

APPENDIX C – 2015 FACILITY CONDITION ASSESSMENT



Requirement Forecast Report By Name

Region: THE CITY OF WINNIPEG - 2015

Campus: Concourse Group (C)

Asset: 365 Main Street - BSD Mtce Underground Concourse, 365 Main Street - Concourse - ALL Leased Areas

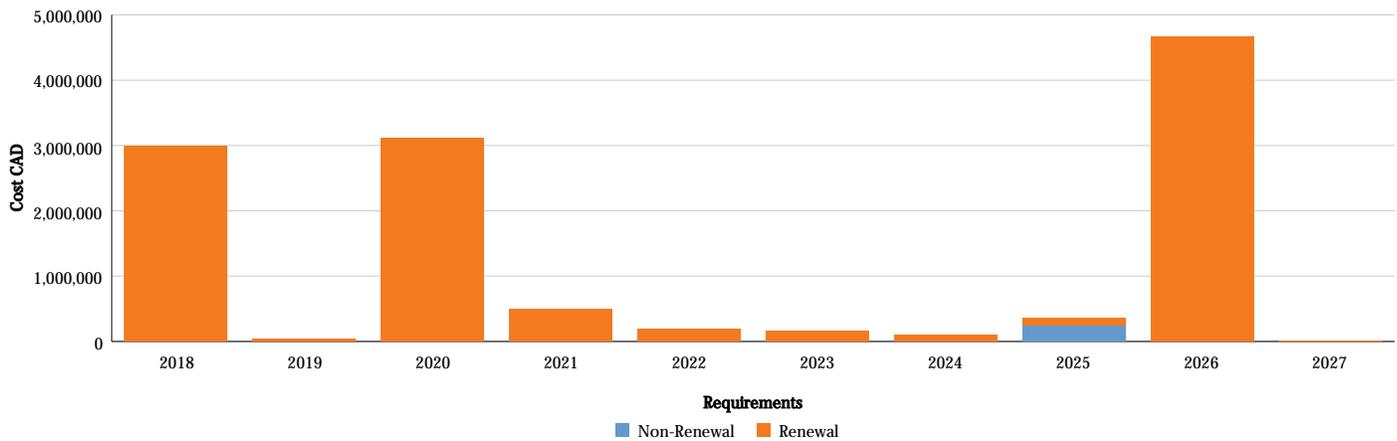
Currency: CAD

Period: 10 years

Inflation: 4.70%

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2018	2,988,688	523	2,989,211
2019	39,953	0	39,953
2020	3,105,539	0	3,105,539
2021	491,527	0	491,527
2022	197,622	0	197,622
2023	165,597	0	165,597
2024	100,289	0	100,289
2025	117,165	245,736	362,901
2026	4,665,016	0	4,665,016
2027	2,657	0	2,657
Total	11,874,051	246,259	12,120,310



Requirement Forecast Report

By Name

Region: THE CITY OF WINNIPEG - 2015

Asset: 365 Main Street - BSD Mtce
Underground Concourse

Campus: Concourse Group (C)

Asset Number: C-01

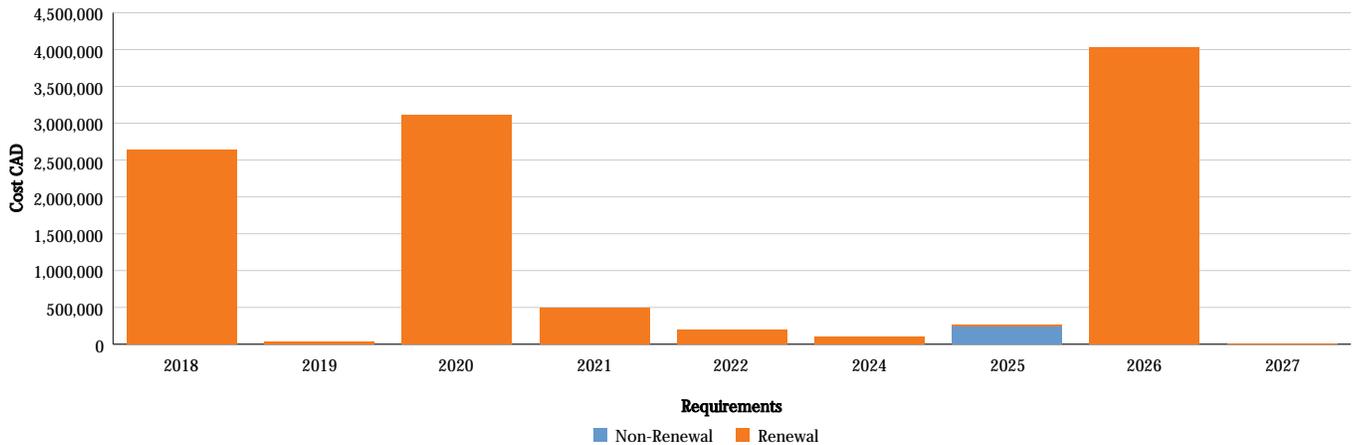
Report is grouped by Year

Currency: CAD

Address 1	365 Main Street	Address 2	Concourse Donut
City	Winnipeg	State/Province/Region	Manitoba
Country	CANADA	ZIP	-

Current Replacement Value 11,995,171 Size 23,005 LF

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2018	2,641,494	523	2,642,017
2019	39,953	0	39,953
2020	3,105,539	0	3,105,539
2021	491,527	0	491,527
2022	197,622	0	197,622
2024	100,289	0	100,289
2025	17,408	245,736	263,144
2026	4,026,774	0	4,026,774
2027	1,991	0	1,991
Total	10,622,595	246,259	10,868,854

Detail of Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2018	D2020 - Domestic Water Distribution	Water Heater - Electric Renewal	5,208	0	5,208
	D5010 - Electrical Service and Distribution	Distribution System - Panelboards Renewal	279,473	0	279,473
	D5037 - Fire Alarm Systems	Fire Alarm System Renewal	87,619	0	87,619



Requirement Forecast Report

By Name

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2018	D3050 - Terminal and Package Units	Duct Heaters - Electric (Total for Donut Area Only) Renewal	72,406	0	72,406
	D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 2000A 208Y/120V Renewal	233,341	0	233,341
	D2020 - Domestic Water Distribution	Water Distribution Renewal	103,458	0	103,458
	D3040 - Distribution Systems	Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal	70,591	0	70,591
	D20 - Plumbing	Sump Pump - Submersible Renewal	6,124	0	6,124
	D3030 - Cooling Generating Systems	Chiller - Reciprocating - Air Cooled Renewal	111,054	0	111,054
	D5092 - Emergency Light and Power Systems	Exit Signs - Average Density Renewal	2,306	0	2,306
	D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 04 - 400A 208Y/120V Renewal	132,812	0	132,812
	D5010 - Electrical Service and Distribution	Electrical Service and Distribution - Blank Circuit Breaker Spacers Not Installed	0	523	523
	D5010 - Electrical Service and Distribution	Distribution System - Motor Control Centre Renewal	104,479	0	104,479
	D3040 - Distribution Systems	Washroom Exhaust Systems Renewal	17,293	0	17,293
	D5010 - Electrical Service and Distribution	Feeder - Heavy Service (2000Amps) Renewal	76,650	0	76,650
	C3030 - Ceiling Finishes	Paint - Ceiling Renewal	792	0	792
	C3020 - Floor Finishes	Ceramic Tile - Floor (Older) Renewal	17,753	0	17,753
	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights Renewal	26,665	0	26,665
	D3040 - Distribution Systems	Return Air Fan Renewal	104,501	0	104,501
	C3030 - Ceiling Finishes	Suspended Acoustic Tile - Ceiling Renewal	5,014	0	5,014
	D3040 - Distribution Systems	Central AHU - Const Volume w/Distribution Renewal	518,833	0	518,833
	D2010 - Plumbing Fixtures	Custodial/Utility Sinks Renewal	4,847	0	4,847
	D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 1600A 208Y/120V Renewal	239,460	0	239,460
	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density Renewal	87,011	0	87,011
	D40 - Fire Protection	Wet Sprinkler System - Ordinary Hazard wo/Pump Renewal	264,578	0	264,578
	D5010 - Electrical Service and Distribution	Switchgear - 2000 Amps Renewal	69,226	0	69,226
		Subtotal for 2018	2,641,494	523	2,642,017
2019	D5038 - Security and Detection Systems	Security System - CCTV Renewal	39,953	0	39,953
		Subtotal for 2019	39,953	0	39,953
2020	D1020 - Escalators and Moving Walks	Escalator - Standard Renewal	2,895,532	0	2,895,532
	D3060 - Controls and Instrumentation	DDC/Pneumatic System - Hybrid - Average Renewal	210,007	0	210,007
		Subtotal for 2020	3,105,539	0	3,105,539
2021	C3030 - Ceiling Finishes	Aluminum Panel System Renewal	491,527	0	491,527
		Subtotal for 2021	491,527	0	491,527
2022	D1013 - Lifts	Wheelchair Lift Renewal	197,622	0	197,622
		Subtotal for 2022	197,622	0	197,622
2024	D5022 - Lighting Equipment	Interior Lighting Fixtures Renewal	100,289	0	100,289
		Subtotal for 2024	100,289	0	100,289
2025	C2010 - Stair Construction	Stairs - Non Compliant Handrails and Guards	0	38,011	38,011
	D2020 - Domestic Water Distribution	Domestic Water: Inadequate Backflow Protection	0	11,882	11,882
	C3030 - Ceiling Finishes	Drywall (GWB) - Ceiling Renewal	5,165	0	5,165
	B1014 - Ramps	Interior Ramp - Non Compliant	0	195,843	195,843
	C3020 - Floor Finishes	Ceramic Tile - Floor (Newer) Renewal	12,242	0	12,242
		Subtotal for 2025	17,408	245,736	263,144
2026	C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR Renewal	49,076	0	49,076
	C3020 - Floor Finishes	Brick - Floor Renewal	1,227,509	0	1,227,509
	C3010 - Wall Finishes	Stone - Wall Renewal	1,220,710	0	1,220,710
	D2030 - Sanitary Waste	Sanitary Waste System Renewal	152,923	0	152,923
	B2030 - Exterior Doors	Door Assembly - 6 x 7 Storefront Renewal	131,503	0	131,503



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By Name

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2026	B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete Renewal	170,801	0	170,801
	C3010 - Wall Finishes	Mirrors - Wall Renewal	79,174	0	79,174
	C3010 - Wall Finishes	Brick - Wall Renewal	800,376	0	800,376
	B2030 - Exterior Doors	Door Assembly - 3 x 7 Storefront Renewal	97,714	0	97,714
	C10 - Interior Construction	Restroom Renewal	50,384	0	50,384
	B2015 - Balcony Walls and Handrails	Wood Railings Renewal	46,604	0	46,604
Subtotal for 2026			4,026,774	0	4,026,774
2027	D40 - Fire Protection	Fire Extinguishers, Dry Chem, w/Cabinet Renewal	1,991	0	1,991
			Subtotal for 2027		
Total			10,822,595	246,259	10,868,854



Requirement Forecast Report

By Name

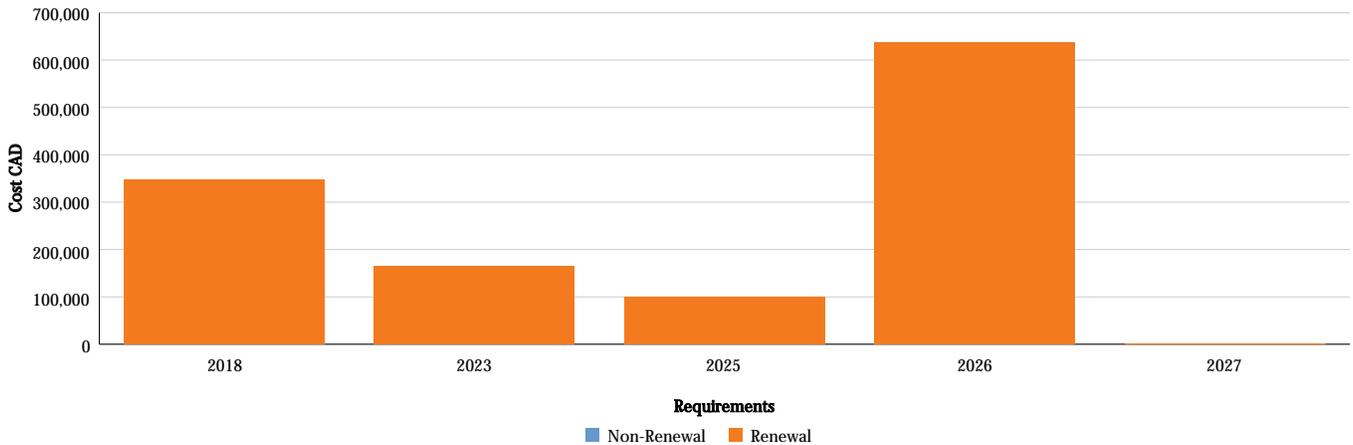
Region: THE CITY OF WINNIPEG - 2015 Asset: 365 Main Street - Concourse - ALL
 Leased Areas
 Campus: Concourse Group (C) Asset Number: C-08

Report is grouped by Year Currency: CAD

Address 1	365 Main Street	Address 2	Concourse Retail Units
City	Winnipeg	State/Province/Region	Manitoba
Country	CANADA	ZIP	-

Current Replacement Value 1,248,742 Size 7,686 SF

Summary of Funding Needed by Requirement Type and Year



Year	Renewal Requirements	Non-Renewal Requirements	Total
2018	347,194	0	347,194
2023	165,597	0	165,597
2025	99,758	0	99,758
2026	638,242	0	638,242
2027	665	0	665
Total	1,251,456	0	1,251,456

Detail of Funding Needed by Year

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2018	D3040 - Distribution Systems	Constant Volume Air Ducting With Distribution Renewal	7,282	0	7,282
	C3030 - Ceiling Finishes	Suspended Acoustic Tile - Ceiling Renewal	45,124	0	45,124
	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Average Density Renewal	29,070	0	29,070
	C3020 - Floor Finishes	Carpet - Floor Renewal	35,630	0	35,630
	D5022 - Lighting Equipment	Interior Lighting Fixtures - Average Density (Store Areas) Renewal	25,436	0	25,436
	C3020 - Floor Finishes	Vinyl Sheet - Floor Renewal	5,447	0	5,447
	D40 - Fire Protection	Wet Sprinkler System - Ordinary Hazard wo/Pump Renewal	88,396	0	88,396



Requirement Forecast Report

By Name

Year	System	Requirement Name	Renewal	Non-Renewal	Total
2018	D5092 - Emergency Light and Power Systems	Exit Signs - Average Density Renewal	4,553	0	4,553
	C3020 - Floor Finishes	Vinyl Tile - Floor Renewal	3,863	0	3,863
	D3050 - Terminal and Package Units	Duct Heaters - Electric Renewal	47,477	0	47,477
	D5033 - Telephone Systems	Telephone System - Light Density Renewal	20,351	0	20,351
	D2020 - Domestic Water Distribution	Water Dist Complete, Average Renewal	34,565	0	34,565
		Subtotal for 2018	347,194	0	347,194
2023	B3010 - Roof Coverings	Single-Ply Membrane Renewal	165,597	0	165,597
		Subtotal for 2023	165,597	0	165,597
2025	C3030 - Ceiling Finishes	Drywall (GWB) - Ceiling Renewal	6,715	0	6,715
	C3020 - Floor Finishes	Ceramic Tile - Floor Renewal	93,043	0	93,043
		Subtotal for 2025	99,758	0	99,758
2026	C3020 - Floor Finishes	Brick - Floor Renewal	87,508	0	87,508
	D2030 - Sanitary Waste	Sanitary Waste Syst, no Pump, Average Renewal	51,092	0	51,092
	C1010 - Partitions	Storefront Renewal	178,574	0	178,574
	C1020 - Interior Doors	Sliding Doors - Glazed Renewal	100,286	0	100,286
	C1020 - Interior Doors	Grille Doors - Metal Renewal	63,618	0	63,618
	C3020 - Floor Finishes	Stone - Floor Renewal	142,416	0	142,416
	C1020 - Interior Doors	Swinging Doors - Glazed Renewal	14,748	0	14,748
		Subtotal for 2026	638,242	0	638,242
2027	D40 - Fire Protection	Fire Extinguishers Renewal	665	0	665
		Subtotal for 2027	665	0	665
		Total	1,251,456	0	1,251,456