

# APPENDIX A



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## Architectural Evaluation Report

March 30, 2015

VA Project No.: 11-14

Project Name: City of Winnipeg Machray Park Redevelopment

HTFC Planning & Design  
500-115 Bannatyne Avenue East  
Winnipeg, MB  
R3B 0R3

Attn: Monica Giesbrecht and Robyn Gibson

Re: Machray Park Redevelopment  
Architectural Evaluation of existing Wading Pool change room, washroom and mechanical building.

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We conducted a site review on Tuesday June 10, 2014 to investigate and evaluate the current condition of the building adjacent to the wading pool near the intersection of Anderson Avenue and Powers Street. Our investigation included a visual inspection and photographic documentation of the interior and exterior condition of the building and an analysis of construction documents obtain from the City of Winnipeg. Our investigation did not include other park elements such as the wading pool, landscaping features, and playground equipment.

The current building houses two gender specific multi-stall washrooms, one large open change room area, a storage room that also functions as an office for the city staff on duty, and a small mechanical room. Construction documents obtained from the City of Winnipeg Parks and Recreation shows that the building was constructed in two phases. However, documents obtained from the city included only the 1978 addition. Thus, the year of construction of the original building cannot be determined. Work undertaken in 1978 included a 9'-9" x 19'-8" addition on the northwest face of the original building to house the current storage room and mechanical facilities. In addition to expanding the footprint, the scope of work also included reconfiguring and upgrading washroom and change room facilities. The layout of the building has remained predominately unchanged since the 1978 addition. The obtained floor plan drawings have been included on drawing A-6.

### Exterior Building Condition (Refer to Drawing A-1)

The existing building walls are typically 2x4 wood frame construction with vertical "ranch wall" wood siding and asphalt roll roofing. The current building is not heated and is winterized in the winter. Attic space contains no insulation and the exterior walls are believed to contain no insulation value. The inside walls and ceiling are clad with painted plywood. Because the existing walls are 2x4 walls, not insulated and don't have vapour barriers installed, trying to fully insulate the entire building would require removing all walls down to the studs. Instead, to be more economically feasible, just the walls and attic of the mechanical room could be insulated. Any new insulation added to this building would require vapour barrier installation.

The building's exterior walls show signs of vandalism and graffiti, which is common in the neighborhood. Any new exterior finishing materials used should be durable and allow for easy graffiti removal, cleaning or repainting. The exterior ranch wall wood siding and base plates show signs of rot, particularly on the northeast face of building which faces the wading pool. Recommended repairs would include, insulating the walls and ceiling of the mechanical room which would require removing all the interior and exterior cladding around the mechanical room, cutting and removing the lower +/-3' portion of the wood siding around the entire building to address the rot, performing localized repairs to the base plates, and then re-clad the lower 3' and mechanical portions of the building

with Hardie Board. Upon removal of the existing wall cladding, any rotten plates or studs should be replaced. The full extent of rotting of the base plates cannot be determined at this time.

Rotting of exterior wood cladding alludes to potential drainage issues around the building. An investigation should be carried out to verify whether or not positive drainage away from building exists. While the building roof appears to be in acceptable condition, it does not feature eaves troughs and downspouts, which should be added to minimize water accumulation at the base of the building.

#### Building Access and Egress (Refer to Drawing A-2)

The existing building features three 36" entry doors, two of them on the wading pool side of the building serve the large open change area and the third serves the mechanical room. The existing door hardware found on the doors are of the twist knob style and is not barrier free accessible. The 2010 City of Winnipeg Accessibility Design Standards recommends 39" (1000 mm) doors to allow for a 36" (915 mm) clear opening for newly constructed buildings while 36" (915 mm) doors are permitted only in retrofit situations where it is not technically feasible. Given the amount of wall space available and the age of the door and hardware, new doors should be 39" wide and feature hardware that conforms to barrier free accessibility design standards including power door operators.

Around the outside of existing entry doors, some settling has occurred and there is a considerable grade differential which pose challenges to those who use mobility devices and can be a tripping hazard to all users of the building. As per Sentence 4 of Article 3.8.3.3 of the Manitoba Building Code, a threshold for a doorway in a barrier free path of travel shall be not more than 13 mm higher than the finished floor surface and shall be beveled to facilitate the use of mobility devices. Site work needs to be performed to re-grade the paving stones surrounding the entrances.

#### Washroom Facilities (Refer to Drawings A-3 and A-5)

The existing washroom facilities are accessed through the large open change area. Existing washroom doors measure only 32" wide and are not power operated. The men's washroom features two urinals, one large water closet stall and one lavatory. The women's washroom features two water closet stalls (one large and one small) and one lavatory. The current washroom facilities do not meet accessibility standards as set out in the 2010 City of Winnipeg Accessibility Design Standards (ADS). Plumbing fixtures are dated and likely do not meet today's barrier free accessibility standards, and therefore, should be replaced. The men's washroom is short one lavatory because by the Manitoba Building Code requires one lavatory for every two water closets and urinals. Both washrooms also do not feature the appropriate grab bars. Existing toilet partitions are painted wood and should be replaced with new solid plastic partitions.

According to Part 7: Wading Pools in Regulation 132/97 of the Manitoba Public Health Act, a wading pool open to use by the public shall provide a minimum of one water closet for each gender. As such, at the minimum level, the building needs to feature at least two Universal Toilet Rooms (UTRs). As per Section 3.3.7 and Figure 3.3.7.1 of the City of Winnipeg ADS, each UTR needs to feature a 39" entry door, a 96" diameter clear space, one water closet, one lavatory, one change bench, grab bars, a collapsible coat hook, a tilting mirror, and a fold down baby change table for public convenience. Also recommended by the City of Winnipeg ADS for added safety, is an emergency call system linked to a light outside the door.

The existing multi-stall washrooms can be reconfigured into two separate single UTRs. If the existing toilet partitions were removed, each UTR would internally measure approximately 9'-3" x 9'-3". Plumbing fixtures would have to be relocated to accommodate a 96" diameter clear space along with new 39" (1000 mm) doors that may need to be outward swinging. Although washroom capacity is decreased, the open change room area remains large.

#### Mechanical Room, Storage Room, and Office (Refer to Drawing A-4)

The existing mechanical room is too small to accommodate the additional equipment for the spray pads. Based on a similar spray pad project recently completed in Sturgeon Heights, the footprint of the mechanical building was approximately 6 meters x 8 meters (48 square meters) to house the equipment. In order to accommodate the additional mechanical equipment, the existing mechanical room could be expanded into the existing change room open area. Due to the installation and servicing requirements of the mechanical equipment, access via a set of double doors with an 1800 mm opening may be required.

Items stored in the current storage room include brooms, a wheelbarrow, garden hoses, personal safety equipment, shovels and rakes. The construction of the new wading pool and spray pad could significantly increase storage space requirements. As such, strategically design shelving and space optimization practices should be utilized to maximize efficiency. The new storage room should maintain direct access to and from the mechanical room for servicing.

Due to increase storage space requirements, a new guard office could be constructed in the existing open change room space. Access to the guard office could come via a new 39" door constructed in the location of the existing 36" door on the northeast face of the building. The guard office should be large enough to include lockers for secure storage of personal belongings and a workstation desk with storage drawers for paperwork. A window with a view to the pool should be considered for ventilation and monitoring the pool patrons. Any new window should be installed with cages to protect against vandalism.

Class C Cost Estimate (See Attachment for Detailed Breakdown)

In summary, architectural repairs and renovations to the existing change room building include addressing the building's physical exterior condition, barrier free access and egress, washroom facilities, and upgrades to the mechanical, storage and office rooms. A Class C Cost Estimate of this work amounts to \$114,060.00. Please note that this amount does not include the splash pad mechanical equipment and is a reflection of the total cost of the architectural components of this project.

Please be advised that our assessment is based on a limited visual examination of representative portions of the building that were exposed. We cannot warrant any different conditions that may exist but were covered by finishes or other materials. The scope of work and recommended actions presented in this report shall serve as a general guideline. We cannot assure that the scope of work is limited to that presented in this report because different conditions may become exposed upon partial demolition. It is the responsibility of the future contractor and architect to determine the best action to take. Our evaluation is based on the present condition of the building and present building codes and standards.

We trust the above provides the information you require. If however, you have any questions or require addition clarification, please call our office at 204-235-0325.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rzeszowski', with a stylized flourish at the end.

Wojtek Rzeszowski, MAA, OAA, MRAIC  
Principal Architect

# SITE OBSERVATIONS:

## GENERAL NOTES:

- Inspection was performed on Tuesday, June 10, 2014 at 1:30PM on site.



NORTH WEST BUILDING CORNER

### ROOF:

- 2x4 roof truss construction with no insulation.
- ADD: Blow-in insulation (Above Mechanical Room), vents, eaves troughs, and down spouts.

### EXTERIOR WALLS:

- 2x4 wall construction with ranch wall wood siding but no insulation
- ADD: Roxul insulation (Mech Room)
- REPAIRS: Repaint (including graffiti protection coating)
- RECLAD: Install Hardie Board on lower 3' portion around buliding and on walls surrounding mechanical room



BASE OF EXTERIOR WALL

### EXAMPLE OF ROTTEN SECTION OF EXTERIOR WALL:

- Remove lower +/- 3' of exterior cladding
- Replace rotten sections of bottom plate and wall studs
- Install new Hardi Board cladding



EAST BUILDING FACE

### DRAINAGE:

- Ensure positive drainage away from building, min 2%.

**SITE OBSERVATIONS:**



**PUBLIC ENTRY DOORS (EXTERIOR)**

**PUBLIC ENTRY DOORS:**

- Existing 36" door. Door needs to be 39" to be barrier free compliant
- Door threshold exceeds barrier free allowance



**MECHANICAL ROOM DOOR**

**MECHANICAL ROOM DOOR:**

- Existing 36" door.



**PUBLIC ENTRY DOORS (INTERIOR)**

**DOOR HARDWARE:**

- Upgrade door hardware with power operator to be barrier free compliant.

**SITE OBSERVATIONS:**



OPEN CHANGE ROOM AREA

**MULTI-STALL MEN'S WASHROOM:**

- Upgrade existing 32" door to 39" door
- Power door operator required if washroom remains multi-stall

**MULTI-STALL WOMEN'S WASHROOM:**

- Upgrade existing 32" door to 39" door
- Power door operator required if washroom remains multi-stall

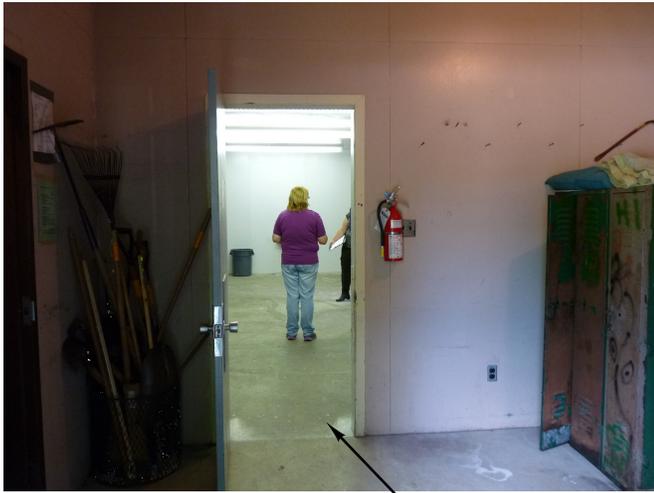


WASHROOM INTERIOR

**TOILET PARTITIONS:**

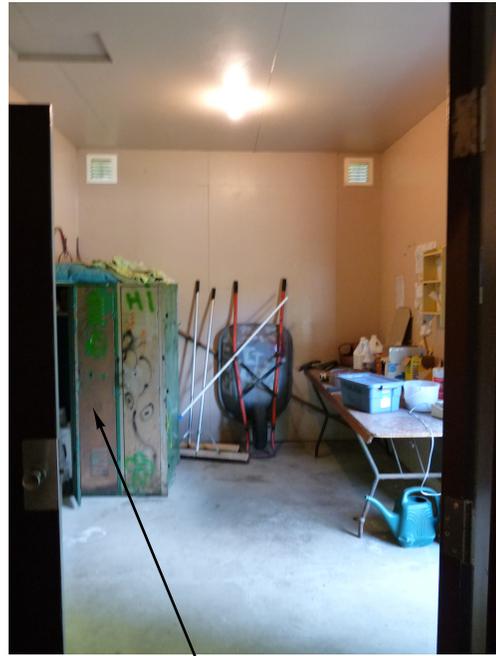
- Replace wood toilet partitions with solid plastic toilet partitions

**SITE OBSERVATIONS:**



EXISTING STORAGE/STAFF ROOM

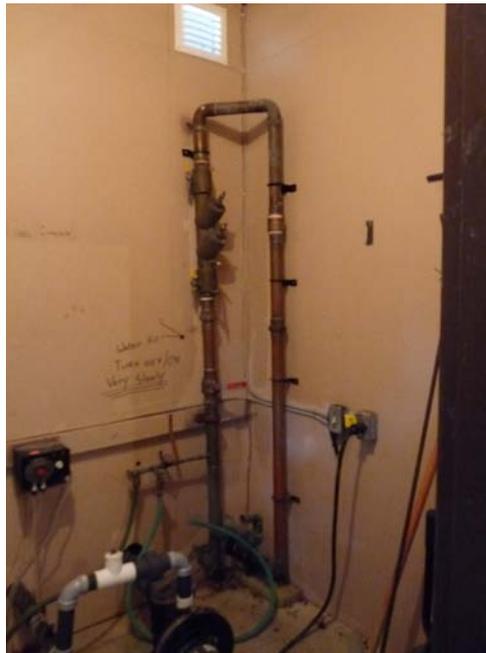
EXISTING 32"  
DOOR



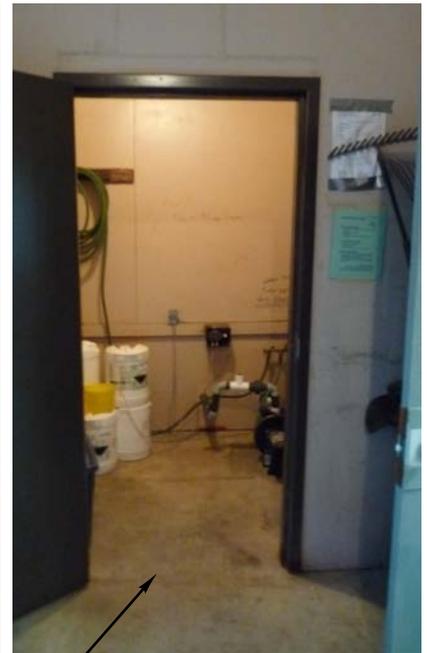
STAFF LOCKERS:  
- Replace existing lockers



EXISTING WADING POOL MECHANICAL ROOM



EXISTING 36" DOOR



### 3.3.7 Individual Washrooms (continued)

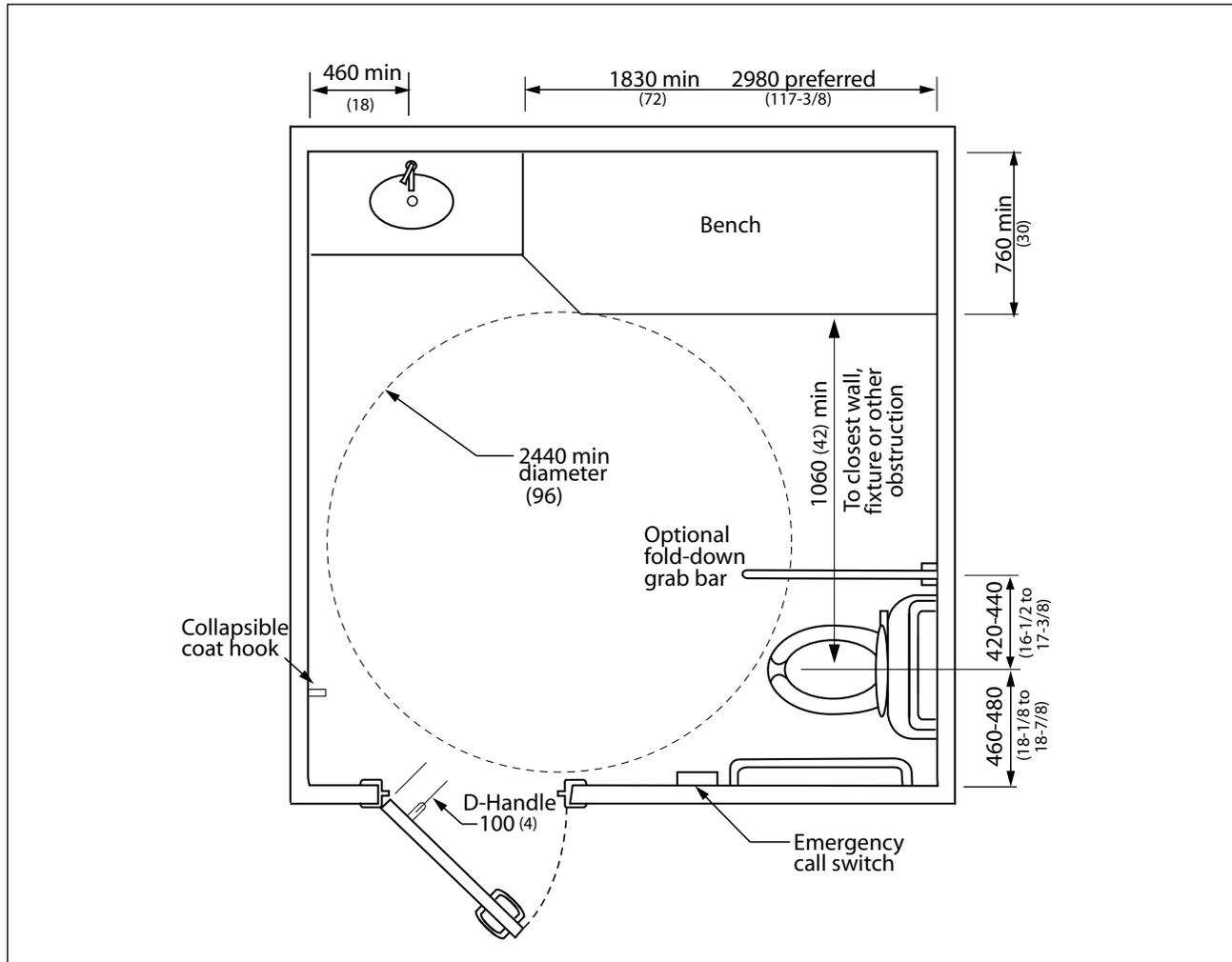
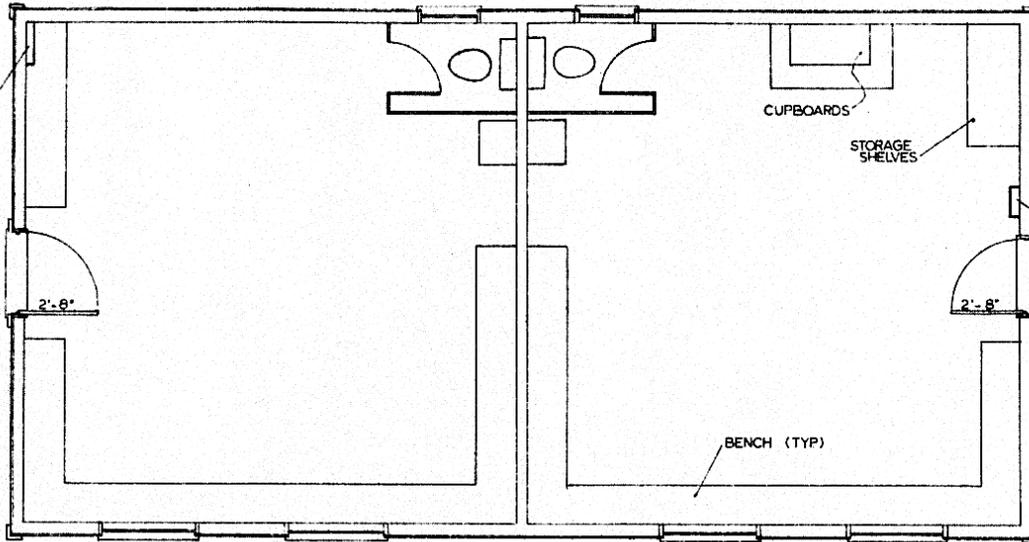
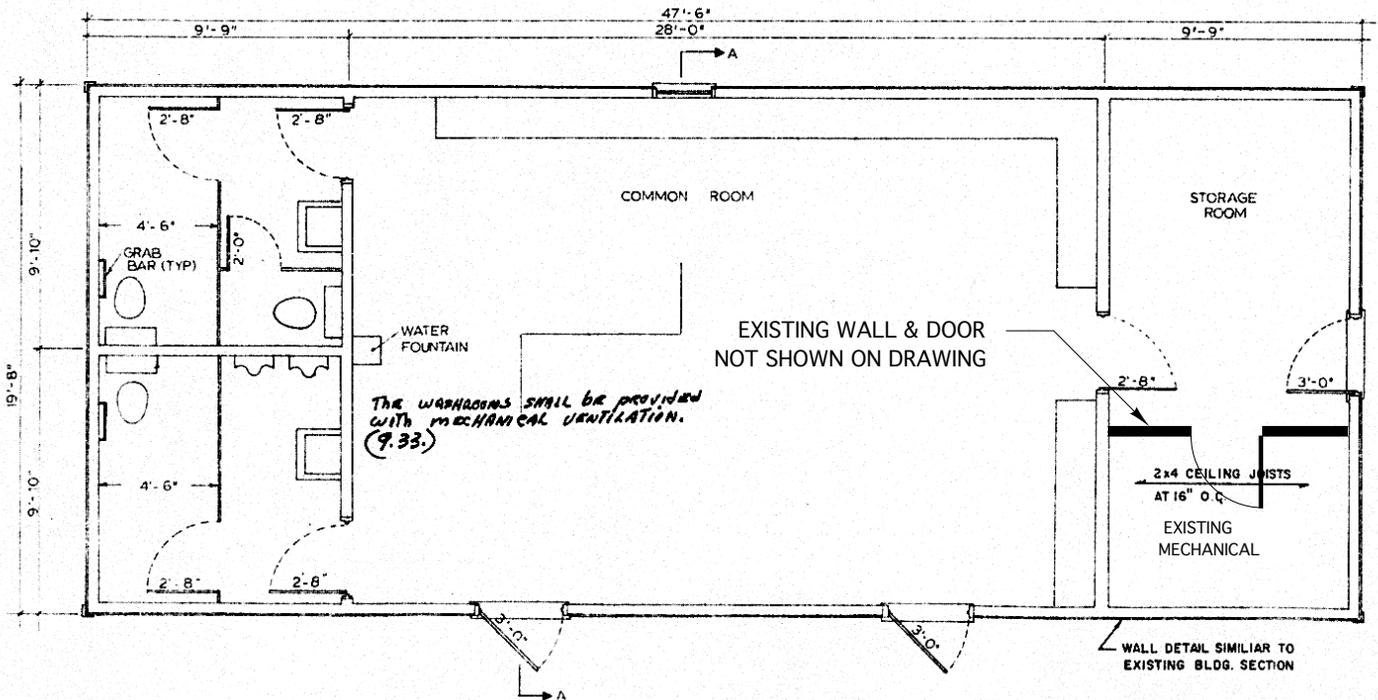


Figure 3.3.7.1 Individual Washroom



ORIGINAL BUILDING - FLOOR PLAN  
SCALE NTS



1978 RENOVATION/ADDITION - FLOOR PLAN  
SCALE NTS