

**Region:** THE CITY OF WINNIPEG  
**Campus:** Golf Services SOA (GC)

**Asset Name:** Harbourview Pro Shop - 1867 Springfield Rd  
**Asset Number:** GC-05

## STATISTICS

<b>FCI Cost:</b>	93,273	<b>FCI:</b>	0.08
<b>Total Requirements Cost :</b>	210,393	<b>RI:</b>	0.19

<b>Current Replacement Value</b>	1,124,873	<b>Address 1</b>	1867 Springfield Road
<b>Size</b>	4,152 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1982	<b>City</b>	Winnipeg
<b>Year Renovated</b>	-	<b>State/Province/Region</b>	Manitoba
<b>Commission Date</b>	-	<b>Zip/Postal Code</b>	-
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	City Owned	<b>Historical Category</b>	-
<b>Floors</b>	1	<b>Construction Type</b>	CNBC - Group D Business/Personal Services
<b>Type</b>	Building	<b>Use</b>	Athletic
<b>Assessment Date</b>	10/04/2010	<b>Barrier Free Assessment</b>	1
<b>Energy Assessment</b>	0	<b>Re-Assessment</b>	1

## PHOTO



Exterior View - Harbourview Pro Shop

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## ASSET DESCRIPTION

### ARCHITECTURAL

#### General Site Description

The Harbour View Pro Shop, building number GC05, is a golf shop located at the Harbour View Golf Course and Recreational Complex, owned by the City of Winnipeg, is located at 100 Ferry Road, Winnipeg, Manitoba. The site has a level topography and the building is surrounded a lagoon, grassed areas and paved parking areas.

## Building General

The facility, a one storey wood-frame building on a crawlspace, has approximately 4,152 square feet of floor area and according to information supplied by the client was constructed circa 1982. Restrooms and changing facilities servicing the entire complex are contained within a separate structure and are part of this asset.

According to the 2005 National Building Code of Canada, Part 9 applies and the Major Occupancy classification for the building is; Group D, Business Services.

## Building Exterior

The building has perimeter walls of, unfinished wood siding and wood trim, a wood-paneled soffit and the roof finish is asphalt tile. Exterior glazed wood doors have single and double configurations and the insulated windows are typically set in wood frames.

## Building Interior

The floor finishes include; Carpet, ceramic tile, vinyl composition tile and vinyl sheet goods; the walls consist of ceramic tile, fibre glass reinforced plastic (FRP) and painted gypsum wallboard. The ceilings consist of painted gypsum wallboard throughout. Interior doors are wood with wood frames.

## Structure

The facility's roof superstructure consists of conventional wood, balloon-frame construction with steep-pitched engineered trusses supported by exterior load-bearing stud walls; the floor superstructure appears to be a suspended concrete plank arrangement. The building's substructure consists of a perimeter concrete foundation and a crawlspace.

## Vertical Transportation

The building has no vertical transportation.

## Hazardous Materials

The building contains no known asbestos containing materials.

## Accessibility

The elements of accessibility of this asset were assessed based on the criteria and requirements of the 2006 City of Winnipeg Accessibility Standards. Refer to the detailed Accessibility Assessment.

## MECHANICAL

### HVAC

**DISTRIBUTION SYSTEMS:** The building is conditioned by a single hot air furnace rated at about 40,000CFMs. The unit is manufactured by Bryant and appear to be in good condition. Distribution ductwork delivers conditioned air to varies direct discharge louvers. The furnaces vary the coil water flow to maintain temperature control within predetermined set points. Local supply distribution is accomplished through internally insulated sheet metal ductwork and overhead diffusers. Return air is by a dedicated return air ductwork and some open plenum. Cooling is provided by pad mounted DX unit rated at 4 tons. The unit is manufactured by Lennox and has the same installation date as the furnace.

General building exhaust provisions for the bathrooms and mechanical areas are accomplished by wall mounted exhaust fans.

**TERMINAL & PACKAGE UNITS:** See above.

**CONTROLS AND INSTRUMENTATION:** The HVAC systems are controlled by programmable zone type T stats.

### PLUMBING

*All costs in CAD.*

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PIPING: Domestic water is supplied to the building from a remote well pump located in a off site facility not part of this survey. Domestic water is fed by a 1" underground line, with distribution by copper and that reduces to 1/2 inches at the plumbing fixtures. Hot water is produced by a gas fired unit 60 gallon unit. Storm water flows directly off of the pitched roof to the grade below. The building is not equipped with gutters or downspouts. The sanitary distribution system is by cast iron piping with gravity flow to the city sewage treatment plant.

FIXTURES: The building has no rest room.

FIRE PROTECTION: This building is not equipped with an automatic fire suppression system. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

## ELECTRICAL

### Electrical Service

The building is supplied electricity by an overhead run service feeder from Manitoba Hydro Utility Company. The pole mounted transformers terminating into a single disconnect switch; rated at 1200A, 208V switch for the building (this main is in the Clubhouse).

All the switches supply power to down stream Panelboards and equipment within the entire complex. The equipment described above was located within the main mechanical area and was manufactured by Federal Pioneer.

### Electrical Distribution

The majority of the building secondary electrical distribution equipment was also manufactured by Federal Pioneer. Electrical distribution equipment, consisting of minor transformers, distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is a combination of 120/208 volts, 3 phase, 4 wire.

### Emergency Generator

This building is not equipped with a back up power generator.

### Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways.

Exit signs utilize light emitting diode (LED) lamps with integrated batteries and mark egress pathways.

### Fire Alarm

The building is connected to a Class A, zone type fire alarm system. The equipment manufactured by Mir-Com, includes a control panel with 8 zones, 6 active, along with pull stations, detection and notification devices distributed throughout the facility.

### Lighting Systems

A majority of the light fixtures used within the facility were incandescent type lighting. Some fluorescent lamped units utilizing T8 lamps with electronic ballasts were also noted. Exterior lighting consists of incandescent lights at the entry points only. No other lighting for the building was noted.

### Other Electrical Systems

The main telecommunications and data services enter the building from an underground service. The building has basic phone service.

## REQUIREMENTS

**Region:** THE CITY OF WINNIPEG  
**Campus:** Parks and Open Space (P,SH,HC,SF,SB)

**Asset Name:** Harbourview Recreation Complex - 1867 Springfield Road  
**Asset Number:** HC-06

STATISTICS

<b>FCI Cost:</b>	239,530	<b>FCI:</b>	0.10
<b>Total Requirements Cost :</b>	484,578	<b>RI:</b>	0.21

<b>Current Replacement Value</b>	2,341,410	<b>Address 1</b>	1867 Springfield Road
<b>Size</b>	9,100 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1982	<b>City</b>	Winnipeg
<b>Year Renovated</b>	-	<b>State/Province/Region</b>	Manitoba
<b>Commission Date</b>	-	<b>Zip/Postal Code</b>	-
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	City Owned	<b>Historical Category</b>	None
<b>Floors</b>	1	<b>Construction Type</b>	CNBC - Group D Business/Personal Services
<b>Type</b>	Building	<b>Use</b>	Business
<b>Assessment Date</b>	10/04/2010	<b>Barrier Free Assessment</b>	1
<b>Energy Assessment</b>	1	<b>Re-Assessment</b>	1

PHOTO



Exterior View - Harbourview Recreation Complex

ASSET DESCRIPTION

ARCHITECTURAL

General Site Description

The Harbourview Recreation Complex, building number HC06, is a golf shop located at the Harbour View Golf Course and Recreational Complex, owned by the City of Winnipeg, is located at 100 Ferry Road, Winnipeg, Manitoba. The facility contains a restaurant, dining room, lounge, washrooms, change rooms and meeting rooms and a mechanical room. The site has a level topography and the building is surrounded a lagoon, grassed areas and paved parking areas. The original total asset area of 41,152SF included all of the following assets but not included in this assessment:

C-06 Harbourview Recreation Complex - 1867 Springfield Rd.

C-06 Harbourview C - Pump House - 1867 Springfield Rd.

C-07 Harbourview C - Service Bld- 1867 Springfield Rd

C-08 Harbourview C - Starter Bld- 1867 Springfield Rd

C-09 Harbourview C - Driving Rane - 1867 Springfield

C-10 Harbourview C - Lawn Bowlin Green-1867 Springfield

#### Building General

The facility, a one storey wood-frame building on a crawlspace, has approximately 9,100 square feet of floor area and according to information supplied by the client was constructed circa 1982. Restrooms and changing facilities servicing the entire complex are contained within a separate structure and are part of this asset.

According to the 2005 National Building Code of Canada, Part 9 applies and the Major Occupancy classification for the building is; Group D, Business Services.

#### Building Exterior

The building has perimeter walls of, unfinished wood siding and wood trim, a wood-paneled soffit and the roof finishes include asphalt tile and SBS modified bitumen membrane. Exterior glazed wood doors have single and double configurations and the insulated windows are typically set in wood frames.

#### Building Interior

The floor finishes include; carpet tile, ceramic tile, vinyl composition tile and paint; the walls consist of ceramic tile and painted gypsum wallboard. The ceilings consist of painted gypsum wallboard and exposed wood roof decking. Interior doors are wood with wood frames.

#### Structure

The facility's roof superstructure consists of conventional wood, balloon-frame construction with steep-pitched engineered trusses supported by exterior load-bearing stud walls; the floor superstructure appears to be a suspended concrete plank arrangement. The building's substructure consists of a perimeter concrete foundation and a crawlspace.

#### Vertical Transportation

The building has no vertical transportation.

#### Hazardous Materials

The building contains no known asbestos containing materials.

#### Accessibility

The elements of accessibility of this asset were assessed based on the criteria and requirements of the 2006 City of Winnipeg Accessibility Standards. Refer to the detailed Accessibility Assessment.

#### MECHANICAL

##### HVAC

DISTRIBUTION SYSTEMS: The building is conditioned by four forced hot air furnace rated between 40,000 to 60,000CFM each. The units are manufactured by Bryant and one roof top unit manufactured by Ice and is rated approximately 7 tons. Distribution ductwork delivers conditioned air to varies direct discharge louvers. The furnaces vary the coil water flow to maintain temperature control within predetermined set points. Local supply

distribution is accomplished through internally insulated sheet metal ductwork and overhead diffusers. Return air is by a dedicated return air ductwork and some open plenum. Cooling is provided by four pad/roof mounted package DX units. The units are manufactured by Lennox and have the same installation date as the furnaces. All DX units are rated at about 4 tons each. Some Perimeter heating was noted; induction units were also noted within the common area of the club house.

General building exhaust provisions for the bathrooms and mechanical areas are accomplished by wall mounted exhaust fans. The kitchen is provided with a exhaust hood system to remove odours and heat from the area.

CONTROLS AND INSTRUMENTATION: The HVAC systems are controlled by programmable zone type T stats.

## PLUMBING

PIPING: Domestic water is supplied to the building from a remote well pump located in an off site facility not part of this survey. Domestic water is fed by a 1" underground line, with distribution by copper and that reduces to 1/2 inches at the plumbing fixtures. Hot water is produced by a gas fired DWH unit and has a storage capacity of 100 gallons. manufactured by A.O Smith. The equipment was installed in 2000. Storm water flows directly off of the pitched roof to the grade below by via gutters and downspouts. The sanitary distribution system is by cast iron piping with gravity flow to the city sewage treatment plant. The facility kitchen grease interceptor located on the exterior of the facility collects grease and gravity fed by mean of cast iron/PVC piping to the hold tank.

FIXTURES: The building has several gang type locker rooms along with a smaller single occupant bathroom. The lavatory and water closet units are vitreous china fixtures. The shower areas utilize stainless shower heads controlled with anti scald valves.

FIRE PROTECTION: This building is not equipped with an automatic fire suppression system. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

## ELECTRICAL

### Electrical Service

The building is supplied electricity by an overhead run service feeder from Manitoba Hydro Utility Company. The pole mounted transformers terminating into a single disconnect switch; rated at 1200A, 208V switch for the building.

All the switches supply power to down stream Panelboards and equipment within the entire complex. The equipment described above was located within the main mechanical area and was manufactured by Federal Pioneer.

### Electrical Distribution

The majority of the building secondary electrical distribution equipment was also manufactured by Federal Pioneer. Electrical distribution equipment, consisting of minor transformers, distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is a combination of 120/208 volts, 3 phase, 4 wire.

### Emergency Generator

This building is not equipped with a back up power generator.

### Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways.

Exit signs utilize light emitting diode (LED) lamps with integrated batteries and mark egress pathways.

### Fire Alarm

The building is connected to a Class A, zone type fire alarm system. The equipment manufactured by Mir-Com, includes a control panel with 8 zones, 6 active, along with pull stations, detection and notification devices distributed throughout the facility.

#### Lighting Systems

A majority of the light fixtures used within the facility were incandescent type lighting. Some fluorescent lamped units utilizing T8 lamps with electronic ballasts were also noted. Exterior lighting consists of incandescent lighting.

#### Other Electrical Systems

The main telecommunications and data services enter the building from an underground service. The phone/data supplies service all offices.