



June 2, 2014

Waterways Community Centre
7302 Bulyea Avenue
Fort McMurray, AB
T9H 1B1

Attention: Jim Rogers

Re: Building Assessment of Community Centre

As a follow up to the request for a building and structural assessment of the Waterways Community Centre site, the findings are outlined below. The Waterways Community Centre was originally developed in 1950, with a new building constructed on the existing foundation in 1970. The building is approximately 700 ft. A building assessment was completed by Golder and Associates, May 8, 2013 at the request of the Building Life Cycle branch of Facilities Services. Building Life Cycle will analyze the report in order to determine the remaining useful life of the facility over the next year.

Golder has recommended the following:

- Replace metal siding
- Replace resilient flooring tiles
- Replace counters/cabinets
- Replace metal roof
- Replace fixed partitions
- Replace water distribution
- Replace waste water
- Reconfigure the washrooms to meet barrier free access
- Replace washroom fixtures
- Replace primary power distribution
- Replace branch wiring
- Replace interior lighting
- Replace substructure
- Complete a structural assessment- regarding observation of cracks in the foundation

The Golder assessment made recommendations for a further assessment of the structural integrity of the building. On January 17, 2014, Chernenko Engineering Ltd Structural Engineer visited the Waterways Site to complete the structural assessment.

Chernenko Engineering has advised the concrete foundation is in serious disrepair and should be replaced. They have recommended the following in the short term:

- Conduct a mould study
- Repair concrete cracks
- Provide connection steel plates to the concrete walls at sheared locations
- Replace walls showing signs of rot with pressure treated studs and plates
- Address the moisture issue around the perimeter of the building, to reduce frost heaving and pressure against the concrete walls.

The Waterways Community Centre has surpassed its expected useful life. In order to extend the life of the facility extensive replacement/repair work needs to be undertaken, as identified by both Golder and Associates and Chernenko Engineering reports.

Sincerely,



Darrell Shymoniak, MMP
Building Life Cycle Supervisor
Facilities Services