



EFCL Infrastructure Project

Scope of Work

Following is a description of the scope of work included in the EFCL's agreement with AD Williams Engineering.

Scope of Work

1.1 Phase 1A, Property Condition Assessment

AD Williams will perform a property condition assessment for each participating Community League. This assessment will include:

- A building envelope assessment, Visual only,
 - The condition of the outer shell of the building including walls, doors, windows and roof.
 - Structural Integrity including walls, roof, basement and foundation
 - The interior walls, structures & flooring
 - Plumbing fixtures in kitchens and bathrooms
 - Facility systems (water, sewer)
- An assessment of all the mechanical systems, Visual only,
 - HVAC
 - Any other mechanical systems
- An assessment of all electrical systems, Visual & Testing,
 - Interior
 - Exterior
- Exterior property assessment, Visual,
 - Parking areas
 - Walkways & Paths

Items and areas excluded from this assessment are:

- Tennis courts
- Skating rinks
- Basketball courts
- Playgrounds/spray decks



1.2 Phase 1B, Building Energy Audit

The EFCL wants to identify all energy efficiency issues and concerns and even if they don't undertake any energy efficiency initiatives it would be useful to have an understanding of what the issues are.

- AD Williams will perform a full energy audit on each participating community foundation league building including the following:
 - Assess all HVAC “Heating, Ventilation and Air Conditioning” Systems
 - Perform a visual assessment of the building envelope that pertains to energy efficiency including windows, doors, walls, roof and insulation.
 - Meet with maintenance staff or volunteers to identify problem areas and maintenance histories.
 - Collect and assess utility bills to identify use and calculate payback periods.
 - Use all the information gathered during the condition assessment to support the above.

- If requested by an individual league AD Williams will perform the following work for a fee:
 - Infrared scans for an additional \$500 per building.
 - Thermal & Smoke tests for an additional \$750 per building.
 - Full mechanical system tests. The cost related to this will be calculated on a case by case basis

1.3 Phase 2, Reporting & Recommendations

AD Williams will submit the following documentation and reports for each participating building:

- A detailed building condition report including the following:
 - The current status of your facilities
 - Immediate structural and building system concerns
 - Medium and long term life cycle considerations
 - Recommended preventative maintenance schedules and practices
 - Annual facility maintenance and life cycle funding requirements

- An energy audit report with recommendations for improving energy efficiency, energy saving initiatives and associated payback periods

Included in the above documentation will be an estimated cost of implementation of the recommended improvements/changes.





2. Cost Breakdown

Following is a table of the cost per building. Note that the cost depends on the size of the building and not the condition.

Building Sq.Ft.	Total Cost	League Cost	Grant Appl. Amount
0 - 5K	\$ 7,150.00	\$ 1,000.00	\$ 3,575.00
5K - 7.5K	\$ 8,180.00	\$ 1,200.00	\$ 4,090.00
7.5K - 10K	\$ 10,240.00	\$ 1,600.00	\$ 5,120.00
10K - 15K	\$ 12,300.00	\$ 2,000.00	\$ 6,150.00

If there are any other questions regarding the project scope or cost please contact the EFCL or Mr. Marius Veldtman of MHPM Project managers at:

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Or

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