BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	New Needs Index
LEISURE CENTRES GROUP										
Bourkevale Leisure Cent/Lawn Bowl - 100 Ferry Road	1955	8,584	1,287,600	1,081,584	Operating	Maintenance	0	196,900	0.15	0.18
East End Culture & Leisure Centre - 575 Larsen Ave	1982	6,268	940,200	789,768	19,383	12,672	16,388	339,900	0.36	0.43
Fort Rouge Leisure Centre/Lawn Bowl - 625 Osborne (*)	1958	20,373	3,055,950	2,566,998	20,768	6,966	7,454	1,355,400	0.44	0.53
St. John's Leisure Centre/Lawn Bowling- 601 Aikins (**)	na	10,368	1,555,200	1,306,368	20,768	6,966	7,454	496,400	0.32	0.38
Leisure centres - various							6,592			
		45,593	6,838,950	5,744,718					0.32	0.38

Comments:

Square footage: Data provided from Maximo

Replacement value: Estimate based on $150 /sq ft (including 10% engineering, 15% contingency, 3% dept OH and 3% corp. OH)

New Replacement value: Estimate based on $126 /sq ft

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 and 2002

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2000, 2001 and 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 year capital forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Needs Index: Ratio of preservation needs over replacement value

Parking lot repair refurbishment not included in preservation needs calculation. It represents approximately $50,000 in maintenance needs over the next ten years

(*) Fort Rouge Leisure Centre shares building with Library, Arena and Seniors Centre was originally constructed as Loblaw's Building Converted in 1976, indoor ice arena constructed 1977, and 1983 library was constructed

(**) St. John's Leisure Centre shares building with Winnipeg Health Authority was originally constructed as a School converted in 1987

BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Roof	Building	Parking lot	Preservation Needs	Needs Index	New Needs Index
COMMUNITY CENTRES GROUP													
Archwood CC - 565 Guilbault Street	1965/1999	11,202	1,680,300	1,411,452		7,232	2,847	25,000	250,000	200,000	275,000	0.16	0.19
Assiniboine West CC - 861 Buchanan Boulevard	1960/1995	10,893	1,633,950	1,372,518		[illegible]	5,340	10,000	1,000,000	150,000	1,010,000	0.62	0.74
Assiniboine West CC - Morgan Site - 305 Morgan Cr.	1950	5,184	777,600	653,184		1,3[illegible]	1,934	36,000	500,000	150,000	536,000	0.69	0.82
Assiniboine West CC. - Lakewood Site - 55 Kay Cres (1)			0	0		[illegible]	0				0		
Bord-Aire CC - 471 Hampton Street	1950	10,660	1,599,000	1,343,160		3,3[illegible]	3,064	65,000	420,000	100,000	485,000	0.30	0.36
Bourkevale CC - 100 Ferry Rd. South of Portage	1940's	6,629	994,350	835,254		7,6[illegible]	7,437	15,000	400,000	50,000	415,000	0.42	0.50
Boyd Park CC - 1100 College Avenue (2)	1965	4,897	734,550	617,022		1,5[illegible]	1,670				0	0.00	0.00
Broadway Neighborhood Centre - 185 Young St.(3)	1980	11,530	1,729,500	1,452,780		24,4[illegible]	18,258	15,000	500,000	10,000	515,000	0.30	0.35
Bronx Park CC - 131 Chelsea Place	1950	7,491	1,123,650	943,866		9[illegible]	566	41,000	300,000	20,000	341,000	0.30	0.36
Brookland CC - 26 Oddy Street	1960	9,562	1,434,300	1,204,812		[illegible]	469	80,000	300,000	50,000	380,000	0.26	0.32
Burton Cummings CC - 960 Arlington St. & McDermot	1990	10,194	1,529,100	1,284,44[illegible]		6,126	1,181	15,000	200,000	50,000	215,000	0.14	0.17
Central CC (FreightHouse) - 200 Isabel (4)	1910	690	103,500	86,9[illegible]0		3,571	2,318				0	0.00	0.00
Central CC - FreightHouse Module #3 - 200 Isabel	1990	4,364	654,600	549,8[illegible]4		4,218	3,384	15,000	200,000	20,000	215,000	0.33	0.39
Central CC - FreightHouse Module #5 - 200 Isabel	1972	6,640	996,000	836,[illegible]40		2,730	1,377	110,000	200,000	20,000	310,000	0.31	0.37
Central CC - FreightHouse Module #6 - 200 Isabel	1975/1976/1979	3,190	478,500	40[illegible],940		3,934	1,265	107,000	100,000	10,000	207,000	0.43	0.52
Chalmers CC - 480 Chalmers Avenue	1960/1999	15,332	2,299,800	1,931,832		21,010	2,906	50,000	250,000	150,000	300,000	0.13	0.16
Champlain CC - 282 Niverville Avenue	1997	8,423	1,263,450	1,061,298		1,496	2,883	71,000	100,000	25,000	171,000	0.14	0.16
Clifton CC - 1315 Strathcona Street	1970	9,251	1,387,650	1,165,626		18,450	11,088	100,000	400,000	100,000	500,000	0.36	0.43
Crescentwood CC - 1170 Corydon Avenue	1965/1999	14,230	2,134,500	1,792,980		43,714	15,327	15,000	350,000	150,000	365,000	0.17	0.20
Dakota CC - 1188 Dakota Street	1979/80/84/85	24,079	3,611,850	3,033,954		10,871	5,567	25,000	1,000,000	500,000	1,025,000	0.28	0.34
Dakota CC - Arena - 1188 Dakota Street	1997	46,212	6,469,680	5,453,016		123	103		1,000,000	500,000	1,000,000	0.15	0.18
Deer Lodge CC - 323 Bruce Avenue	1939/1985	13,354	2,003,100	1,682,604		3,330	364	36,000	300,000	100,000	336,000	0.17	0.20
Earl Grey CC - 360 Cockburn Street North	1965/1996	13,415	2,012,250	1,690,290		9,367	9,468	15,000	400,000	70,000	415,000	0.21	0.25
East Elmwood CC - 927 Beach Avenue	1960	7,505	1,125,750	945,630		4,543	3,129	63,000	400,000	100,000	463,000	0.41	0.49
East End CC - 517 Pandora Avenue East	1970	14,468	2,170,200	1,822,968		4,635	4,019	15,000	200,000	200,000	215,000	0.10	0.12
East End CC - Ed Golding (2 Rinks) Arena	1994	53,705	7,518,700	6,337,190		352	172		200,000	200,000	200,000	0.03	0.03
Fort Garry CC - 880 Oakenwald Avenue	1970	8,945	1,341,750	1,127,070		7,523	2,026	95,000	250,000	150,000	345,000	0.26	0.31
Garden City CC - 725 Kingsbury Avenue (5)	1970	12,242	1,836,300	1,542,492		1,045	816	180,000	1,150,000	250,000	1,330,000	0.72	0.86
Garden City CC - Indoor Soccer Complex - Main Area (5)	2000	17,367	2,431,380	2,049,306		22	0		100,000	250,000	100,000	0.04	0.05
Garden City CC - Ind Soccer Complex - Change Rooms (5)	2000	6,321	948,150	796,446		0	0		30,000		30,000	0.03	0.04
Gateway CC - 1717 Gateway Road	1970	22,676	3,401,400	2,857,176		3,851	1,604	15,000	250,000	500,000	265,000	0.08	0.09
Gateway CC - Arena - 1717 Gateway Road	1995	65,421	9,158,940	7,719,678		3,337	9,737		250,000	500,000	250,000	0.03	0.03
Gateway CC - Arena - Change Rooms	1995	4,743	711,450	597,618		0	0		100,000		100,000	0.14	0.17
Gateway CC - Indoor Soccer Complex - 1717 Gateway	1998	19,349	2,708,860	2,283,182		21	0		250,000	500,000	250,000	0.09	0.11
Gateway CC - Indoor Soccer Complex - Change Rooms	1998	6,021	903,150	758,646		0	0		100,000		100,000	0.11	0.13
Glenlee CC - 176 Worthington Street	1965	13,826	2,073,900	1,742,076		5,343	545	10,000	200,000	200,000	210,000	0.10	0.12
Glenwood CC - 27 Overton Street	1998	12,564	1,884,600	1,583,064		2,273	4,627	25,000	200,000	100,000	225,000	0.12	0.14
Glenwood CC - Arena - 27 Overton Street	1975/1999	24,737	3,463,180	2,918,966		2,015	5,655		400,000	100,000	400,000	0.12	0.14
Grant Park Harrow CC - 550 Harrow Street (6)	1974	3,440	516,000	433,440		3,280	621				0	0.00	0.00
Greendell CC - 75 Woodlawn	1950/1960	17,830	2,674,500	2,246,580		3,166	1,628	95,000	350,000	150,000	445,000	0.17	0.20
Heritage Victoria Park Rec Assoc - 950 Sturgeon Rd	1989	13,126	1,968,900	1,653,876		12,427	9,032	30,000	200,000	100,000	230,000	0.12	0.14
Isaac Brock CC - 715 Telfer Street North	1960	12,347	1,852,050	1,555,722		6,435	10,942	10,000	350,000	100,000	360,000	0.19	0.23
Isaac Brock CC - Minto Rec Bldg - 687 Minto Street	1980	2,163	324,450	272,538		4,477	522	10,000	100,000	50,000	110,000	0.34	0.40
Kelvin CC - 281 Henderson Highway	1950	9,069	1,360,350	1,142,694		3,277	2,230	101,000	1,500,000	100,000	1,601,000	1.18	1.40
Kirkfield Westwood CC - Sansome Site - 165 Sansome	1965/1966	15,874	2,381,100	2,000,124		[illegible]	130,693	89,000	300,000	200,000	389,000	0.16	0.19
Kirkfield Westwood CC - McBey Site - 3160 McBey	1968	2,920	438,000	367,920		7	1,611	15,000	100,000		115,000	0.26	0.31
Kirkfield Westwood CC - Arena - 165 Sansome	1986	24,689	3,456,460	2,913,302		9[illegible]	984		400,000	200,000	400,000	0.12	0.14
Lord Roberts CC - 725 Kylemore Avenue & Cockburn	1980	14,381	2,157,150	1,812,006		23,6[illegible]	4,371	10,000	500,000	100,000	510,000	0.24	0.28
Luxton CC - 210 St. Cross Street	1964	7,647	1,147,050	963,522		14,4[illegible]	8,760	45,000	400,000	20,000	445,000	0.39	0.46
Maples CC - 434 Adsum Drive	1975	8,265	1,239,750	1,041,390		5,7[illegible]	16,581	106,000	250,000	300,000	356,000	0.29	0.34
Maples CC - Arena (Multiplex) - 454 Adsum Drive	1990	22,942	3,211,880	2,707,156		7[illegible]	557		500,000	300,000	500,000	0.16	0.18
Maples CC - Arena (Change Rooms)	1990	5,000	750,000	630,000		[illegible]	49		100,000		100,000	0.13	0.16
Maples CC - Elwick Rec Centre - 40 Maberley Road	1975	2,208	331,200	278,208		[illegible]78	194	36,000	80,000	20,000	116,000	0.35	0.42
Maples CC - James Nisbett Rec Centre- 70 Doubleday	1970	5,535	830,250	697,41[illegible]		221	0		40,000		40,000	0.05	0.06
Melrose Park CC - 480 Kimberly	1967	14,101	2,115,150	1,776,7[illegible]6		3,323	1,923	126,000	450,000	100,000	576,000	0.27	0.32
Morse Place CC - 700 Munroe between Grey & London	1955	9,060	1,359,000	1,141,5[illegible]0		3,328	812	76,000	500,000	100,000	576,000	0.42	0.50
Norberry CC - 26 Molgat Avenue	1963	10,641	1,596,150	1,340,[illegible]66		2,923	2,180	158,000	250,000	150,000	408,000	0.26	0.30
Norquay CC - 65 Granville Street	1978	11,026	1,653,900	1,389,276		57,615	53,792	15,000	500,000	100,000	515,000	0.31	0.37

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Norquay CC - Satelite Site - 5 Beaconsfield	1956/2000	2,280	342,000	287,280		6,648	424	20,000	100,000		120,000	0.35	0.42
North Kildonan CC- 1144 Kingsford Pl & Mark Pearce	1965	11,461	1,719,150	1,444,086		4,028	9,316	68,000	200,000	100,000	268,000	0.16	0.19
Northwood CC - 1415 Burrows Ave (E of Sheppard)	1994	7,588	1,138,200	956,088		13,618	4,888	40,000	400,000	100,000	440,000	0.39	0.46
Northwood CC - Frank Whyte Rec Centre - 1245 Fife	1964	1,842	276,300	232,092		2,849	1,137	35,000	100,000		135,000	0.49	0.58
Norwood CC - 87 Walmer St. East of Lawndale Ave.	1962/2001	10,255	1,538,250	1,292,130		4,945	3,920	133,000	200,000	150,000	333,000	0.22	0.26
Notre Dame Rec Assoc CC - 271 Ave De La Cathedrale	1963	12,937	1,940,550	1,630,062		1,018	503	112,000	300,000	100,000	412,000	0.21	0.25
Notre Dame Rec CC-Arena - 271 Ave De La Cathedrale	1965	26,289	3,680,460	3,102,102		274	0		500,000	50,000	500,000	0.14	0.16
Orioles CC - 444 Burnell St & St. Matthews	1955/1965	13,881	2,082,150	1,749,006		9,141	6,527	55,000	500,000	80,000	555,000	0.27	0.32
Oxford Heights CC - 359 Dowling Avenue East	1968	17,009	2,551,350	2,143,134		3,241	1,148	65,000	1,000,000	350,000	1,065,000	0.42	0.50
Park City West CC - 115 Sanford Fleming Road	1980	16,078	2,411,700	2,025,828		3,878	4,046	105,000	300,000	300,000	405,000	0.17	0.20
Ralph Brown CC - 460 Andrews Street	1990	3,695	554,250	465,570		1,218	1,721	15,000	100,000	80,000	115,000	0.21	0.25
Red River CC - 293 Murray Avenue (7)	1962	3,055	458,250	384,930		1,300	1,267	30,000	1,500,000	100,000	1,530,000	3.34	3.97
Richmond Kings CC - 666 Silverstone Avenue	1960	15,002	2,250,300	1,890,252		475	8,045	55,000	250,000	200,000	305,000	0.14	0.16
Richmond Kings CC - Arena - 666 Silverstone Avenue	1965/1999	24,842	3,477,880	2,931,356		516	136		500,000	200,000	500,000	0.14	0.17
Richmond Kings CC - Ryerson Rec Site-577 Dalhousie	1965	2,580	387,000	325,080		679	97	15,000	80,000	30,000	95,000	0.25	0.29
River Heights CC - 1370 Grosvenor Avenue	1990	18,450	2,767,500	2,324,700		7,875	3,315	25,000	250,000	100,000	275,000	0.10	0.12
River Heights CC - Arena - 1370 Grosvenor Avenue	1960	25,535	3,574,900	3,013,130		1,567	589	300,000	400,000	100,000	700,000	0.20	0.23
River Osborne CC - 101 Pembina Highway	1986/1996	10,553	1,582,950	1,329,678		4,158	9,243	65,000	200,000	50,000	265,000	0.17	0.20
Riverview CC - 90 Ashland Avenue	1966/1976/1988	12,252	1,837,800	1,543,752		8,703	14,403	30,000	325,000	75,000	355,000	0.19	0.23
Robert A. Steen Memorial CC - 980 Palmerston Ave	1960/1992	19,516	2,927,400	2,459,016		8,863	4,476	65,000	350,000	150,000	415,000	0.14	0.17
Roblin Park CC - 640 Pepperloaf Crescent	1949/1984	10,858	1,628,700	1,368,108		4,952	6,850	33,000	400,000	100,000	433,000	0.27	0.32
Silver Heights CC - 2080 Ness Avenue	1945	8,940	1,341,000	1,126,440		2,526	1,027	25,000	500,000	80,000	525,000	0.39	0.47
Sinclair Park CC - 490 Sinclair Street	1950	14,304	2,145,600	1,802,304		6,943	4,539	55,000	2,050,000	100,000	2,105,000	0.98	1.17
Sinclair Park CC - Robertson Site - 665 Radford	1960		0	0		372	146	10,000	125,000		135,000		
Sir John Franklin CC - 1 Sir John Franklin Road	1960	13,649	2,047,350	1,719,774		72,875	12,028	90,000	700,000	250,000	790,000	0.39	0.46
Sir John Franklin Skate Change/Wading Pool Bldg	1963	2,026	303,900	255,276		6,607	48	10,000	100,000		110,000	0.36	0.43
South Transcona CC - 124 Borden Street	1960	2,830	424,500	356,580		645	219	5,000	250,000	100,000	255,000	0.60	0.72
Southdale CC - 254 Lakewood Boulevard	1979	19,223	2,883,450	2,422,098		7,578	14,550	260,000	250,000	40,000	510,000	0.18	0.21
Southdale CC - Arena - 254 Lakewood Boulevard	1988	23,280	3,259,200	2,747,040		176	0		250,000	40,000	250,000	0.08	0.09
Sinclair Park CC - Boyd site - 1100 College			0	0		1,145	834		200,000	10,000	200,000		
St. Boniface East CC - 1051 Brussels St. & Holden (8)		2,601	390,150	327,726		3,359	2,022				0	0.00	0.00
St. Norbert CC - 3450 Pembina Highway	1955	18,620	2,793,000	2,346,120		3,718	388	67,000	200,000	200,000	267,000	0.10	0.11
St. Norbert CC - Arena - 3450 Pembina Highway	1996	24,861	3,480,540	2,933,598		2,862	326		200,000	200,000	200,000	0.06	0.07
Sturgeon Creek CC - 210 Rita Street	1955	8,916	1,337,400	1,123,416		2,406	1,749	5,000	400,000	100,000	405,000	0.30	0.36
Tuxedo CC - 368 Southport Boulevard	1968/1969	10,731	1,609,650	1,352,106		128	407	30,000	150,000	150,000	180,000	0.11	0.13
Tuxedo CC - Skate Change & Garage Building	1994	4,070	610,500	512,820		407	436	5,000	150,000		155,000	0.25	0.30
Tyndall Park CC - 2255 King Edward Street	1993	16,764	2,514,600	[illegible]		1,654	3,098	31,000	100,000	100,000	131,000	0.05	0.06
Tyndall Park CC - Garden Grove Site - 2370 Burrows	1986	1,813	271,950	[illegible]		2,489	1,083	5,000	100,000	50,000	105,000	0.39	0.46
Tyndall Park CC - Satellite Site - 2099 Manitoba	1960		0	0		2,618	5,285	40,000	150,000	10,000	190,000		
Valley Gardens CC - 218 Antrim Road	1970	10,165	[illegible]	[illegible]		4,631	12,218	169,000	200,000	40,000	369,000	0.24	0.29
Varsity View CC - 3315 Laxdal Road	1958	6,161	[illegible]	[illegible]		517	355	115,000	400,000	150,000	515,000	0.56	0.66
Varsity View CC - Sportsplex Arena- 4230 Ridgewood	1989	30,559	[illegible]	[illegible]		356	0		400,000	1,000,000	400,000	0.09	0.11
VarsityViewCC-VarsityViewSportsplex-4230 Ridgewood (9)	1989	10,200	[illegible]	[illegible]		1,708	2,745				0	0.00	0.00
Victoria - Linden Woods CC - 80 Derek Street	1950	8,794	[illegible]	[illegible]		799	1,180	5,000	1,000,000	30,000	1,005,000	0.76	0.91
Victoria - Linden Woods CC - 414 Lindenwood West	1999	4,226	[illegible]	[illegible]		71,712	45,613	10,000	200,000	100,000	210,000	0.33	0.39
Vince Leah CC- 1295 Salter NW of Southall & Aikins	1972	12,242	[illegible]	1,542,492		19,864	8,111	10,000	700,000	300,000	710,000	0.39	0.46
Waverley Heights CC -1885 Chancellor Dr&Lakepointe	1960/1970	11,184	[illegible]	1,409,184		210	97	63,000	300,000	200,000	363,000	0.22	0.26
West Kildonan Memorial CC - 346 Perth Avenue	1965	16,308	[illegible]	2,054,808		1,006	1,002	35,000	220,000	150,000	255,000	0.10	0.12
West Kildonan Memorial CC Arena - 346 Perth Ave	1965	22,231	3,112,340	2,623,258		3,971	1,004		600,000	150,000	600,000	0.19	0.23
West Kildonan Arena (revised by the City - June 2004)	1966	22,231		2,623,258							1,330,000	0.43	0.51
Westdale CC - 550 Dale Avenue	1991/1992	7,344	1,101,600	925,344		1,744	5,333	80,000	250,000	100,000	330,000	0.30	0.36
Westdale CC - Pembina Trails Rec Cen- 6363 Rannock	1975	3,018	452,700	380,268		3,843	948	45,000	150,000	40,000	195,000	0.43	0.51
Weston Memorial CC - 1625 Logan & McKelvey	1960	12,378	1,856,700	1,559,628		4,744	4,525	62,000	700,000	100,000	762,000	0.41	0.49
Westridge CC - 3 Marshall Crescent	1950	3,892	583,800	490,392		2,253	5,424	15,000	200,000	50,000	215,000	0.37	0.44
Westridge CC-Whyte Ridge Sat Site 170 Fleetwood	1998	2,009	301,350	253,134		3,777	1,792	20,000	100,000	100,000	120,000	0.40	0.47
Wildwood CC - 271 North Drive	1970	4,428	664,200	557,928		12,541	7,890	15,000	200,000	50,000	215,000	0.32	0.39
Winakwa CC - 980 Winakwa Road	1960	13,746	2,061,900	1,731,996		1,708	1,003	25,000	200,000	50,000	225,000	0.11	0.13
Windsor CC - 99 Springside Avenue	1992	12,594	1,889,100	1,586,844		1,258	860	26,000	100,000	75,000	126,000	0.07	0.08
Woodhaven CC - 200 Glendale Boulevard	1940	5,127	769,050	646,002		0	244,682	15,000	1,500,000	150,000	1,515,000	1.97	2.35
Woodhaven CC - 200 Glendale Boulevard (10)	1940						0				0		
Community Centres - various							0						
		1,406,999	203,093,010	173,487,874						14,245,000	46,485,000	0.31	0.37
Comments:													
Square footage: Data provided from Maximo													

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Replacement value: Estimate based on $150 /sq ft for Community Centres and $140 /sq ft for arenas and soccer complexes (including 10% engineering, 15% contingency, 3% dept OH and 3% corp. OH)
New Replacement value: Estimate based on $126 /sq ft for Community Centres and $118 /sq ft for arenas and soccer complexes
Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 and 2002
Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2000, 2001 and 2002
Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 year capital forecast
Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014
Needs Index: Ratio of preservation needs over replacement value
Community Centres are funded with the Universal Funding Formula (UFF) which is based on $2.05/square footage and $2.00/person in the catchment area. CC are responsible for operating and 1st line maintenance of their facility and COW is responsible for 2nd line maintenance. However UFF does not provide funding for arenas or Soccer Plexes only for
Parking Lot refurbishment/repair has not been included in the preservation needs calculation, but represents a preservation need for the Community Centre Group of approximately $14,005,000
(1) Assinaboine West is a field only and should be removed from Community Centres list
(2) Boyd park is the same site as Sinclair Park and should be removed from Community Centres list
(3) Broadway Community Centres does not receive UFF they receive another type of operating grant similar to UFF and Administered by Roy Mulligan
(4) Central CC is captured under Recreation centre list and should be removed from CC list
(5) Garden City CC - number of sites is because of the UFF calculation
(6) Grant Park Harrow should be removed from list was formerly located in school but school has taken over space and is using space for school programs
(7) Red River CC has not been maintained for a number of years because a new building is going to be built. Funding is in place for new building and design is in progress.
(8) St Boniface CC has been closed for a number of years (approx 2000) a large refurbishment cost would be required to re-open that site
(9) Varsity View Sport plex parking lot maintenance responsibility unclear
(10) Woodhaven CC - Condition and Square footage included in above Woodhaven site.

BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	New Needs Index
LIBRARIES GROUP										
251 Donald Street - Centennial Library (*)	1976	130,850	20,020,050	16,487,100	433,326	223,965	175,739	615,000	0.03	0.04
20 WestGate - Cornish Library (**)	1914	8,776	1,342,728	1,105,776	25,589		4,633	352,000	0.26	0.32
625 Osborne Street - Osborne Library	1983	4,119	630,207	518,994	8,388	9,5	6,309	133,000	0.21	0.26
823 Ellice Avenue - West End Library	1966	5,446	833,238	686,196	17,853	9,5	9,811	173,000	0.21	0.25
66 Allard Avenue - Westwood Library	1968	7,619	1,165,707	959,994	35,945	50,6	74,529	147,000	0.13	0.15
1910 Portage Avenue - St. James/Assiniboia Library	1957	25,350	3,878,550	3,194,100	75,603	44,5	40,849	665,000	0.17	0.21
500 Salter Street - St. John's Library	1914	7,090	1,084,770	893,340	40,059	9,4	14,181	165,222	0.15	0.18
365 Jefferson Avenue - West Kildonan Library	1967	13,710	2,097,630	1,727,460	46,406	32,4	27,777	462,000	0.22	0.27
111 Victoria Avenue - Transcona Library	1961	8,574	1,311,822	1,080,324	29,214	8,7	9,325	193,550	0.15	0.18
1050 Henderson Highway - Henderson Library		14,517	2,221,101	1,829,142	56,691	14,2	12,257	(leased) 75500		
489 London Avenue - Munroe Library		8,054	1,232,262	1,014,804	23,575	7,304	3,962	(leased) 22000		
955 Cottonwood Road - Windsor Park Library	1961	6,65	1,018,521	838,78	18,433	16,429	10,145	198,000	0.19	0.24
6 Fermor Avenue - St. Vital Library	1962	17,299	2,646,747	2,179,67 4	37,405	17,198	29,755	221,000	0.08	0.10
131 Provencher Boulevard - CentreVille Library		15,385	2,353,905	1,938,5 0	8,880	19,090	2,248	leased		
1168 Dakota Street - Louis Riel Library		15,500	2,371,500	1,953, 9	51,258	102,368	23,916	116,000	0.05	0.06
5014 Roblin Boulevard - Charleswood Library	1942	4,913	751,689	619,038	18,340	15,893	15,579	131,000	0.17	0.21
1360 Pembina Highway - Fort Garry Library	1959-1966 Add	9,333	1,427,949	1,175,958	29,149	18,183	12,378	159,000	0.11	0.14
1520 Corydon Avenue - River Heights Library	1961	8,284	1,267,452	1,043,784	24,104	12,428	10,517	204,000	0.16	0.20
2724 Pembina - Pembina Trail Library -S. Ft. Garry		12,667	1,938,051	1,596,042	44,383	4,713	3,871	(leased) 61000		
765 Keewatin Street - Northwest Library	1996	13,778	2,108,034	1,736,028	43,704	111,466	24,482	65,000	0.03	0.04
Libraries - Various			0		0		334,400			
			51,701,913	42,578,046					0.16	0.19

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Comments:

Square footage: Data provided from Maximo

Replacement value: Estimate based on $153/ft sq. Construction cost for 765 Keewatin (1996) was $102/ft sq, plus 2% inflation/year, plus 10% engineering, plus 15% continency, plus 3% dept OH and 3% corp OH is $153/ft sq.

New Replacement value: Estimate based on $126/ft sq.

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 and 2002

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2000, 2001 and 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 year capital forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Needs Index: Ratio of preservation needs over replacement value

Parking lot repairs not included in preservation needs calculation. It represents approximately $13,000 in maintenance needs over the next ten years

(*) Millennium Project includes the addition of approximately 37,000 square feet plus renovation to existing building. Project expected to commence 2004 and be complete 2005. The additional square footage and the capital allocated (with exception of $469,000 for roof replacement) for the project

(**) 20 Westgate is listed as a grade ll on the Historic Buildings Conservation list

BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	New Needs Index
SPORT FIELD HOUSES GROUP										
Art McQuat Fieldhouse - 928 Rue Maginot	1981	5,001	750,150	630,126	179	3	3,413	278,000	0.37	0.44
Charlie Krupp Nomads - 525 McPhillips (*)	na	3,370	505,500	424,620	2,087	1,5	154			
Charlie Krupp Stadium - 525 McPhillips	na	1,260	189,000	158,760	0	2,0	509	138,000	0.73	0.87
Maple Grove Field House - 190 Frobisher	1985	14,596	2,189,400	1,839,096			109	70,134	0.03	0.04
Maple Grove Pk-Football Field House 190 Frobisher	1990	185	27,750	23,310	41	1	466	4,000	0.14	0.17
Memorial Field House - 100 Killarney St. (**)	1962	3,927	589,050	494,802	134	1,8	2,162	281,000	0.48	0.57
Ray Fennel Sports Centre - 1377 Clarence	1971	3,203	480,450	403,578	8,800	5,7	5,377	87,000	0.18	0.22
Blumberg Baseball Complex - 4540 Portage										
Waverley Soccer Complex - 3900 Waverely										
Optimist Park - Summit Road										
Legion Track Clubhouse - Rutland & Silver										
Whittier Park Baseball Field - N of CNR tracks										
Charleswood Baseball field - Charleswood Rd & Wilks										
Springer's Gymnastics - 4246 Ridgewood										
		31,54	4,731,300	3,974, 92					0.32	0.38

Comments:

Square footage: Data provided from Maximo

Replacement value: Estimate based on $150 /sq ft (including 10% engineering, 15% contingency, 3% de OH and 3 corp. OH)

New Replacement value: Estimate based on $126 /sq ft

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 a d 2002

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 20 2001 d 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 ye capi forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Needs Index: Ratio of preservation needs over replacement value

(*) Charlie Krupp Nomads building no COW presence in building

(**) Memorial Field house interior very poor shape ceiling is unfinished and un-insulated and evidence of major flooding in basement

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BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	New Needs Index
Recreation Centres Group										
Aberdeen Recreation Centre - 415 Stella		1,875	281,250	236,250	7,985	10,137	3,655	153,800	0.55	0.65
Bleak House - 1637 Main St. S. of Seven Oaks Blvd (1)		2,562	384,300	322,812	4,406	[illegible]0	3,421	543,308	1.41	1.68
Brookland Sch. and Rec. Site - Pacific Ave. & Oddy (2)		9,590	1,438,500	1,208,340	30	1	0			
Peguis Trail Fitness/Ch Peguis Sch-1400 Rothesay (3)		24,090	1,204,500	1,011,780	[illegible]	4,[illegible]3	6,252			
Crestview Village Rec. Centre - Acheson Dr. & Sask (4)		500	75,000	63,000	14	[illegible]6	49	75,000	1.00	1.19
Eric Coy Craft Corner - 535 Oakdale		3,180	477,000	400,68[illegible]	5,73	2,[illegible]0	5,901	98,500	0.21	0.25
Eric Coy Rec.Site & Sch.- 535 Oakdale (5)			0		3	1,[illegible]2	953			
Fort Richmond Rec. Centre - NW of Killarney & (6)		11,404	1,710,600	1,436,9[illegible]		[illegible]4	0			
Frank Whyte Rec. Centre - 1245 Fife (7)						[illegible]5	362			
Freight House Module #1 - 200 Isabel		10,540	1,581,000	1,328,[illegible]40	46,42	[illegible],429	36,783	1,215,200	0.77	0.92
Freight House Module #4 - 200 Isabel		3,723	558,450	469,098	1,02	4,620	3,998	345,000	0.62	0.74
John M. King Rec. Centre - 525 Agnes (8)		1,6	250,800	210,672	9,5[illegible]	591	192			
Laura Secord Rec. Centre - Attached to School (9)			0		35	60	100			
Magnus Eliason Rec. Centre -430 Langside		9,0	1,363,350	1,1[illegible]5,214	104,193	24,776	24,775	160,000	0.12	0.14
Maples Multi Plex - 424 Adsum Drive (10)		16,0	2,401,200	2,017,008	0	263	456			
Mayfair Rec. Centre - 40 Mayfair Place		1,5	235,350	197,694	17,183	2,157	4,075	137,000	0.58	0.69
Norquay Park Rec. Centre - 65 Granville St. (11)		11,0	1,653,9[illegible]	1,389,276	14	1,330	721			
Old Ex. Recreation Bldg. - 100 Sinclair		4,1	616,050	517,482	1,196	90	49	220,000	0.36	0.43
Notre Dame Rec. Centre - Provencher & Langevin (12)		1,7	265,050	222,642	470	150	0			
Shaughnessy Rec. Centre - 1641 Manitoba (13)		3,283	492,450	413,658	0	165	276			
Sister MacNamara Sch. - 460 Sargent (14)			0		108	36	73			
St. James Civic Centre - 2055 Ness Ave.		49,024	7,353,600	6,177,024	100,841	55,496	73,670	699,000	0.10	0.11
St. James Cultural - 3172 Portage Ave. (15)		1,919	95,950	80,598	20,627	4,221	6,577	151,000	1.57	1.87
Strathcona Rec. Centre - 233 McKenzie St. (16)		1,728	259,200	217,728	2,105	1,499	2,350	26,000	0.10	0.12
Transcona Scout Hall - Corner of Winona & Melrose (17)		2,850	427,500	359,100	1,024	210	514	152,000	0.36	0.42
Turtle Island Rec. Centre - 510 King		6,846	1,026,900	862,596	123,784	39,127	47,531	258,000	0.25	0.30
Tyndall Park Rec. Assoc. - 2221 King Edward St. (18)		3,894	584,100	490,644	39	81	0			
Tyndall Park Sch. & Rec. Centre - 2221 Kng Edward (19)			0		0	108	48			
Westdale Rec.Site - BtwBetsworth & Rannock (20)		7,344	1,101,600	925,344	7,700	195	327			
Tuxedo Lawn Blwg Bldg. - 369 Southport Blvd.		981	147,150	123,606	8,731	1,803	1,589	63,000	0.43	0.51
Arts Action Centre - 120 Dowling Avenue East (21)		3,075	461,250	387,450	5,755	1,752	2,419	216,000	0.47	0.56
Sargent Park Complex/Bowling Green - Sargent & Wal (22)			0		250	82	261			
466 Gertrude - Block Parents of Winnipeg (23)		9,794	1,469,100	1,234,044	0	252	475	102,000	0.07	0.08
Recreation Centres - Various							89,680			
			27,915,100	23,448,684					0.53	0.63

Comments:

Square footage: Data provided from Maximo
Replacement value: Estimate based on $150 /sq ft (including 10% engineering, 15% contingency, 3% dept OH and 3% corp. OH)
New Replacement value: Estimate based on $126 /sq ft
Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 and 2002
Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2000, 2001 and 2002
Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 year capital forecast
Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014
Needs Index: Ratio of preservation needs over replacement value
Parking Lot Repairs not included in preservation needs represents approximately $72,500 preservation need for the Recreation Centres building Group
(1) Seniors Centre should be re-coded
(2) Brooklands Rec Centre no longer in use by COW
(3) Peguis Trail fitness centre located in school. School maintains building BS provides maintenance only on request of CS. Track and fitness area is sports flooring placed on top of soil requires significant work to meet current building codes approximately $1,062,000 in preservation needs.
(4) Crestview Village Rec Centre very small building most likely intended for a picnic area. Building is presently boarded up and not in use. Should be removed from inventory

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(5) Eric Coy Rec centre and school - no BS presence in school (6) Fort Richmond Rec Centre - coded at community centre should be removed from Rec centre list (7) Frank Whyte Rec Centre - coded at community centre should be removed from Rec centre list (8) John M King Rec Centre - no access school maintains building wading pool uses change facilities during summer months BS provides custodial but no maintenance (9) Laura Secord Rec Centre - no Rec centre in school should be removed from inventory (10) Maple Multi Plex - coded at community centre should be removed from Rec centre list (11) Norquay Prk Rec Centre - community centre, wading pool and outdoor pool share this building no Rec Centre should be removed from Rec centre list (12) Notre Dame Rec Centre - coded at community centre should be removed from Rec centre list (13) Shaughnessy Rec Centre- day care located in school. Owned and maintained by school (14) Sister McNamara Rec Centre - day care located in school. Owned and maintained by school (15) St James Cultural - two trailers used to construct Rec Centre requires significant work to meet minimum maintenance standards. Replacement value of trailers is approximately $50/sqaure foot (16) Strathcona Rec Centre- day care and Rec centre (auditorium only) in school. Joint use agreement in place (17) Transcona Scout Hall - city owns building but has very little presence in it (18 and 19) Tydal Park Rec Centre - coded at community centre should be removed from Rec centre list (20) Westdale Rec Centre - coded at community centre should be removed from Rec centre list (21) Arts action centre - very poorly maintained building would take a large investment to meet minimum maintenance standards (22) Sargent Park Complex/Bowling Green - Pool maintains this area and therefore should be removed from this list (23) Block Parents - city owns and maintains building and is use in summer for wading pool not used as a Rec centre and should be removed from this list
203,440

BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Preservation Needs	Needs Index	New Needs Index
ARENAS GROUP											
Bertrand Arena - 294 Bertrand Avenue	1967	28,649	4,010,860	3,380,582	148,367	63,998	76,563	1,189,000	1,595,684	0.40	0.47
Century Indoor Arena - 1377 Clarence Avenue	1967	35,347	4,948,580	4,170,946	215,153	1[illegible]	107,059	1,250,000	1,677,548	0.34	0.40
St. James Civic Centre Arena - 2055 Ness Avenue	1967	36,104	5,054,560	4,260,272	218,696	1[illegible]6,4	99,474	885,000	1,187,704	0.23	0.28
Eric Coy Indoor Arena - 535 Oakdale Avenue	1971	26,473	3,706,220	3,123,814	175,809	[illegible]88,3	93,858	785,000	1,053,500	0.28	0.34
Charles A Barbour (Grant Park) Arena-500 Nathaniel	1963	26,704	3,738,560	3,151,072	126,812	59,8[illegible]	56,803	860,000	1,154,153	0.31	0.37
Maginot Indoor Arena - 910 Maginot St	1967	28,246	3,954,440	3,333,028	141,723	61,3[illegible]	137,335	1,147,000	1,539,318	0.39	0.46
Roland Michener Indoor Arena - 1121 Wabasha Street	1967	32,626	4,567,640	3,849,868	188,414	77,9[illegible]	66,962	1,135,000	1,523,214	0.33	0.40
Billy Mosienko Arena - 709 Keewatin	1975	29,303	4,102,420	3,457,754	169,614	45,5[illegible]	93,035	1,035,000	1,389,010	0.34	0.40
Old Exhibition Arena - 80 Sinclair Street	1961	25,756	3,605,840	3,039,208	119,928	52,6[illegible]	73,564	930,000	1,248,096	0.35	0.41
Pioneer Arena - 799 Logan Avenue	1975	31,591	4,422,740	3,727,73[illegible]	202,458	69,[illegible]74	79,764	1,130,000	1,516,504	0.34	0.41
River East Indoor Arena - 1410 Rothesay	1972	33,465	4,685,100	3,948,87[illegible]	159,409	71,122	133,158	1,110,000	1,489,663	0.32	0.38
Sam Southern Indoor Arena - 625 Osborne Street	1977	27,002	[illegible],780,280	3,186,2[illegible]6	146,378	70,882	73,990	730,000	979,688	0.26	0.31
Sargent Park Indoor Arena - 1111 Wall Street	1963	24,984	[illegible],497,760	2,948,[illegible]12	118,554	41,895	59,209	845,500	1,134,694	0.32	0.38
Terry Sawchuk Indoor Arena - 901 Kimberly Avenue	1972	34,026	[illegible],763,640	4,015,[illegible]68	193,453	80,922	141,384	775,000	1,040,080	0.22	0.26
St. Vital Arena - 580 St. Anne's Road	1970	31,400	[illegible],396,000	3,705,200	157,172	44,146	115,522	375,000	503,264	0.11	0.14
Vimy Indoor Arena - 255 Hamilton Avenue	1972	24,110	[illegible],375,400	2,844,980	112,514	92,194	120,863	740,000	993,108	0.29	0.35
Arenas - Various						150,000	520,820				
		475,786	66,610,040	56,142,748						0.30	0.36

Comments:

Square footage: Data provided from Maximo

Replacement value: Estimate based on $140 /sq ft

New Replacement value: Estimate based on $118 /sq ft

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 and 2002

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2000, 2001 and 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 year capital forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Condition Index: Ratio of preservation needs over replacement value

Parking lot repairs/refurbishment not included in preservation needs calculation. Represents approximately $3,950,000 preservation needs over the next ten years for the Arenas Building Group

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BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	Needs Index
INDOOR POOLS GROUP										
Seven Oaks Indoor Pool & Bldg - 444 Adsum Drive	1977	45,908	12,303,344	10,329,300	326,589	1[illegible]9,15	104,780	4,097,500	0.33	0.40
BoniVital Indoor Pool & Bldg - 1215 Archibald St	1974	38,871	10,417,428	8,745,975	330,810	1[illegible]47,8[illegible]	195,236	3,443,200	0.33	0.39
Elmwood Kildonan Pool & Bldg. - 909 Concordia Ave.	1975	45,908	12,303,344	10,329,300	352,952	126,3[illegible]	138,184	5,266,150	0.43	0.51
Margaret Grant Indr Pool & Bldg - 685 Dalhousie Dr	1971	19,137	5,128,716	4,305,825	145,107	87,2[illegible]	103,662	2,774,500	0.54	0.64
St. James Civic Centre Pool & Bldg - 2055 Ness	1965	13,497	3,617,196	3,036,825	117,289	42,0[illegible]	50,718	1,052,400	0.29	0.35
Eldon Ross Indoor Pool & Bldg - 1887 Pacific (*)	1982	10,148	2,719,664	2,283,300	96,783	56,4[illegible]	33,915	2,178,000	0.80	0.95
St. James Centennial Indoor Pool - 644 Parkdale St	1970	55,252	14,807,536	12,431,700	275,471	462,1[illegible]	88,194	4,188,100	0.28	0.34
Bernie Wolfe Indoor Pool & Bldg- 95 Bournaise (*)	1977	4,000	1,072,000	900,000	32,890	14,6[illegible]	16,451	565,400	0.53	0.63
Sargent Park Indoor Pool & Bldg - 999 Sargent Ave	1976	97,900	26,237,200	22,027,500	614,627	243,4[illegible]	265,568	13,065,000	0.50	0.59
Sherbrook Indoor Pool & Bldg - 381 Sherbrook (*)	1930	32,514	8,713,752	7,315,650	178,176	60,8[illegible]	55,803	3,905,427	0.45	0.53
N.E. Centennial Indoor Pool & Bldg - 90 Sinclair	1969	52,008	13,938,144	11,701,800	205,103	214,704	83,742	4,274,800	0.31	0.37
Transcona Centennial Pool & Bldg. - 1101 Wabasha	1967	11,055	2,962,740	2,487,37[illegible]	135,914	67,037	88,926	1,833,000	0.62	0.74
Pan Am Pool - Building - 25 Poseidon Bay	1967	163,000	[illegible],684,000	36,675,00[illegible]	895,001	747,047	1,027,515	20,594,000	0.47	0.56
Indoor Pools Various		589,198					65,928			
			15[illegible]905,064	132,569,5[illegible]0					0.45	0.54

Comments:

Square Footage: Data provided by CMS Branch

Replacement cost $268/sq ft

New Replacement cost $225/sq ft

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 a[illegible]d 2007

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 20[illegible] and 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 [illegible]ar capital forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Needs Index - Ratio of Presevation Needs over Replacement Value

Parking lot repair/refurbishment is not included in the preservation needs calculation. This represents a $3,292,000 preservation need over the next ten years

(*) Eldon Ross Indoor Pool & Bldg - 1887 Pacific - Operating from March to October

(*) Bernie Wolfe Indoor Pool & Bldg- 95 Bournaise - Joint use with school

(*) Sherbrook Indoor Pool & Bldg - 381 Sherbrook - Historic Building designation

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BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preserv...	Planned Preservation	Preservation Needs	Needs Index	Needs Index
OUTDOOR POOLS GROUP										
Norquay Outdoor Pool - 5 Beaconsfield/65 Granville	1975	250	287,500	281,500	19,858	9,2	14,662	248,668	0.86	0.88
Norwood Outdoor Pool - Cromwell at Lyndale	1962	1,990	798,500	750,740	11,559	14,2	14,066	828,262	1.04	1.10
Westdale Outdoor Pool - 550 Dale Blvd.	1970	4,250	1,237,500	1,135,500	28,394	16,6	18,176	1,200,571	0.97	1.06
St. Vital Outdoor Pool - 5 Des Meurons at Regal	1967	1,553	832,950	795,678	17,998	12,3	10,166	821,316	0.99	1.03
FreightHouse Outdoor Pool - 200 Isabel	1976	250	337,500	331,500	19,290	9,4	12,623	248,668	0.74	0.75
Windsor Outdoor Pool - Jogues Rd at Cottonwood	1962	2,000	800,000	752,000	13,174	12,8	15,184	828,262	1.04	1.10
Provencher Outdoor Pool - 590 Rue Langevin	1962	1,767	765,056	722,64	11,814	12,6	13,288	698,668	0.91	0.97
Kildonan Park Outdoor Pool & Buildings - 2021 Main	1964	5,832	1,874,800	1,734,8	65,048	58	48,412	1,875,727	1.00	1.08
Happyland Outdoor Pool - 470 Marion at Dufrense	1958	1,971	595,650	548,3	11,496	9,409	6,740	825,484	1.39	1.51
Lions Outdoor Pool - Behind 1350 Pembina Hwy	1958	5,61	1,442,700	1,307,8	44,999	33,599	62,232	1,261,696	0.87	0.96
Transcona Kinsmen Outdoor Pool - 1101 Wabasha	1960	250	737,500	731, 00	10,76	14,089	10,354	796,017	1.08	1.09
Outdoor pools - Various						2,678	183,000			
		25,731	9,709,650	9,097 106					0.99	1.05

Comments:

Square Footage: Data provided by CMS Branch

Replacement Cost: Estimated based on $150 /sq ft for building plus cost of pool tank and accessories. P l tank co estimated fro own of Killarny OP quote verbally provided by Oasis Pools & Spas

Replacement Cost: Estimated based on $126 /sq ft for building plus cost of pool tank and accessories.

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 d 2007

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 20 20 and 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 capital forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Condition Index: Ratio of preservation needs over replacement value

Parking Lots not included in the preservation needs calculation. This represents approximately $455,000 in preservation needs over the next ten years

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BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation		Preservation Needs	Needs Index	New Needs Index
WADING POOLS GROUP											
Eldon Ross Wading Pool - 1887 Pacific (*)			80,000	67,200	181	886	1,821				
Kildonan Park Wading Pool - 2015 Main Street (*)			80,000	67,200	697	[illegible]	2,736				
Lion's Wading Pool - 969 Dowker (*)			80,000	67,200	136	6[illegible]	944				
Transcona Centennial Wading Pool - 1101 Wabasha (*)			80,000	67,200	175	4[illegible]	287				
Westdale Wading Pool - 550 Dale (*)			80,000	67,200	4,390	1,5[illegible]	48				
Aberdeen RC Wading Pool - 415 Stella		1,873	286,030	254,189	310	1,9[illegible]	959	17,000	22,903	0.08	0.09
Amherst Wading Pool - 340 Amherst St. & Ness Ave.		412	125,320	118,316	6,004	5,5[illegible]	1,790	56,700	76,388	0.61	0.65
Berkshire Wading Pool - 40 Berkshire Bay & Oakmont		217	103,870	100,181	3,167	5,0[illegible]	6,302	37,000	49,847	0.48	0.50
Boyd Park & Rec. Assoc. Wading Pool - 1100 College			80,000	67,200	3,721	2,5[illegible]	3,342	33,000	44,458	0.56	0.66
Braeside Wading Pool - 595 Louelda St.		556	141,160	131,708	2,708	3,[illegible]	2,441	42,000	56,583	0.40	0.43
Broadway Wading Pool - 185 Young St.		318	114,980	109,574	3,960	3,699	2,979	34,000	45,806	0.40	0.42
Brock Cordova Park Wading Pool - 372 Cordova		675	154,250	142,77[illegible]	4,882	7,797	7,147	37,500	50,521	0.33	0.35
Bronx Park C.C. Wading Pool - 131 Chelsea Place		157	97,270	94,60[illegible]	6,043	4,947	2,829	44,000	59,278	0.61	0.63
Bruce Park Wading Pool - 1966 Portage & Albany		503	135,330	126,7[illegible]9	9,980	5,606	2,968	53,000	71,403	0.53	0.56
Burton Cummings C.C. Wading Pool - 960 Arlington			80,000	67,200	2,767	1,423	872	28,500	38,396	0.48	0.57
Centennial Park Wading Pool - 802 Raleigh & Linden		184	100,240	97,112	1,436	3,038	4,095	41,500	55,910	0.56	0.58
Central Park Wading Pool - 400 Cumberland & Edmont		1,243	216,730	195,599	1,333	3,513	1,557	43,000	57,931	0.27	0.30
Champlain Wading Pool - 282 Niverville Ave.		40	84,400	83,720	5,274	3,214	2,071	29,000	39,070	0.46	0.47
Clifton Wading Pool - 1315 Strathcona St.			80,000	67,200	3,832	4,017	3,560	29,500	39,743	0.50	0.59
Crescentwood Wading Pool - 1170 Corydon Ave.		45	84,950	84,185	4,246	4,501	1,672	17,000	22,903	0.27	0.27
Dakota Water Play Wading Pool - 1188 Dakota St.			300,000	252,000	12,131	19,366	26,622	88,000	118,556	0.40	0.47
De Graff Wading Pool -111 De Graff Bay & Vryenhoer		225	104,750	100,925	2,091	2,860	1,037	48,000	64,667	0.62	0.64
Donwood Wading Pool - 440 Donwood Dr.		356	119,160	113,108	1,548	5,652	1,642	46,500	62,646	0.53	0.55
Ducharme Waterplay Park Wading Pool - 65 Morrow		592	145,120	135,056	5,451	8,253	6,926	20,000	26,945	0.19	0.20
Dufferin Park Wading Pool - 605 Alexander Ave.		542	139,620	130,406	432	31,157	80,764	5,000	6,736	0.05	0.05
Earl Grey C.C. Wading Pool - 360 Cockburne			80,000	67,200	4,759	7,147	5,189	34,000	45,806	0.57	0.68
East Elmwood C.C. Wading Pool - 927 Beach Ave.			80,000	67,200	3,065	3,098	524	45,000	60,625	0.76	0.90
East End Leisure Centre Wading Pool - 575 Larson		52	85,720	84,836	1,300	2,091	2,142	32,000	43,111	0.50	0.51
East End Wading Pool - 1051 Brussles			80,000	67,200	43	204	0	43,000	57,931	0.72	0.86
Elm Montrose Park Wading Pool - 631 Montrose St.		713	158,430	146,309	3,402	6,398	5,811	42,500	57,257	0.36	0.39
Elmwood Park Wading Pool - 380 Henderson & Larson		932	182,520	166,676	4,121	6,359	4,475	48,000	64,667	0.35	0.39
Elmwood Winter Club Wading Pool - 75 Brazier		188	100,680	97,484	7,255	5,381	2,418	37,000	49,847	0.50	0.51
Fort Rouge Park Wading Pool - 295 River & Bryce St		947	184,170	168,071	320	1,852	1,087	43,000	57,931	0.31	0.34
Frank White Parks & Rec. Wading Pool - 1245 Fife		1,872	285,920	254,096	1,662	2,563	1,137	35,000	47,153	0.16	0.19
General Vanier Wading Pool - 1199 Patterson St.		223	104,530	100,739	2,223	3,321	2,744	22,000	29,639	0.28	0.29
Golden Gate Wading Pool - 210 Rita		527	137,970	129,011	3,183	4,902	3,012	40,000	53,889	0.39	0.42
Grant Park Harrow C.C. Wading Pool - 550 Harrow St (**)					297	2,894	4,811	0	0		
Happyland Wading Pool & Bldg. - 520 Marion		294	112,340	107,342	2,701	5,252	7,782	29,000	39,070	0.35	0.36
Harrow Park Wading Pool - 1000 Fleet & Harrow		956	185,160	168,908	4,573	4,843	3,208	42,000	56,583	0.31	0.33
Home Playground Wading Pool - 772 Sargent & Home		752	162,720	149,936	0	2,293	3,100	20,000	26,945	0.17	0.18
Issac Brock C.C. Wading Pool - 715 Telfer St. N.			80,000	67,200	3,993	5,289	3,675	43,000	57,931	0.72	0.86
JH Bruns Wading Pool - 254 Lakewood Blvd.		208	102,880	99,344	3,204	4,267	5,249	32,000	43,111	0.42	0.43
John M King Wading Pool - 525 Agnes			80,000	67,200	579	2,317	936	32,000	43,111	0.54	0.64
Keenleyside Wading Pool - 480 Keenleyside Ave.		880	176,800	161,840	4,625	4,844	4,173	46,000	61,972	0.35	0.38
King Edward Wdg Pool (SW) - 334 King Edward & Ness		1,518	246,980	221,174	3,416	[illegible]	2,126	24,700	33,276	0.13	0.15
King Edward Wading Pool (North)- 709 Manhattan		542	139,620	130,406	698	7,8[illegible]	3,459	51,000	68,708	0.49	0.53
Lizzie Playground Wading Pool - 242 Lizzie & Logan		1,044	194,840	177,092	743	2,7[illegible]	1,289	32,000	43,111	0.22	0.24
Luxton C.C. Wading Pool - 210 St. Cross			80,000	67,200	3,282	3,0[illegible]	10,424	5,000	6,736	0.08	0.10
Machray Park Wading Pool - 475 Anderson Ave.		868	175,480	160,724	5,057	5,6[illegible]	2,681	38,000	51,195	0.29	0.32

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Magnus Eliason RC Wading Pool - 430 Langside		877	176,470	161,561	956	2,3	2,510	69,000	92,959	0.53	0.58
Marjorie Wading Pool - 245 Marjorie		400	124,000	117,200	3,483	3,9	1,530	40,500	54,563	0.44	0.47
Clara Hughs Park Wading Pool - 400 Matheson		560	141,600	132,080	148	2,2	1,367	39,000	52,542	0.37	0.40
McFadyen Playground Wading Pool - 416 Assiniboine		559	141,490	131,987	575	2,3	1,805	24,000	32,333	0.23	0.24
McKittrick Park Wading Pool - 790 Rathgar Ave.		850	173,500	159,050	90	6,045	5,619	31,000	41,764	0.24	0.26
Morse Place C.C. Wading Pool - 700 Munroe			80,000	67,20	1,353	3,107	5,764	40,500	54,563	0.68	0.81
Muriel Sage Wading Pool - 836 Muriel & Sage Cresc.		336	116,960	111,24	2,855	3,529	4,192	44,000	59,278	0.51	0.53
Norquay C.C. Wading Pool - 65 Granville			80,000	67,20	4,477	6,594	8,340	92,000	123,945	1.55	1.84
Northwood C.C. Wading Pool - 1415 Burrows			80,000	67,20	3,312	3,383	5,001	6,000	8,083	0.10	0.12
Norwood Wading Pool - 87 Walmer St. & Ferndale		43	84,730	83,999	2,638	2,754	2,282	31,000	41,764	0.49	0.50
Jacob Penner Park Wading Pool - 780 McGee		1,344	227,840	204,992	292	4,065	1,462	49,000	66,014	0.29	0.32
Old Ex. Wading Pool - 96 Sinclair & Stella		107	91,770	89,951	263	4,973	4,309	44,000	59,278	0.65	0.66
Orioles C.C.Wading Pool - 448 Burnell St.		547	140,170	130,871	2,945	3,686	1,993	39,000	52,542	0.37	0.40
Pascoe Park Wading Pool - 155 Jordan & Ross		1,513	246,430	220,709	328	3,388	2,971	1,000	1,347	0.01	0.01
Pirates (PCWSatelite) Wading Pool-761 Rosseau		84	89,240	87,812	5,588	19,826	4,412	58,000	78,139	0.88	0.89
Pritchard Pk Wading Pool - 295 Pritchard & Charles		1,645	260,950	232,985	2,525	2,945	1,671	30,000	40,417	0.15	0.17
Provencher Wading Pool & Bldg - 620 Rue Langevin		370	120,700	114,410	4,556	5,787	5,002	20,000	26,945	0.22	0.24
River Heights CC - Wading Pool - 1370 Grosvenor		44	84,840	84,092	5,458	5,945	5,927	16,000	21,556	0.25	0.26
River Osborne CC Wading Pool - 466 Gertrude St		9,827	1,160,970	993,911	3,623	11,196	4,073	17,000	22,903	0.02	0.02
Riverview CC Wading Pool - 90 Ashland Avenue			80,000	67,200	3,643	9,428	12,203	42,000	56,583	0.71	0.84
Robert A. Steen CC Wading Pool - 980 Palmerston			80,000	67,200	636	7,951	11,659	15,000	20,208	0.25	0.30
Robertson Park Wading Pool - 665 Radford		1,302	223,220	201,086	2,293	3,367	1,144	22,000	29,639	0.13	0.15
Roblin Park Wading Pool - 640 Pepperloaf Crescent		221	104,310	100,553	2,086	3,072	3,579	33,000	44,458	0.43	0.44
Roosevelt Playground Wading Pool -534 Elgin & Kate		576	143,360	133,568	1,265	4,929	3,579	52,000	70,056	0.49	0.52
Sargent Park Place Wading Pool - 1106 Downing		135	94,850	92,555	3,515	4,251	4,655	39,000	52,542	0.55	0.57
Shaughnessy Park Wading Pool - 74 Tyndall		216	103,760	100,088	572	3,961	5,246	41,000	55,236	0.53	0.55
Sir John Franklin CC Wdg Pool -1 Sir John Franklin		1,344	227,840	204,992	1,361	2,171	3,309	23,000	30,986	0.14	0.15
Sister MacNamara Wading Pool - 760 Ross Avenue		324	115,640	110,132	1,740	3,603	5,400	28,000	37,722	0.33	0.34
South Transcona CC Wading Pool - 124 Borden Ave.			80,000	67,200	938	1,584	1,513	37,000	49,847	0.62	0.74
St. Charles Wading Pool - 3684 Ness (at Knox)		349	118,390	112,457	5,084	8,425	2,504	30,000	40,417	0.34	0.36
St. John's Park Wading Pool - 2 Fowler & St. Johns		1,059	196,490	178,487	1,203	3,289	1,677	22,000	29,639	0.15	0.17
King George Park Wading Pool - 5 Rue Des Meurons		433	127,630	120,269	3,269	3,471	2,184	36,000	48,500	0.38	0.40
Strathcona Rec Assoc Wading Pool - 233 McKenzie		77	88,470	87,161	3,755	3,536	3,698	32,000	43,111	0.49	0.49
TR Hodgson Park Wading Pool - 303 Lockwood		714	158,540	146,402	2,564	4,161	5,275	42,000	56,583	0.36	0.39
Tomlinson Wading Pool - 111 Lemmen Drive		486	133,460	125,198	3,112	3,416	1,323	34,000	45,806	0.34	0.37
Turtle Island CC Wading Pool - 510 King Street		72	87,920	86,696	263	6,066	2,849	25,000	33,681	0.38	0.39
Tyndall Park (Man Site) Wading Pool -2099 Manitoba			80,000	67,200	2,627	1,755	857	13,000	17,514	0.22	0.26
Tyndall Park School Wading Pool - 2221 King Edward		64	87,040	85,952	154	815	790	15,000	20,208	0.23	0.24
Vermillion Wading Pool - 990 Beaverhill Blvd		225	104,750	100,925	3,277	3,480	3,050	32,000	43,111	0.41	0.43
Vimy Ridge Mem Park Wading Pool - 821 Preston		2,442	348,620	307,106	1,695	8	10,265	90,000	121,250	0.35	0.39
Merle Watt Park Wading Pool-1295 Salter & Southall		36	83,960	83,348	1,645	1,9	1,216	42,000	56,583	0.67	0.68
West Kildonan CC Wading Pool - 346 Perth & Powers		36	83,960	83,348	2,525	2,7	1,886	13,000	17,514	0.21	0.21
Weston Park Wading Pool - 299 Lock & Logan		616	147,760	137,288	630	2,9	2,560	8,000	10,778	0.07	0.08
Westwood Browning Wading Pool - 300 Westwood		230	105,300	101,390	3,996	3,0	2,674	10,000	13,472	0.13	0.13
William Osler Wading Pool - 787 Brock Street		1,145	205,950	186,485	2,497	2,7	1,026	43,000	57,931	0.28	0.31
William Whyte Rec Assoc Wading Pool - 200 Powers		1,749	272,390	242,657	206	2,6	1,104	34,000	45,806	0.17	0.19
Winnakwa Rec. Centre Wading Pool		52	85,720	84,836	4,104	4,8	4,595	29,000	39,070	0.46	0.46
Wolesley Rec. Centre Wading Pool (**)					371	2,8	0				
River West Wading Pool - La Fleche Park - Stack St (**)					262	4	0				
Wading Pools - Various					101,439	80,9	199,259				
		53,463	13,700,930	12,475,259						0.39	0.43

Comments:
Square footage: Data provided from Maximo
Replacement value: Estimate based on $110 /sq ft (including 10% engineering, 15% contingency, 3% de OH and % corp. OH) us ading pool basin

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Replacement value: Estimate based on $93 /sq ft
Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2001 and 2002
Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2001, 2001 and 2002
Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 year capital forecast
Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014
Needs Index: Ratio of preservation needs over replacement value
(*) Operated and Maintained by the Outdoor Pool
(**) demolished in 2001 and 2002

BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	New Needs Index
SENIOR CENTRES GROUP										
Dufferin Seniors Centre - 377 Dufferin	1986 add	2,845	426,750	358,470	5,310	2,974	4,420	58,492	0.14	0.16
EK. Senior Citizens Centre - 180 Poplar Ave. (*)	1986 add	6,345	951,750	799,470	21,508	[illegible]	9,028	758,000	0.80	0.95
Elmwood Kildonan Senior Centre			0		1,165	4,0	860			
Transcona Senior Centre - 328 Whittier Ave. West		5,567	835,050	701,442	12,86	5,7	11,955	229,000	0.27	0.33
North End Seniors Centre - 86 Sinclair	1991	2,528	379,200	318,528	7,842	8,5	3,460	115,000	0.30	0.36
		17,285	2,592,750	2,177,910		31,3			0.38	0.45

Comments:

Square footage: Data provided from Maximo

Replacement value: Estimate based on $150 /sq ft (including 10% engineering, 15% contingency, 3% dept OH and 3% corp. C)

New Replacement value: Estimate based on $126 /sq ft

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 2 01 and 2

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged ov 2000, 20 and 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates fro year cap l forecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Needs Index: Ratio of preservation needs over replacement value

Parking lot repairs/refurbishment excluded from Preservation needs calculation represents approxi ely $2 ,000 in preservation need

(*) EK Seniors Centre - School owns building, has lease agreement with Senior's Group and intend emolish when lease expires

(*) North End Senior Centre - is an addition to NE Centennial Pool building

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Replacement Value of PUFS Buildings	*Replacement Value*	*New Replacement Value*	*$/sq ft*	*New $/sq ft*
arenas	$66,610,040	$56,142,748	$140	$118
community centres	$203,093,010	$170,864,616	$150	$126
day cares	$5,218,850	$4,383,414	$150	$126
leisure centres	$6,838,950	$5,744,718	$150	$126
libraries	$51,701,913	$42,578,046	$153	$126
indoor pools	$157,905,064	$132,569,550	$268	$225
outdoor pools	$9,709,650	$9,092,106	$150 plus tank	$126 plus tank
sport field houses	$4,731,800	$3,974,292	$150	$126
senior's centres	$2,592,750	$2,177,910	$150	$126
recreation centres	$27,915,100	$23,448,684	$150	$126
wading pools	$13,700,930	$12,475,259	$110 plus basin	$93 plus basin
total	**$550,018,057**	**$463,451,343**		

BUILDING SERVICES DIVISION - PUBLIC USE FACILITY STUDY - FACILITY CONDITION INDEX

Description	Year Constructed	Square Footage	Replacement Value	New Replacement Value	Operating Needs	Current Preservation	Planned Preservation	Preservation Needs	Needs Index	New Needs Index
DAY CARES GROUP										
Action Day Care - 377 Dufferin Avenue	1988	4,343	651,450	547,218	8,064	12,437	13,118	84,000	0.13	0.15
Children at the Centre, Inc. - 759 Ross	1920s	2,630	394,500	331,380	8,694	[illegible]	12,800	192,000	0.49	0.58
Splash Day Care - 233 McKenzie	1980	3,960	594,000	498,960	14,327	4,75[illegible]	31,062	103,000	0.17	0.21
Elmwood Day Care - 75 Brazier	1982	6,669	1,000,350	840,294	9,771	2,95[illegible]	4,659	373,000	0.37	0.44
FreightHouse Module #2 - 200 Isabel	1910s	2,600	390,000	327,600	0	45[illegible]	1,121	202,000	0.52	0.62
Riverview Ashland Child Care - 112 Ashland Avenue	1986	3,750	562,500	472,500	0	18[illegible]	63	152,000	0.27	0.32
St. Norbert Children's Centre - 3448 Pembina Hwy.	1992	5,810	871,500	732,060	45	39[illegible]	801	246,000	0.28	0.34
Machray Day Care - 491 Salter Street	1986	2,246	336,900	282,996	389	1,03[illegible]	1,973	127,000	0.38	0.45
Canterbury Day Care - 875 McMeans	1988	2,781	417,150	350,406	589	1,62[illegible]	4,780	129,000	0.31	0.37
Blast Day Care - Turtle Island CC - 510 King (*)					0		0			
Day Cares - various							0			
		34,789	5,218,350	4,383,414		53,544			0.32	0.39

Comments:

Square footage: Data provided from Maximo

Replacement value: Estimate based on $150 /sq ft (including 10% engineering, 15% contingency, 3% d[illegible]t OH an[illegible]% corp. OH)

New Replacement value: Estimate based on $126 /sq ft

Operating Needs: Maximo actual costs including labour, materials, utilities and OH averaged over 200[illegible]nd 2002

Current Preservation: Maximo actual costs including materials, labour, capital and OH averaged over 2[illegible]0, 2001 a[illegible]1 2002

Planned Preservation: 2002 actual preservation costs inflated over 5 year plus capital estimates from 5 y[illegible]r capita[illegible]orecast

Preservation Needs: Capital and maintenance needs identified over the next ten years 2004-2014

Needs Index: Ratio of preservation needs over replacement value

(*) Blast day care no longer in operation

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