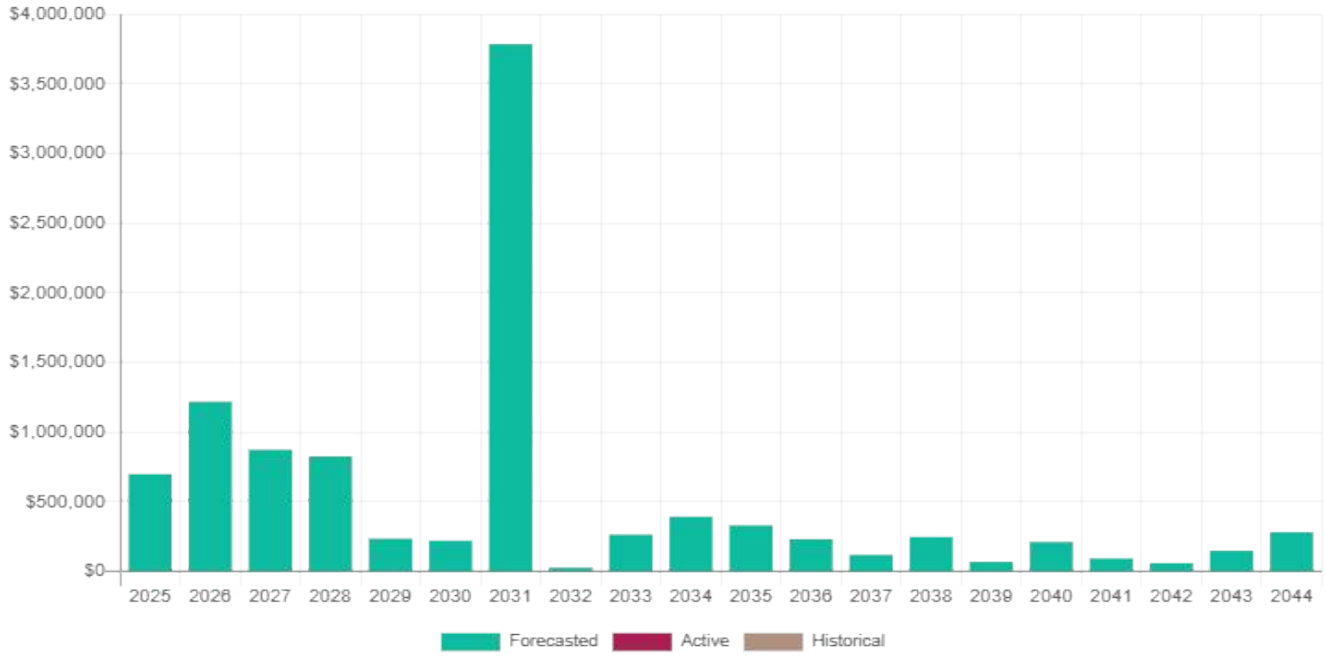
ANNUAL BUDGETS

Item	Description	Class	Status	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	**Structure**													
1.1.1	Swimming Pool Steel Columns Repairs and Assessment	2	Forecasted	$0	$74,009	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.2	Pool Basin - Short Term Recommendations	3	Forecasted	$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.3	Pool Basin - Intermediate Term Recommendations	3	Forecasted	$0	$0	$0	$55,919	$0	$0	$0	$0	$0	$0	$0
1.1.4	Pool Basin - Long Term Recommendations	3	Forecasted	$0	$0	$0	$0	$0	$0	$3,656,057	$0	$0	$0	$0
2	**Building Envelope**													
2.1.1	Repaint Metal Cladding and Replace Sealants	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$131,007
2.1.2	Pool Wall Investigation	3	Forecasted	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.1	Replace Flat Roofing (Sections 7 and 10)	3	Forecasted	$582,685	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.2	Replace Flat Roofing (Sections 5, 6, 8, 9, and 11)	3	Forecasted	$0	$152,306	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.3	Replace Flat Roofing (Section 3)	3	Forecasted	$0	$0	$668,499	$0	$0	$0	$0	$0	$0	$0	$0
2.4.4	Replace Flat Roofing (Sections 1, 2, and 4)	3	Forecasted	$0	$0	$0	$484,178	$0	$0	$0	$0	$0	$0	$0
3	**Fire Safety**													
3.1.1	Replace Fire Alarm Panel	3	Forecasted	$0	$0	$42,667	$0	$0	$0	$0	$0	$0	$0	$0
3.2.1	Repair Fire Suppression System - Allowance	3	Forecasted	$0	$0	$0	$0	$11,609	$0	$0	$0	$0	$13,989	$0
4	**Site**													
4.1.1	Replace Front Walkway Lamp Posts	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,144	$0
5	**HVAC**													
5.2.1	Replace Central Heating Pant Components - Allowance (2 Pumps per Cycle)	3	Forecasted	$0	$10,380	$0	$0	$0	$12,050	$0	$0	$0	$13,989	$0
5.2.2	Replace Expansion Tanks	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.1	Replace Pool Air Handling/Dehumidification Unit (AHU1)	3	Forecasted	$0	$882,300	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.2	Replace Heat Pumps - HP1, HP2	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$62,100	$0	$0
5.3.3	Replace Reheat Coils (4)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$53,906	$0	$0
5.3.4	Replace Pool Dust Socks	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$139,887	$0
5.4.1	Replace Air Handling Unit - AHU6	3	Forecasted	$0	$0	$95,354	$0	$0	$0	$0	$0	$0	$0	$0
5.4.2	Overhaul AHU2 and AHU3 - Allowance	3	Forecasted	$0	$0	$0	$40,262	$0	$0	$0	$0	$48,516	$0	$0
5.4.3	Replace Heating Coils (12 per occurence)	3	Forecasted	$0	$0	$0	$59,051	$0	$0	$0	$0	$71,156	$0	$0
5.4.4	Replace Two Air Handling Units - AHU4, AHU5	3	Forecasted	$0	$0	$0	$0	$171,231	$0	$0	$0	$0	$0	$0
5.5.1	Replace Ventilation Fans and Air Balancing Boxes	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$97,921	$0
5.6.1	Recommissioning HVAC Systems	3	Forecasted	$0	$0	$0	$0	$11,609	$0	$0	$0	$0	$0	$0
5.6.2	Renewal of Building Automation System - Allowance	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.7.1	Replace Heat Pumps (HP3 through HP6)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$77,480
6	**Plumbing**													
6.1.1	Replace Domestic Hot Water Storage Tank	3	Forecasted	$0	$46,710	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.1.2	Renew Solar Heat Recovery System	3	Forecasted	$0	$0	$44,498	$0	$0	$0	$0	$0	$0	$0	$0
6.2.1	Replace Domestic Water Backflow Preventer	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.3.1	Replace Sand Filters (2 per cycle)	3	Forecasted	$55,000	$0	$0	$61,511	$0	$0	$68,793	$0	$0	$76,938	$0
6.3.2	Replace Pool UV Filters (2 per cycle)	3	Forecasted	$0	$0	$0	$102,892	$0	$0	$0	$0	$0	$0	$0
6.3.3	Replace Heat Exchangers (3 per cycle)	3	Forecasted	$0	$0	$0	$0	$0	$54,225	$0	$0	$0	$0	$65,341
6.3.4	Replace or Rebuild Pool Pumps - Allowance	3	Forecasted	$0	$21,798	$22,626	$23,486	$24,379	$25,305	$26,267	$27,265	$28,301	$29,376	$30,492
6.3.5	Replace Pool PH and ORP Monitors	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,136
6.4.1	Replace Duplex Sump Pumps and Controllers (Boiler and Pool Filter Rooms)	3	Forecasted	$0	$0	$0	$0	$16,252	$0	$0	$0	$0	$0	$0
7	**Electrical**													
7.1.1	Replace Electrical Components - Allowance	3	Forecasted	$0	$31,140	$0	$0	$0	$0	$37,524	$0	$0	$0	$0
8	**Conveyance**													
8.1.1	Modernize Elevator	3	Forecasted	$0	$0	$0	$0	$0	$128,182	$0	$0	$0	$0	$0
Total				**$697,685**	**$1,218,643**	**$873,644**	**$827,299**	**$235,080**	**$219,762**	**$3,788,641**	**$27,265**	**$263,979**	**$392,244**	**$330,456**
$ / ft²				$144.51	$252.41	$180.95	$171.35	$48.69	$45.52	$784.72	$5.65	$54.68	$81.24	$68.45

Item	Description	Class	Status	2036	2037	2038	2039	2040	2041	2042	2043	2044
1	**Structure**											
1.1.1	Swimming Pool Steel Columns Repairs and Assessment	2	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.2	Pool Basin - Short Term Recommendations	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.3	Pool Basin - Intermediate Term Recommendations	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.4	Pool Basin - Long Term Recommendations	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0

Item	Description	Class	Status	2036	2037	2038	2039	2040	2041	2042	2043	2044
2	**Building Envelope**											
2.1.1	Repaint Metal Cladding and Replace Sealants	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.1.2	Pool Wall Investigation	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.1	Replace Flat Roofing (Sections 7 and 10)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.2	Replace Flat Roofing (Sections 5, 6, 8, 9, and 11)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.3	Replace Flat Roofing (Section 3)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.4	Replace Flat Roofing (Sections 1, 2, and 4)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	**Fire Safety**											
3.1.1	Replace Fire Alarm Panel	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.2.1	Repair Fire Suppression System - Allowance	3	Forecasted	$0	$0	$0	$16,856	$0	$0	$0	$0	$20,312
4	**Site**											
4.1.1	Replace Front Walkway Lamp Posts	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5	**HVAC**											
5.2.1	Replace Central Heating Pant Components - Allowance (2 Pumps per Cycle)	3	Forecasted	$0	$0	$16,239	$0	$0	$0	$18,852	$0	$0
5.2.2	Replace Expansion Tanks	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$32,499
5.3.1	Replace Pool Air Handling/Dehumidification Unit (AHU1)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.2	Replace Heat Pumps - HP1, HP2	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.3	Replace Reheat Coils (4)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3.4	Replace Pool Dust Socks	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4.1	Replace Air Handling Unit - AHU6	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4.2	Overhaul AHU2 and AHU3 - Allowance	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4.3	Replace Heating Coils (12 per occurence)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.4.4	Replace Two Air Handling Units - AHU4, AHU5	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.5.1	Replace Ventilation Fans and Air Balancing Boxes	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.6.1	Recommissioning HVAC Systems	3	Forecasted	$0	$0	$0	$16,856	$0	$0	$0	$0	$0
5.6.2	Renewal of Building Automation System - Allowance	3	Forecasted	$0	$0	$195,910	$0	$0	$0	$0	$0	$0
5.7.1	Replace Heat Pumps (HP3 through HP6)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	**Plumbing**											
6.1.1	Replace Domestic Hot Water Storage Tank	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.1.2	Renew Solar Heat Recovery System	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.2.1	Replace Domestic Water Backflow Preventer	3	Forecasted	$15,072	$0	$0	$0	$0	$0	$0	$0	$0
6.3.1	Replace Sand Filters (2 per cycle)	3	Forecasted	$0	$86,046	$0	$0	$96,233	$0	$0	$107,625	$0
6.3.2	Replace Pool UV Filters (2 per cycle)	3	Forecasted	$138,662	$0	$0	$0	$0	$0	$0	$0	$186,869
6.3.3	Replace Heat Exchangers (3 per cycle)	3	Forecasted	$0	$0	$0	$0	$78,736	$0	$0	$0	$0
6.3.4	Replace or Rebuild Pool Pumps - Allowance	3	Forecasted	$31,651	$32,854	$34,102	$35,398	$36,743	$38,140	$39,589	$41,093	$42,655
6.3.5	Replace Pool PH and ORP Monitors	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4.1	Replace Duplex Sump Pumps and Controllers (Boiler and Pool Filter Rooms)	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	**Electrical**											
7.1.1	Replace Electrical Components - Allowance	3	Forecasted	$45,216	$0	$0	$0	$0	$54,485	$0	$0	$0
8	**Conveyance**											
8.1.1	Modernize Elevator	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total				**$230,601**	**$118,900**	**$246,251**	**$69,110**	**$211,712**	**$92,625**	**$58,441**	**$148,718**	**$282,335**
$ / ft²				$47.76	$24.63	$51.00	$14.31	$43.85	$19.18	$12.10	$30.80	$58.48

GRAPH-TOTAL EXPENDITURES



EXPENDITURE SUMMARY TABLE

EXPENDITURES SUMMARY TABLE

	Uninflated	Inflated
Total For 20-Year Reporting Period	$8,400,668	$10,333,391
Forecasted Projects Total	$8,400,668	$10,333,391
Active Projects Total	$0	$0
Historical Projects Total	$0	$0
Total Per Unit	$8,400,668	$10,333,391
Total Per ft²	$1,740	$2,140
Average Annual Budget	$420,033	$516,670
Average Annual Budget Per Unit	$420,033	$516,670
Average Annual Budget Per ft²	$87.00	$107.02

Total Number of Units: 1

Total Area: 4,828 ft²

Average Area Per Unit: 4,828 ft²

Inflation Rate: 3.8%

COMPONENT ASSESSMENT

1. STRUCTURE

1.1 STRUCTURAL FRAME

Description:

The original structure is concrete-framed, consisting of cast-in-place reinforced concrete suspended slabs supported by reinforced concrete columns and walls. The three basement areas have reinforced concrete walls and a concrete slab-on-grade. The below-grade foundation walls are cast-in-place concrete. The type of foundations could not be confirmed, but are presumably reinforced concrete strip and spread footings.

The 2004 addition is steel framed with open web steel joists, with some areas partially supported by glulam (glued-laminated timber) mass timber beams and columns.

Condition / Recommendation:

Observed signs of deterioration of the glulam columns at the main entrance include staining of the wood and corrosion of the steel baseplates and associated hardware. To mitigate further deterioration, we recommend periodic recoating of both the timber and baseplates as part of routine maintenance.

Along the west elevation and at the roof level, several columns and beams partially project through the cladding and remain partially exposed. These components exhibit general weathering, which is typical and not currently a structural concern. However, to prevent future deterioration, we recommend installing pre-finished metal cap flashings at the tops of these elements and periodically re-staining the timber surfaces. Maintaining protective coatings on these exposed elements is essential to avoid potential structural issues in the future.

Within the pool area, surface corrosion was noted at the bases of several steel columns and on exposed open-web steel joists. Although these elements are reportedly cleaned and recoated every two years, the extent of corrosion at some column bases suggests there may also be concealed deterioration developing on the portions of steel columns embedded within their concrete bases. We recommend a targeted structural review to verify the integrity of these columns. Depending on the findings, repairs may include local column and base plate repairs.

The pool basin has reportedly experienced cracking in the past, resulting in leakage and deterioration of the basement areas below. A detailed evaluation of the pool basin was complete by RJC Engineers which includes a series of recommendations based on observed deficiencies and work required to maintain the serviceability of the pool. An Opinions of Probable Costs (OPC) report was also prepared by RJC Engineers, and the budgets are reflected in this report. The scope of the recommendations included in the OPC report are as follows:

Immediate Term Recommendations: Expansion Joint Replacement, Semi-Rigid Sealant Repairs, and Gap Filling at Pool Diffusers. These repairs understood to have been completed at the same time as the pool basin assessment, therefore a budget has not been included.

Short Term Recommendations: Replace Underwater Pool Luminaires, Replace Boiler Room Rust Damaged Equipment, Renew Exit Signs, Semi-Rigid Sealant Replacement, and Delaminated Tile Repairs.

Intermediate Term Recommendations: Sealant Replacement at Luminaires and Complete Large Overflow Trench Drain Waterproofing.

Long Term Recommendations: Pool Tile and Waterproofing Replacement and Replacement of Lighting Controls, Emergency Lighting, and High Bay Luminaires.

Refer to RJC Engineer's Pool Basin Assessment Report under separate cover for further details and observations.

No other evidence of unusual settlement, displacement, or structural cracking was observed in the areas reviewed. Interior structural elements are generally protected from environmental exposure and are not expected to require major repairs within the report term, with the exception of the pool area.

1.1.1 Swimming Pool Steel Columns Repairs and Assessment

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$71,300	$74,009	2026	N/A	One time	2	Forecasted

1.1.2 Pool Basin - Short Term Recommendations

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$50,000	$50,000	2025	N/A	One time	3	Forecasted

1.1.3 Pool Basin - Intermediate Term Recommendations

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$50,000	$55,919	2028	N/A	One time	3	Forecasted

1.1.4 Pool Basin - Long Term Recommendations

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$2,923,000	$3,656,057	2031	N/A	One time	3	Forecasted

2.1 WALLS

Description:

The cladding includes a combination of fluted concrete masonry units (CMUs) and profiled metal cladding.

Sealant is installed at joints between cladding types and at window and door perimeters.

The fluted CMUs are designed as a face-sealed system, meaning that the walls do not include drainage cavities or other means of expelling water which penetrates the outer surface. With this type of system, the outer surface is intended to be watertight.

The profiled metal cladding is designed as a drained system, meaning that the outer surface is not intended to be perfectly watertight. Drainage cavities and secondary moisture barriers have been incorporated to drain water which penetrates through the face back to the exterior.

History of Repairs:

2004: Building envelope renewal, installed profiled metal cladding.

Condition / Recommendation:

The profiled metal cladding appeared in serviceable condition. The cladding showed some signs of aging, including fading of paint and localized staining. We recommend periodically repainting the building to prolong the cladding's service life and maintain the aesthetics. Some fasteners appeared corroded, which we expect to be replaced as needed, as a maintenance expense. No general replacement of the metal cladding is anticipated within the report term.

The window and door perimeter sealant were generally intact, flexible, and functioning as intended. However, localized failures, such as splitting, were noted along portions of the east elevation. As the building continues to age, the perimeter window and door sealants are more susceptible to failure. We expect these sealants will continue to be monitored and locally repaired at a cost below the capital threshold, until a larger re-painting project occurs. At the time of re-painting the metal cladding, we recommend also replacing the window and door perimeter sealants.

Condensation staining was observed on one of the interior walls in the pool area, which the facility manager reports requires annual repainting. Infrared scans and recent air leakage testing suggest possible thermal bridging and air infiltration at the roof/wall interface, likely due to complex detailing at the roof soffit. We recommend engaging a contractor to perform exploratory openings and an engineer to evaluate the construction detailing and advise on remediation. A preliminary budget for this work has been included within the report term.

The fluted CMUs appeared in serviceable condition, with no evidence of concrete spalling in the reviewed areas. No signs of major cracking or signs of retained water ingress, such as efflorescence, were observed. The facility manager reported no history of wall leakage.

2.1.1 Repaint Metal Cladding and Replace Sealants

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$90,224	$131,007	2035	15	Recurring	3	Forecasted

2.1.2 Pool Wall Investigation

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$10,000	2025	N/A	One time	3	Forecasted

2.2 WINDOWS

Description:

There are aluminum-framed glazing systems with double-glazed insulating glass units (IGUs) at all elevations of the building, generally installed in a punched or window-wall configuration.

History of Repairs:

2004: Replaced/Installed all windows with aluminum-framed double-glazed systems, per the manufacturer date stamps.

Condition / Recommendation:

The facility manager reported no water or excessive air leakage through the windows. We note no evidence of water leakage in the areas reviewed. The facility manager reports no failed IGUs to date.

The windows are about 21 years old (c.2004). This type of window system has a service life of about 45 years. In the absence of water leakage or other reported performance problems, we have not included a budget for general window replacement. We assume ongoing repairs (i.e., replacing IGUs, adjusting frames, etc.) will be completed as-needed as a maintenance expense. Capital expenditures are not anticipated within the report term.

2.3 EXTERIOR DOORS

Description:

Exterior doors include:
- Main entrance: two sets of glazed aluminum double swing doors with power operators, with full height glazing.

- Secondary entrance's (south elevation): glazed aluminum double swing doors, with full height glazing.

- Service rooms and exits: steel single or double doors in steel frames. Some service doors have small inset glazing lites.

- Workshop room: roll up metal door with a chain-driven manual operator.

History of Repairs:

2015: Replaced main entrance doors, per the "Esquimalt Parks and Rec Master Sheet" provided at project start-up.

Condition / Recommendation:

The site representative reports that door hardware is replaced as needed, as a maintenance expense. Door hardware appeared corroded at some doors. We recommend replacing corroded hardware as needed as a maintenance expense.

The doors are expected to remain in service for the term of this report. Exit doors are expected to be repaired or replaced on an as-needed basis, as a maintenance expense. Capital expenditures are not anticipated within the report term.

2.4 FLAT ROOFING

Description:

The complex contains multiple levels of roofs all covered with a two-ply modified bitumen roofing membrane with an exposed granular cap sheet. Roof membrane flashings are covered with pre-finished sheet metal flashings. Roof drainage is primarily achieved through internal area drains that discharge into the below-grade drainage system. Overflow scuppers provide supplementary drainage capacity. Roof access is available via various interior wall-mounted ladders and access hatches located at different roof levels.

At project initiation, WSP was provided with a document titled “Esquimalt Parks and Rec Master Sheet”, which includes a roof plan identifying and labeling each roof section. As directed by the site representative, WSP will adopt this labelling convention throughout the report. Refer to Appendix “A” for further details.

Condition / Recommendation:

We understand a Roof Asset Management Plan (RAMP) was completed by Garland Canada Inc. dated May 7, 2024. The findings outlined in the RAMP report generally align with the roofs conditions observed during our site review. We observed areas of degranulation, local blistering, evidence of previous water ponding and patch repairs, alligator cracking, failed penetration sealants, blocked area drains, and accumulated debris.

All roof sections were originally installed in either 2000 or 2004, making them about 20 to 25 years old. As such, they are approaching the end of their expected service life. Given the visible membrane deterioration and past history of localized leaks, replacement budgets have been included within the term of this report.

Through discussions with the site representative, we understand that the facilities team would like to undertake a phased roof replacement, replacing roof sections based on their visible condition. While this is a suitable approach, it is important that any roof sections with deferred replacement are locally repaired and maintained on an annual basis leading up to replacement to mitigate leakages and further deterioration.

We have proposed the following roof replacement sequence based on the visible condition and age of the roof sections, listed in order of priority.

The roof sections we believe should be considered for replacement first are sections 7 and 10. These roofs were reportedly installed in the year 2000 and appear to have reached the end of their service lives. Roof section 7 displayed evidence of substantial water ponding, and both roof sections showed signs of degranulation, alligator cracking, and blistering, all of which indicate membrane deterioration. These roof sections also support substantial HVAC equipment, so additional costs for removal and reinstatement should be expected. The site representative noted that the dehumidifier on roof section 10 is scheduled for replacement in 2025, and we understand this roof section will be replaced at the same time.

Next, we believe that roof sections 5, 6, 8, 9, and 11 should be prioritized. Roof sections located above the Atrium (5, 6, 8, and 9), were also installed in the year 2000 and appear to be nearing the end of their expected service lives. Roof section 4 has not been included in this group, but blistering and alligator cracking were observed, so consideration could be given to replacing this section at the same time. It makes logistical sense to replace these roof sections together rather than replacing isolated sections above the Atrium in separate years, as previously recommended. Roof section 11 has had reported leaks into the pool storage area, so we recommend replacing this section. Some additional detailing work may be required at the wall interface of this roof section.

Following that, we recommend replacing roof section 3, which is located over the pool. This roof section displayed evidence of degranulation, ponding, localized blistering, and some tenting of the membrane. With diligent maintenance, this roof may remain in service for a couple more years. This roof supports the radiant solar heating equipment, so additional costs to remove and reinstate the equipment should be expected.

Finally, we believe that roof sections 1, 2, and 4 are the lowest priority items, but replacement should still be expected in the near future. These membranes generally appeared to show the least deterioration. It should be noted that roof section 2 was not accessible during our review and was only assessed using satellite imagery. We recommend inspecting this roof prior to deferring its replacement and identifying any necessary repairs. For these roof sections to remain in service for until the planned replacement, it is important that they are inspected annually and repaired as needed. Deferral of this maintenance may result in premature failure or leakage.

2.4.1 Replace Flat Roofing (Sections 7 and 10)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$582,685	$582,685	2025	25	Recurring	3	Forecasted

2.4.2 Replace Flat Roofing (Sections 5, 6, 8, 9, and 11)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$146,730	$152,306	2026	25	Recurring	3	Forecasted

2.4.3 Replace Flat Roofing (Section 3)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$620,449	$668,499	2027	25	Recurring	3	Forecasted

2.4.4 Replace Flat Roofing (Sections 1, 2, and 4)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$432,925	$484,178	2028	25	Recurring	3	Forecasted

3.1 DETECTION/ALARM

Description:

The building has a single-stage non-addressable fire alarm system that is monitored. The control panel was manufactured by EST, model Quickstart, and is in the main electrical room. A remote annunciator is located indoors at the main entrance.

The fire alarm system monitors smoke and heat detectors, supervised valves in the suppression systems, and manual pull stations at exits. Signaling devices (bells and visual strobes) are installed in 2004, based on visual appearance.

Emergency lighting is provided by battery-powered fixtures. There is no generator on site.

History of Repairs:

2004: Replaced fire alarm system, including panels and field devices, as part of major building renovation, based on visual appearance.

Condition / Recommendation:

The maintenance coordinator reports there have been no major issues with the system. The annual inspection report prepared by Troy Life3 & Fire Safety.

We could not confirm the age of the panel. Visually, we estimate it to be about 20 years old, installed at the time of the major building renovation. This type of equipment has a service life of about 20 years, with replacement usually driven by obsolescence rather than performance. As there have been no operational issues reported, we anticipate the panels can remain in service for a few more years. That said, as the panel is an electrical based system there is a risk of failure and that parts may not be available that may result in the need to replace the panels sooner. A budget for life cycle renewal is included.

The budget assumes that the panel will be replaced with a similar, compatible system, re-using the majority of the existing field devices and wiring. Further review is needed to confirm this. In some instances compatibility of devices results in the need for some component and/or wiring replacement. If the devices and wiring require replacement, the cost would be significantly higher than that shown.

Consideration could be given to upgrading to an addressable fire alarm systems that would identify the location of trouble and alarm signals more precisely than conventional zoned systems. These are becoming the standard. As the existing system is not addressable, upgrading to an addressable system would likely require replacement of all the wiring and devices. This is considered an upgrade and is not budgeted.

To maintain the system, minor repairs and individual component replacement, as identified by ongoing inspections, are expected to be completed as part of regular maintenance.

3.1.1 Replace Fire Alarm Panel

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$39,600	$42,667	2027	20	Recurring	3	Forecasted

3.2 SUPPRESSION

Description:

Suppression systems include a wet sprinkler system serving the interior areas. Sprinkler heads were fast-response type, where noted.

The dedicated incoming fire line is located in the basement boiler room. The incoming service is about 6 inches in diameter and is equipped with a 4 inch backflow preventer and various distribution valves to serve zones throughout the facility.

The kitchen has a wet chemical fixed fire protection extinguishing system for the kitchen hoods cooking appliances. The service records by Community Fire Prevention indicate the system was manufactured by Kiddie, with cylinder model WHDR-260.

Wall mounted fire extinguishers were noted in various service rooms and common areas.

History of Repairs:

2004: Installed fire suppression system as part of major building renovation, based on visual review.

Condition / Recommendation:

The maintenance coordinator reports no major problems with the suppression systems. A copy of the annual inspection/test report was not provided for our review; however, the equipment is tagged as having had its annual inspection.

Based on the age of the system (installed 2004) and absence of major deficiencies observed or reported, no major capital expenditures are expected within the report term. Repairs and replacement to some individual components should be expected (e.g. the backflow preventer, valves, piping, sprinkler heads, etc.). As such we have included a periodic repair allowance, with the first occurrence allowing for replacement of your backflow preventer. Actual timing and extent of work will likely be determined through the annual inspections.

After 25 years of service and every 10 years thereafter, a representative sample of sprinkler heads requires testing to verify they would perform as intended in a fire. A poor test result usually triggers general sprinkler head replacement. This testing is due in 2029. At this time we have assumed the majority of the sprinkler heads will remain in service for the term of this report.

The kitchen suppression system is a small system serviced by Community Fire Prevention. The 2025 service record indicates the system is in Good condition and that the most recent hydrostatic tests of the suppression cylinder was in 2014 and of the cartridge was 2016. Periodic testing, servicing and individual component replacement is assumed to be an ongoing maintenance activity. Based on age, some component replacement should be anticipated in the next few years. The cost of component replacement, if required, is not expected to exceed the capital threshold of this report.

Service records indicate that individual fire extinguishers are inspected annually and we understand extinguishers are replaced as needed as part of ongoing maintenance activities.

3.2.1 Repair Fire Suppression System - Allowance

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$11,609	2029	5	Recurring	3	Forecasted

4.1 EXTERIOR LIGHTING

Description:

Exterior lighting includes both wall-mounted fixtures, and individual lamps throughout the site.

The wall mounted fixtures are typically newer LED fixtures located along walkways and above doors.

The site lights included:
-Galvanized metal lamp posts in the parking lot with LED fixtures. Two lamp posts were about 12 ft tall while a third lamp post was about 30 ft tall.
- Two additional parking lot fixtures with LED lamps were mounted on wood electrical poles.
- The entrance walkway to the Recreation Centre was lined with seven bollard-style lamps and two painted lamp posts that were about 20ft tall.
- The sports fields have two lamp posts that are about 40ft tall. These lamp posts were not reviewed.

Condition / Recommendation:

The seven bollard-style lamps and the two painted lamp posts along the entrance walkway are older fixtures that appear to have been periodically repainted. The lamps inside appear to have been upgraded to LED. The poles appear weathered and a budget for eventual replacement of these lamp posts is included.

The other lamp posts throughout the site and the wall-mounted fixtures are expected to remain in service for the term of this report. Individual fixture replacement are assumed to be replaced as needed as a maintenance expense.

4.1.1 Replace Front Walkway Lamp Posts

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$14,400	$20,144	2034	30	Recurring	3	Forecasted

5.1 GENERAL HVAC

Description:

Ventilation to the interior areas is primarily provided by various air handling units. Many of these units supply heat via hydronic hot water heating coils supplied by a central heating plant and heat recovery systems integrated with the pool air handler dehimidification system.

Please refer to the individual sections below for further discussion.

5.2 CENTRAL HEATING PLANT

Description:

The central heating plant is located in the basement boiler room, accessed via the service corridor between the pool and fitness gym. The plant provides heating for the pool, the domestic hot water systems and the air handling unit reheat coils. The plant consists of three gas-fired boilers. Two of the boilers are newer high efficiency units, installed in 2024, manufactured by Viessman, and have a heating capacity of 3,000 MBH. The third boiler which is typically operated in stand-by mode, was installed in 2004, manufactured by Weil-McLean, and has a heating capacity of about 1,700 MBH.

Two expansion tanks to regulate pressure are installed with the central heating plant. Two addition expansion tanks are connected to the the domestic hot water system.

Various circulating pumps, mixing valves, heat exchangers and pot feeders for chemical treatment are provided to operate the heating plant.

History of Repairs:

2024: Replaced two of the boilers with high efficiency units.

Condition / Recommendation:

The maintenance coordinator reports that the two new boilers have been performing well, with only normal maintenance needs to date. It was reported that the low ceiling height in the boiler room presents challenges for servicing and maintaining these boilers; however, we understand the service contractor has been able establish procedures to complete the required work.

The two new boilers are expected to remain in service for 25 to 30 years, and in the absence of major reported problems, replacement is not anticipated within the report term.

The older (2004) boiler is operated as a stand-by / back-up boiler in the event of operational issues with the new boilers. The maintenance coordinator advised that with the increased heating capacity of the new boilers that the third boiler is no longer required. We understand there are no plans to replace the older boiler once it reaches the end of its service life. As such, we assume the third boiler will simply be decommissioned and removed once operational issues develop.

We noted four older pumps, circa 2004, of which one has had a motor recently replaced. Given the extent of the central heating plant we have included an allowance for periodic replacement older components recognizing you will continue to replace components on an as needed basis. We assume repairs and replacement of components associated with the newer boilers, along with the smaller distribution components such as smaller pumps, filters and mixing valves, will be completed as needed part of regular maintenance.

The two expansion tanks serving the central heating plant were replaced in 2025. A budget for future replacement is included, along with the two domestic hot water expansion tanks as well.

5.2.1 Replace Central Heating Pant Components - Allowance (2 Pumps per Cycle)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$10,380	2026	4	Recurring	3	Forecasted

5.2.2 Replace Expansion Tanks

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$16,000	$32,499	2044	20	Recurring	3	Forecasted

5.3 AIR HANDLING-DEHUMIDIFICATION UNIT - POOL AREA

Description:

The pool air handling unit, AHU1, is a ventilation and dehumidification unit manufactured by Dectron. The unit, located on the roof, is equipped with a heat recovery ventilator, integrated with two heat pumps (HP1 and HP2) located within the penthouse mechanical room to provide supplemental heating to reheat coils within the air distribution system ductwork for various parts of the recreation centre.

The Dectron unit and heat recovery ventilator were installed in 2004, The unit is equipped with supply and return air fans, rated at 25 Hp each, various dampers, mixing boxes and filter sections, and refrigeration coils connected to the heat pumps. Ductwork for the pool is a combination of sheet metal and fabric dust socks.

An energy upgrade in about 2012 included the installation of the two water-to-water heat pumps HP1 and HP2, manufactured by FHP Manufacturing (Aquarius model WW240), containing R-410A refrigerant. The heat pump system includes glycol storage tanks and expansion tanks as part of the heat recovery loop.

History of Repairs:

2004: Installed AHU1 and heat recovery ventilator as part of the major building renovation.

2012 (estimate): Installed the heat pumps HP1 and HP2, as part of an energy efficient upgrade.

Condition / Recommendation:

The pool air handling unit was operational at the time of our review; however, a visual review of the interior of the air handler identified extensive corrosion of the casing and frame. The maintenance coordinated indicated there have been significant repairs to the floor panels and that mechanical components are replaced as needed in an effort to continue to operate the unit. That said, the interior condition and ongoing operational issues indicate AHU1 along with the heat recovery ventilator on top of the unit will require replacement in the near future. A replacement budget is included; however, this budget should be considered preliminary as the overall project cost can change significantly depending on the complexity of the new system design.

Heat pumps HP1 and HP2 are about 12 years old and have an expected service life of 20 to 25 years. These units operate on R-410A refrigerant, which is a hydrofluorocarbon (HFC)-based refrigerant. In 2021, the EPA released a plan to phase out HFC-based refrigerants, based on the American Innovation & Manufacturing (AIM) Act, due to their global warming potential. The plan includes a phase-out of R-410A in new A/C equipment by 2025 and an 85% reduction in HFC production by 2036. Like with the previous R-22 phase-out, this is expected to make R-410A refrigerant less available and more expensive, although the extent of these changes is not yet known. Refrigerant is needed to top-up equipment where some has been lost due to repairs or leaks. As such, the phase-out is expected to affect mainly older equipment with greater repair needs. Based on the age of the equipment, escalating repair needs should be expected within the next 10 years. The cost of these repairs is likely to be affected by the phase-out of R-410A, and we assume continued repairs will eventually become cost-prohibitive. We have budgeted for eventual heat pump replacement.

No concerns with the reheat loop and glycol storage tanks were noted. There are four reheat coils which will eventually require replacement, therefore a replacement budget is included scheduled to coincide with replacement of the heat pumps. We anticipate the remainder of the reheat loop and glycol systems will continue to be maintained throughout the report term, with components replaced as needed, paid for as a maintenance expense.

The dust socks serving the pool air distribution system will require replacement. The timing and cost is difficult to predict, therefore we have aligned the timing and costs with the information noted in the capital plan provided by the maintenance coordinator. The remaining sheet metal ductwork is not expected to require major capital expenditure within the term of this report.

5.3.1 Replace Pool Air Handling/Dehumidification Unit (AHU1)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$850,000	$882,300	2026	25	Recurring	3	Forecasted

5.3.2 Replace Heat Pumps - HP1, HP2

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$46,080	$62,100	2033	20	Recurring	3	Forecasted

5.3.3 Replace Reheat Coils (4)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$40,000	$53,906	2033	N/A	One time	3	Forecasted

5.3.4 Replace Pool Dust Socks

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$100,000	$139,887	2034	15	Recurring	3	Forecasted

5.4 AIR HANDLING UNIT(S) - REMAINDER OF FACILITY

Description:

The remainder of the facility is ventilated by two Sheldons indoor air handling units, two Engineered Air exterior roof mounted air handling units, and one McQuay ground level exterior mounted air handling unit. These systems are described as follows:

The mechanical penthouse situated on the second floor, between the pool and fitness gym areas, contains the two indoor air handling units manufactured by Sheldons, referred to AHU2 and AHU3. These units were manufactured in 1974 and contain 5 hp motors which we believe were replaced in 2004. These units provide heating and ventilation to east and west portions of the building. Heating is provided via reheat coils with hot water supplied from the central heating plant along with some heat recovery provided by the pool air handling dehumidification unit.

Roof-top air handling units AHU4 and AHU5 were manufactured in 2004 by Engineered Air (model DJE-40) and are equipped with gas-fired heating (no cooling). AHU4 serves various interior areas such as the seniors lounge and amenity rooms, while AHU5 is dedicated to the fitness gym.

Air handling unit AHU6 is located outside, on the raised landing behind the pool area. This unit provides ventilation and cooling (no heating) to the basement pool mechanical room (also referred to as the pool filter room). This unit was manufactured by McQuay in 2004.

History of Repairs:

2004: Overhaul of existing indoor AHU2 and AHU3, and installation of the outdoor air handling units AHU4, AHU5 and AHU6 as part of the major building renovation.

Condition / Recommendation:

The air handling units were operating at the time of our site review. The maintenance coordinator reports that the AHUs have been performing well, with only normal maintenance needs to date. Visually, we note no major issues.

AHU2 and AHU3 are indoor units, where their original casing and ductwork was installed circa 1974; however, various components such as motors were replaced in 2004 and other components have been replaced on an as-needed basis. As these built-up unit is located indoors, the budget assumes the internal components will continue to be rebuilt throughout the term of this report. We have included budgets to phase the overhaul these units, replacing the dampers, and fan motors etc.. A separate budget is also included to replace the heating coils within the air handling unit ductwork, scheduled to replace about 50% of the heating coils with each air handling unit overhaul. The actual timing of this work should be considered preliminary pending a more detailed operational assessment and review of concealed components such as the heating coils by your service contractor.

The two roof-top air handling units (AHU4, AHU5) are exposed to weathering. In the absence of major reported problems, they have an expected service life of about 25 years at which point the units are replaced rather than overhauled. The replacement budget provided does not allow for upgrading these units to incorporate cooling.

Air handling unit AHU6 was noted to have significant corrosion within the enclosure, likely attributed to exposure to chemicals form the pool mechanical room below. Given its current condition, we recommend planning for unit replacement in the next few years. The replacement budget provided includes a small premium for corrosion protection.

Periodic repairs and some component replacement to the outdoor the air handling units should be expected in order to achieve this service life, with the cost of this work assumed to be a maintenance expense.

5.4.1 Replace Air Handling Unit - AHU6

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$88,500	$95,354	2027	25	Recurring	3	Forecasted

5.4.2 Overhaul AHU2 and AHU3 - Allowance

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$36,000	$40,262	2028	5	2	3	Forecasted

5.4.3 Replace Heating Coils (12 per occurence)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$52,800	$59,051	2028	5	2	3	Forecasted

5.4.4 Replace Two Air Handling Units - AHU4, AHU5

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$147,500	$171,231	2029	25	Recurring	3	Forecasted

5.5 VENTILATION/EXHAUST SYSTEM

Description:

Various supply, relief and exhaust fans are provided throughout the building. The HVAC equipment inventory provided for our review indicates two supply fans serving the elevator mechanical room and the boiler room, nine exhaust fans serving washrooms, change rooms, offices, amenity rooms and storage rooms, and eight relief fans. The fans accessible for review appeared to have been installed in 2004 and ranged in capacity from about 0.3hp to 5hp.

On the roof there are 4 air balancing boxes containing louvers controlled by electronic actuators (no fan component). The units ventilate the pool area.

History of Repairs:

2004: Ventilation and exhaust fans installed as part of the major building renovation, based on visual review.

Condition / Recommendation:

A complete review of these smaller HVAC components was beyond the mandate of this report. Where checked, the fans appear to have been installed in 2004 and no operational concerns were noted or reported by the maintenance coordinator.

The roof-top air balancing boxes were in good condition, made of galvanized metal enclosures and aluminum louvers. A small amount of rust staining was noted which can be addressed through touch-up painting as part of ongoing maintenance activities.

These smaller fans and simple actuator based ventilation dampers are expected to be maintained and replaced on an as-needed basis. Given there are about 20 ventilation fans in the facility, we have included a general replacement budget after 30 years of service. Actual timing of replacement will depend on performance and there is generally minimal benefit to actually replacing all the fans as single project, unless coordinated as part of other projects such as roof replacement, or interior renovations.

5.5.1 Replace Ventilation Fans and Air Balancing Boxes

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$70,000	$97,921	2034	30	Recurring	3	Forecasted

5.6 CONTROL SYSTEM

Description:

A building automation system (BAS) with direct digital control (DDC) actuation monitors and controls the operation of the HVAC systems and Central Heating Plan. Documentation indicates these systems primarily include the pool water heating system, solar heating system, boiler plant, air handlers, dehumidifier, heat recovery systems and other heating systems.

The BAS is operated from a work station that is equipped with the "enteliWEB" networked remote access system. The system is serviced by ITC. Seven control panels were noted in the following locations:
- Basement boiler room, primarily controlling boilers and pumps etc.
- Basement pool filter room, primarily controlling pumps and AHU6
- Main electrical room, primarily controlling AHU5
- Janitors room on main floor, primarily controlling reheat zones
- Maintenance office on main floor, primarily controlling AHU4
- Mechanical penthouse (fan room), primarily controlling AHU 2 and AHU3
- At roof level, primarily controlling AHU1

History of Repairs:

2019: BAS system upgrades, designed by Rocky Point and implemented by ITC, as indicated by design documents.

Condition / Recommendation:

The BAS is reported to be in serviceable condition and is maintained by ITC. The maintenance coordinator reports no issues maintaining the DDC system.

The existing system is reasonably modern and appears to be upgradable. An allowance is included after 20 years of service to upgrade portions of the BAS to keep pace with changing technology, including software and head end system upgrades, and partial point/device replacements. When replacing major HVAC components such as the pool air handling unit it may also be necessary to upgrade a portion of the DDC system. Allowances for the DDC system integration are included in the HVAC component replacement budgets.

Over time, inefficiencies or poor operating practices can creep into the control systems setpoints and sequencing. We recommend periodically allowing for re-commissioning the HVAC equipment and controls to review the overall operation of the systems and identify energy saving opportunities. The study allows for the review only. Identified projects would presumably either be maintenance-type in nature (adjustments) or would have a pay-back that would be considered separately.

Lighting systems are not controlled by the BAS. Consideration could be given to adding lighting controls to improve energy efficiency. A budget for this discretionary upgrade is not included.

5.6.1 Recommissioning HVAC Systems

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$11,609	2029	10	Recurring	3	Forecasted

5.6.2 Renewal of Building Automation System - Allowance

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$120,640	$195,910	2038	20	Recurring	3	Forecasted

5.7 HEAT PUMPS

Description:

Six heat pumps (HP#) were noted during our review, described as follows:

HP1 and HP2 are associated with the pool HVAC systems and are discussed in the "Air Handling-Dehumidification Unit - Pool Area" section of this report.

HP3 is reported to take heat from the main pool in the winter or the solar collection system in the summer and will cycle to maintain the domestic hot water storage tank temperature. The unit was manufactured by FMP Manufacturing and was installed in 2015.

HP4 was located in, and provides cooling to, the basement pool filter room. The unit was manufactured by FMP Manufacturing and was installed in 2015.

HP5 is located in the pump room to reclaim heat for use in the swirl pool. The unit was manufactured by FMP Manufacturing and was installed in 2015.

HP6 was located in the basement boiler room to reclaim heat from the room and return it to the main pool. The unit was manufactured by FMP Manufacturing and was installed in 2015.

History of Repairs:

2015 (estimate): Installed heat pumps HP3 through HP6, as part of energy efficiency improvements.

Condition / Recommendation:

No operational concerns were noted or reported with heat pumps HP3 through HP6; however, HP3 was not in operation as it is connected to the solar collection system which is not currently operational.

Theses heat pumps are about 9 years old and have an expected service life of 20 to 25 years. These units operate on R-410A refrigerant, which is a hydrofluorocarbon (HFC)-based refrigerant. In 2021, the EPA released a plan to phase out HFC-based refrigerants, based on the American Innovation & Manufacturing (AIM) Act, due to their global warming potential. The plan includes a phase-out of R-410A in new A/C equipment by 2025 and an 85% reduction in HFC production by 2036. Like with the previous R-22 phase-out, this is expected to make R-410A refrigerant less available and more expensive, although the extent of these changes is not yet known. Refrigerant is needed to top-up equipment where some has been lost due to repairs or leaks. As such, the phase-out is expected to affect mainly older equipment with greater repair needs. Based on the age of the equipment, escalating repair needs should be expected within the next 10 to 15 years. The cost of these repairs is likely to be affected by the phase-out of R-410A, and we assume continued repairs will eventually become cost-prohibitive. We have budgeted for eventual heat pump replacement.

5.7.1 Replace Heat Pumps (HP3 through HP6)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$53,360	$77,480	2035	20	Recurring	3	Forecasted

5.8 TERMINAL UNITS

Description:

Various terminal units provide supplementary heating throughout the facility. We noted wall-mounted hot water radiators in the entrance/exit vestibules with heat supplied by the central heating plant, and a small ceiling hung electric heater in the workshop.

Condition / Recommendation:

No operational concerns were noted with the terminal heating units. We assumes these components will continue to be maintained, and components replaced, on an as-needed basis. No major capital expenditures related to these components are anticipated within the term of this report.

6.1 DOMESTIC WATER HEATING AND STORAGE SYSTEMS

Description:

The central heating plant boilers, supplemented by a roof-top solar heat recovery system (when operational), provides domestic hot water heating. A simple heat exchanger is provided on the central heating loop. The solar system consists of a network of piping on the main roof area over the pool, equipped with a simple pump located in the basement boiler room. The solar heat recovery system can also provide heat to the main pool.

The primary domestic hot water storage tank is a large metal tank that was installed in 1974. The data tag was not visible, but given the age and configuration the tank may be concrete lined. The maintenance coordinator indicated the insulation wrap on the tank was likely installed in 2004 at the time of the major renovation.

The solar system includes a large metal solar "soak" tank along with 4 smaller plastic tanks, all located in the boiler room.

History of Repairs:

2013 (estimate): Installation of the solar heat recovery system and related components (tanks, heat exchangers etc.), based on date on the heat exchangers.

Condition / Recommendation:

The existing domestic water heating system is likely somewhat inefficient due to the extreme size of the storage tank and the fact the smaller solar tanks are not insulated. The condition of the large metal domestic water tank is also unknown and there were no records of past condition assessments for our review. We recommend an investigation be completed to assess the interior condition of the large metal tank and to evaluate possible alternative designs at the time of replacement. In some instances these metal tanks are concrete lined, requiring periodic replacement of the lining. While there are no reported problems with the large storage tank, given its age (installed 1974), we have budgeted to replace the tank in the next few years. No allowances are included for possible hazardous materials such as asbestos which may exist if portions of the insulation or lining are original. The heat exchanger is newer (2013) and its replacement is not expected until after a typical service life of about 20 years. Budgets for heat exchangers are included in the "Pool Specialty Systems" section of this report.

The solar heat recovery system was not in operation at the time of our review. The maintenance coordinated indicated that cracked pipes during cold weather require repair before the system can be returned to operation. Its was unclear as to whether or not there is a desire to repair the existing system. Repairs, if undertaken are assumed to be handled as a maintenance expense. It should be noted that the system will need to be removed to facilitate replacement of the pool roof area in the next few years. Pending further energy related evaluation, we have included a placeholder budget to renew portions of the solar system, scheduled to coincide with the roof replacement.

6.1.1 Replace Domestic Hot Water Storage Tank

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$45,000	$46,710	2026	20	Recurring	3	Forecasted

6.1.2 Renew Solar Heat Recovery System

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$41,300	$44,498	2027	20	Recurring	3	Forecasted

6.2 DOMESTIC WATER SYSTEMS

Description:

The domestic cold water incoming line is 8-inch in diameter, located in the basement boiler room. A 4-inch backflow preventer is installed on the main incoming line. Oher smaller backflow preventers are installed throughout the facility, such as the the boiler supply line, pool water supply line, and the kitchen.

The domestic water distribution piping was copper, where checked.

History of Repairs:

2011: Installed backflow preventer on domestic water line, based on inspection tag.

Condition / Recommendation:

No major issues or leaks were reported for the domestic water piping. The maintenance coordinator reported no problems with water flow or pressure. Based on the age of the piping, which appears to have been installed in 2004 at the time of the major renovation, and the reported absence of problems, full replacements is not expected to be needed within the report term. We assume isolated pinhole leaks will be addressed as part of ongoing maintenance.

The main domestic water backflow preventer will likely require replacement, therefore a replacement budget is included.

The distribution piping, mixing valves, balancing/control valves, and smaller backflow preventers are also likely to require replacement within the report term; however, the timing of these items is difficult to predict, and individual component replacement is not expected to exceed the capital threshold of this report. Therefore we have not budgeted for general replacement of the domestic water distribution components.

A review of interior finishes, fixtures and operation equipment was beyond the mandate of this report, therefore our report excludes the kitchen, washroom and changeroom fixtures as well as the drinking water fountains.

6.2.1 Replace Domestic Water Backflow Preventer

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$15,072	2036	25	Recurring	3	Forecasted

6.3 POOL SPECIALTY SYSTEMS

Description:

A specialist review of the pool operational equipment was beyond the mandate of this report. Our cursory visual review of the site and documentation provided identified the following primary pool mechanical systems located in the basement pool filter room:

- water line for pool operations is a branch from the main water service line, equipped with a double check valve backflow preventer.
- Piping distribution, primarily plastic
- Six sand filters (fiberglass tanks, 5 large and 1 smaller).
- Four UV filters, one for each pool (two assumed about 2010 installations or older, and two appeared newer about 2020.
- Two chemical tanks with electronic feeders
- Heat exchangers (about 9 noted in pool filter room of various sizes, plus 2 additional heat exchangers noted in boiler room). Heat exchanger installation dates ranged from about 2010 to 2024, based on visual review. Most heat exchangers are plate and frame type, with the domestic water heat exchanger being a shell and tube type.
- Extensive network of circulation and jet pumps
- PH and ORP (Oxidation-Reduction Potential) monitoring systems are provided for each of the four pools.
- Maintenance components such as multiple pool skimmers.

A steam generator for the steam room is located in the adjacent dry chemical storage room. The steam generator is electric, rated at 27,000W, 575V (model SG-27).

The sauna has an electric heater.

History of Repairs:

2022: Replaced the two sand filters serving the main pool, cost $50,000, as reported in questionnaire.

2022: Replaced the two UV filters serving the Tots pool and main pool, cost $25,000, as reported in questionnaire.

2024: Replaced five heat exchangers (all the heat exchangers for the four pools (plate and frame type) and the building heat exchanger (shell and tube), as reported in questionnaire.

2024: Rebuilt steam generator (occurs approximately every 5 years), cost about $3,000, as reported by maintenance coordinator.

2025: Sauna renovated including new electric heater, as reported by the maintenance coordinator.

Condition / Recommendation:

The pool equipment requires continuous monitoring and rigorous maintenance practices to comply with health regulations. The maintenance coordinator indicated that on-site staff perform regular maintenance and monitoring, while the service contractor, ITC, typically provides more extensive repair work such replacement of components such as pumps or controllers. Smaller components such as valves and individual controllers are assumed to be paid as an ongoing operational expense, therefore budgets for these components are not included. Larger components that have capital expenditures identified in the plan are discussed below.

We understand that two of the sand filters are scheduled for replacement in August 2025 (the small tank and the one beside it that needs to be removed in order to facilitate removal of the smaller tank). The rest of the sand filters were reported by the maintenance coordinator to be newer and typically last about 10 years. We have allowed for phased replacement of the sand filters.

The UV filters also range in age, with two installed in about 2010 and the other two installed in about 2020. The plan allows for replacing two of the UV filters every 8 years so they are replaced on a 16 year cycle.

The heat exchangers range in installation dates from about 2010 to 2023. An allowance for phased replacement of the heat exchangers is included assuming you would not replace all components as a single project.

Due to the extensive number of pumps there is relatively frequent pump or impeller replacements or rebuilds. An annual allowance pumps is included based on the recurring capital expenses identified by the maintenance coordinator in your existing capital plan.

The PH and ORP monitoring systems are relatively costly to replace, therefore a budget is included as indicated in the existing capital plan provided by the maintenance coordinator. We understand the existing monitors are operating well and expected to remain in service for several years.

No operational concerns were noted or reported with the sauna electric heater or the steam room steam generator. These components are expected to be replaced (sauna heater), or rebuild (steam generator) as needed with the cost not expected to exceed the capital threshold of this report.

6.3.1 Replace Sand Filters (2 per cycle)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$55,000	$55,000	2025	3	Recurring	3	Forecasted

6.3.2 Replace Pool UV Filters (2 per cycle)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$92,000	$102,892	2028	8	Recurring	3	Forecasted

6.3.3 Replace Heat Exchangers (3 per cycle)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$45,000	$54,225	2030	5	Recurring	3	Forecasted

6.3.4 Replace or Rebuild Pool Pumps - Allowance

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$21,000	$21,798	2026	1	Recurring	3	Forecasted

6.3.5 Replace Pool PH and ORP Monitors

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$18,000	$26,136	2035	15	Recurring	3	Forecasted

6.4 DRAINAGE SYSTEMS

Description:

The sanitary system consists of plumbing fixtures and drains connected to drainage piping below the floor slabs that discharge to the municipal sanitary services line.

The storm drainage system controls rainwater runoff for the site. The roofs are drained by stacks that discharge directly to the below-grade storm system.

The following sump pits were noted:
- Basement level washroom (adjacent the Teen Centre), consisting of simple pump with float control and a high water level alarm.
- Basement level staff room closet (adjacent the Teen Centre), containing a simple sump pump with float control (no high water level alarm). This was reported to be a back-up sump pump to the one in the washroom.
- Basement boiler room, main sump containing duplex pump system with electronic controller, and a secondary sump in same room containing a simple pump with float control (no high water level alarm).
- Basement pool filter room, containing duplex pump system with electronic controller.

Where viewed in service rooms the piping is a combination of cast-iron and PVC. The type of buried drainage piping could not be confirmed.

History of Repairs:

2004: Sump pumps installed during major building renovation.

Condition / Recommendation:

No problems with the drainage system were reported to us during our review and interview. There was no history of past servicing of the sump pump systems and drainage pits. We suspect most of the sump pumps are now 20 years old. In addition, the condition of the buried and concealed piping cannot be evaluated visually. We recommend servicing all the sump pumps/pits and having the drains flushed and scoped routinely. This maximizes the service life of the piping and also helps identify repair needs. We assume this will be done as part of ongoing maintenance.

Small pumps are expected to be replaced, when required, with costs expected to be below the capital threshold. We have budgeted to replace the main duplex sump pumps and controllers in the boiler room and pool filter room once they reach 25 years of age. Actual timing should be determined during your next service.

Some of the smaller sump pumps are not equipped with high-water-level alarms, and we recommend installing them. The cost is not expected to exceed the capital threshold, so no budget is provided.

General replacement of the drainage distribution piping is not anticipated during the term of this report. We recommend planning for local piping replacement at the time of interior renovations to washrooms/changerooms etc.

6.4.1 Replace Duplex Sump Pumps and Controllers (Boiler and Pool Filter Rooms)

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$14,000	$16,252	2029	25	Recurring	3	Forecasted

7.1 ELECTRIC SUPPLY AND DISTRIBUTION

Description:

The main electrical service is supplied via an outdoor BC Hydro pad mounted transformer.

The main electrical room is situated off the service corridor between the pool and fitness gym. This room contains the following electrical distribution systems:
- BC Hydro meter,
- Main switchgear unit, manufactured by Square D, rated at 1800A, 600V. This unit contains distribution breakers serving the transformer (300A), Panel HA (400A), Panel SDC-A (400A) and the steam generator (50A),
- Transformer, rated at 300KVA, stepping down the 600V service to 120/208V,
- Distribution panelboard, panel SDC-B, rated at 1200A, 600V,
- Smaller distribution panels, labelled LC and LD, each rated at 225A, 120/208V, and
- Energy controllers by Quadlogic and Pulse.

Other electrical distribution systems are situated throughout the facility, including:

Penthouse mechanical room with the following equipment serving the HVAC systems:
- two distribution panels rated at 225A, 120/208V,
- a larger distribution panel rated at 400A, 600V for the larger HVAC systems, and
- various motor starters.

Basement boiler room with the following electrical systems serving the heating and domestic water systems:
- Three distribution panels, rated 225A, 120/208V, and
- Various motor starters and pump disconnect switches.

Basement pool equipment room with the following electrical systems serving the pool:
- Two large distribution panels, rated at 600A, 600V,
- One smaller distribution panel, rated 225A, 120/208V, and
- Various motor starters and pump disconnect switches.

Corridors and smaller service rooms have various smaller distribution panels, typically rated 225A, 120/208V.

The basement workshop contains an old disconnect switch, rated 200A, 600V, presumably serving the gymnasium roof-top air handling unit (noted confirmed on site).

On the roof there is also a 200A, 600V disconnect switch serving the pool dehumidification unit.

Where seen, the wiring is copper.

History of Repairs:

2004: Majority of electrical systems replaced as part of the major building renewal.
2008: Main electrical switch on the main switchgear was serviced, based on service tag.

Condition / Recommendation:

No problems with performance or service capacity were reported by the maintenance coordinator.

The majority of the electrical systems are only 20 year old. Major electrical equipment has an average service life of 40 to 50 years or more. Given the age of the electrical equipment, we do not anticipate any major capital renewal within the report term.

Some capital expenditures are likely to be needed for some of the individual components such as motor starters and pump disconnect switches as these components often have a shorter service life than standard electrical distribution panels. The scope and timing of such work is difficult to predict. Based on age, we have included an allowance to periodically replace about 10 of these smaller components. Other replacement of smaller panels and individual components may also be needed, but we expect the costs to be below the capital threshold and undertaken as part of ongoing maintenance activities by your in-house electrician.

The disconnect switch located on the roof, serving the pool dehumidification unit, is weathered. We assume this switch will be replaced as part of the upcoming pool dehumidifier replacement project.

The disconnect switch located in the basement workshop is old (pre-dates the 2004 renovation) and we were unable to confirm the equipment it services. We recommend your electrician review and replace this switch, if needed.

Some of the older electrical conduit in the boiler room (those that likely predate the major building renovation in 2004) are corroded. We have included a small allowance for conduit replacement within the electrical repair allowance.

We recommend that all panels and equipment be thermally scanned every few years to identify hot spots that require repair. The maintenance coordinator was not aware of any past thermographic scans, therefore we recommend obtaining one within the next year. The scans and related repairs found to be needed (assuming minor tightening, etc.) are assumed to be a maintenance expense.

7.1.1 Replace Electrical Components - Allowance

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$30,000	$31,140	2026	5	Recurring	3	Forecasted

7.2 LIGHTING

Description:

The majority of the interior lighting consists of LED lamps. A few service rooms were noted to contain older fluorescent lamps. Lighting systems generally include:

- Decorative ceiling hung fixtures in the lobby, atrium area and fitness gym area (circular lamps, high-bay LED lamps, and architectural accent lights).
- Mix of pot lights and ceiling mounted 4ft tube fixtures in corridors and some amenity rooms, with other amenity rooms having the modern LED panel fixtures.
- 4ft tube fixtures in the gymnasium and pool areas.

The lighting is manually controlled by individual fixtures. A few motion sensor type switches were noted in service rooms. No central lighting control systems were noted.

History of Repairs:

2018-2022: Majority of interior lighting upgraded to LED, cost $60,000, as reported by the maintenance coordinator.

Condition / Recommendation:

No interior lighting concerns were noted. The new LED lamps and existing fixtures are not expected to require general replacement within the term of this report. Ongoing lamp replacements should be expected, with the cost assumed to be a maintenance expense.

The majority of the lighting controls are simple on/off switches. Consideration could be given to upgrading the controls to integrate with a modern building automation system, and installing occupancy sensors to improve energy efficiency. As these upgrades are discretionary budgets are not provided.

8.1 ELEVATORS

Description:

The building has a two stop hydraulic elevator, serving all levels. The elevator cab is finished with melamine panels and vinyl tile flooring. The elevator was manufactured by Magil Corporation.

History of Repairs:

2004: Installed elevator, per manufacturer data tag.

Condition / Recommendation:

The elevator is maintained by Thyssen Krupp. The elevator service logs indicated that the elevator is not serviced monthly, and appears to be serviced about every 3 moths. Additionally, there was no emergency phone present in the casing. Elevators are required to be serviced monthly in British Columbia and must have an emergency phone. According to the maintenance logs, the elevator has been operating well, with no special call backs or oil loss reported.

All buried hydraulic cylinders are at risk of rupture resulting from corrosion. Based on the age of the elevator, the buried cylinder is likely encased in a PVC liner, sheathing the entire buried surface of the cylinder from exposure to the surrounding soil. This cylinder should have an approximately 40 to 50 year service life before replacement becomes necessary.

Buried cylinders have failed catastrophically in some buildings, causing serious injury. It is important to note, however, that in all instances, the failure was preceded by a history of unaccounted oil loss. It is therefore critically important that maintenance personnel clearly scribe appropriate oil levels on the equipment and diligently monitor for unaccounted oil loss. Upon encountering unexplained oil loss, the elevator should be immediately taken out of service and the provincial safety authorities advised.

The elevator controls and hardware are about 20 years old. Based on the age, modernization of the system is likely to be required within the report term, therefore a budget to modernize the hydraulic elevator such as the major controls, door operators, etc. has been included. Replacement of the hydraulic cylinder is not expected to be required within the report term.

8.1.1 Modernize Elevator

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$106,375	$128,182	2030	N/A	One time	3	Forecasted

SCOPE OF WORK

AUTHORIZATION

This report was prepared at the request of Steve Knoke, Director of Parks and Recreation Services for the Township of Esquimalt, as a capital plan for the property.

MANDATE

Our scope of work is in general conformance with the ASTM Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment (ASTM E2018-15) with specific exceptions.
- We considered a higher capital threshold than is recommended by the Standard to better align with the scale of the building and typical management objectives;
- We did not make requests to building and fire officials for outstanding work-orders or violations on file; we believe this is part of your legal due diligence;
- We make no comment on requirements of the Americans with Disabilities Act (an American standard which does not apply here) or any RBQ or NBC of Canada barrier-free provisions as these generally apply to new construction only;
- We make no comment on seismic or flood plain risks; and
- We did not review rent roll, lease agreements, zoning or other documents related to the business operations at the site.

The purpose of this report is to provide a general indication of the present physical condition of the building(s) with respect to easily visible portions of the structure; enclosure; site work; mechanical, electrical, and plumbing systems; active fire safety systems; and elevating devices. Passive fire safety systems (e.g., fire containment and egress), and interior finishes, furniture, and tenant equipment, are specifically excluded from our mandate. We were to record deficiencies or conditions noted during a single visual walk-through review that, in our opinion, will likely require Capital expenditures by the Owner over the next 20 years. Capital expenditures are defined as expenditures that are expected to exceed an annual threshold of $10,000 per building, and are not normally associated with routine maintenance.

Our opinions of cost, assume a prudent level of ongoing maintenance. It is not within our mandate to check the adequacy of existing maintenance practices, or confirm that all mandatory system tests and inspections have been completed (e.g., annual fire alarm testing). In the course of our review, we may identify some maintenance-type issues, but this should not be seen to indicate that a maintenance audit has been completed.

Our mandate was to complete a visual walk-through survey of items, components, and systems that are conspicuous, patent, and that may be observed visually during the walk-through survey without intrusion, removal of material, exploratory probing, and the use of special equipment or design calculations. Therefore, concealed physical deficiencies and design inadequacies are specifically excluded from our mandate. Our interviews of building personnel attempt to uncover known concerns at the property, but we cannot attest to the integrity or knowledge of the interviewees, nor can this process, or the scope of work in its entirety, be considered technically exhaustive or be considered to eliminate all risks related to owning this property. Only conditions actually seen during examination of representative samples can be said to have been assessed, and comments on the balance of the conditions are assumptions based upon extrapolation.

Our mandate does not include an exhaustive review of visible conditions against all code, property standards by-law, or other legislative requirements that existed at the time of construction, or that may retroactively apply, including Human Rights Code violations. During our review patent concerns may be identified such as adequacy and acceptability of guards (stairs, retaining walls, etc.), window opening restrictors, daytime light levels in corridors, stairs, and garages, elevator

equipment guarding, and backflow preventers or other potential compliance concerns. The inclusion of these findings in the report does not imply or infer that an exhaustive review has been completed.

Our mandate is to provide opinions of probable costs that reflect the repair strategies that we foresee and should be considered preliminary budgets only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors. We cannot guarantee the actual age of equipment, apparent maintenance practices, or the service lives that we have predicted. Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate. There can be no assurance that this forward-looking information will prove to be accurate, as actual results and future events could differ materially from those anticipated. Accordingly, readers should not place undue reliance on forward-looking information. Typically further investigation and design will be needed to firm up construction budgets and timing for any significant projects.

In selecting repair strategies, we try to select strategies to match the client's business strategy for the building, when this is communicated to us. In many circumstances, more or less conservative repair approaches could be selected. Our opinions of costs apply only to the strategies described in our report.

Our review was intended to identify conditions resulting from past and current uses. Additional evaluation may be required if a change of use, renovations or additions are anticipated.

Our work is subject to the terms, conditions and limitations referenced in the General Terms and Conditions issued at the time of engagement.

SURVEY METHOD

WSP reviewed the building structure; the building envelope; the site lighting; active fire safety systems; and mechanical, electrical, and plumbing systems. The site visit was completed on June 13, 2025.

Our field observers were Reid Thompson and Kevin Grasty. Sonia Tsang from WSP completed an Energy Audit at the same time as our review. The report was prepared and reviewed by Reid Thompson and Kevin Grasty of WSP.

The survey consisted of a visual review of samples of the following:

- the exterior walls and windows from ground level; sample locations from roof level; and from interior areas where possible;
- the roofs;
- service areas;
- common areas;
- the parking area; and
- the perimeter site.

Our review of the elevators excluded access to the pits and hoistways.

INFORMATION PROVIDED

Dan Henderson (Manager of Facilities) and Kurt Reed (Maintenance Manager) from the Township of Esquimalt answered our questions about the history of performance of the various systems, described existing capital plans, etc., and accompanied us during our site visit.

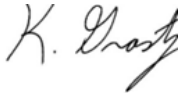
A questionnaire was issued to the Owner requesting information regarding known problems, past repairs, etc. The information received was reviewed, and included in the report.

The following reports/documents were provided:
- Parks and Recreation Esquimalt Capital Plan 2025;
- Esquimalt Parks and Recreation Master Sheet;
- Roof Asset Management Plan, completed by Garland Canada Inc., dated May 7, 2024;
- Fire Inspection Report, completed by Esquimalt Fire Rescue, dated July 7, 2023
- Documents pertaining to the Direct Digital Control System;
- Various floor plans and additional inspection reports.

PROJECT TEAM

We trust that this report addresses your requirements. Should you require clarification, please contact the undersigned.

Respectfully submitted,
WSP Canada Inc.

NAME	TITLE	DATE	SIGNATURE
Reid Thompson, EIT	Building Sciences Consultant	16 Dec 2025	
Kevin Grasty, P.Eng., LEED AP	Property Condition Report Reviewer	16 Dec 2025	

LIMITATIONS

WSP Canada Inc ("WSP") prepared this report solely for the use of the intended recipient, Township of Esquimalt, in accordance with the professional services agreement. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

Only the specific information identified has been reviewed. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Therefore, this work does not eliminate uncertainty regarding the potential for existing or future costs, hazards, or losses in connection with a property. We can perform further investigation on items of concern if so required.

Applicable codes and design standards may have undergone revision since the subject property was designed and constructed. Unless specifically included in our scope, no calculations or evaluations have been completed to verify compliance with current building codes and design standards.

Unless otherwise agreed in writing by WSP, the Report shall not be used to express or imply warranty as to the suitability of the site for a particular purpose. WSP disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions or costs.

WSP is not responsible for, or obligated to identify, mistakes or insufficiencies in the information obtained from the various sources, or to verify the accuracy of the information.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

WSP is not investigating or providing advice about pollutants, contaminants or hazardous materials. The Client and other users of this report expressly deny any right to any claim against the Consultant, including claims arising from personal injury related to pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.

Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors.

Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

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This limitations statement is considered an integral part of this report.

PHOTOS

Photo #1: North Elevation

Photo #2: East Elevation

Photo #3: South Elevation

Photo #4: West Elevation

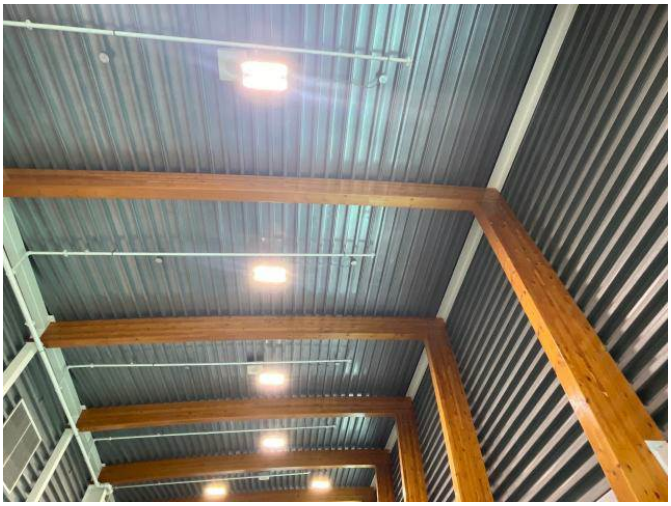

Photo #5: Structure - Mass Timber

Photo #6: Entrance Glulam Columns

Photo #7: Flat Roofing - General Condition

Photo #8: Flat Roofing - General Condition (2)

Photo #9: Flat Roofing - General Condition (3)

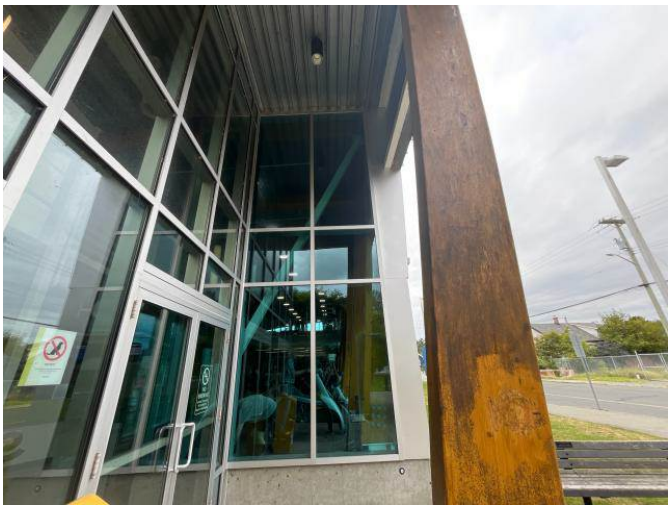

Photo #10: Entrance Window-Wall

Photo #11: Aluminum Double Glazed Door - Typical

Photo #12: Service Door - Typical

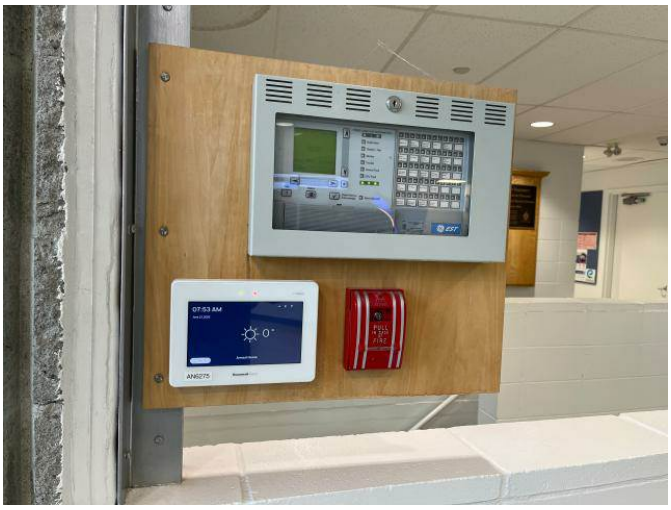

Photo #13: Fire Alarm Annunciator Panel

Photo #14: Fire Supression Distribution Risers

Photo #15: Central Heating Plant - Two New Boilers

Photo #16: Pool Air Handling-Dehumidification Unit

Photo #17: Roof-Top Air Handling Unit

Photo #18: Indoor Air Handling Unit

Photo #19: Main Electrical Room

Photo #20: Pool Air Balancing Box

Photo #21: Heat Pumps HP1 and HP2 in Mech Penthouse

Photo #22: Heat Pump in Boiler Room

Photo #23: Solar Heat Recovery System

Photo #24: Pool Filter - Typical

Photo #25: Pool Filter Room - Heat Exchangers

Photo #26: Pool Filter Room - Pumps

Photo #27: Domestic Water Storage Tank