

CONFIDENTIAL: This report is deemed to be confidential as the information including proposed plans, projects and policies of the local authority, the disclosure of which could reasonably be expected to result in disclosure of a pending policy or budgetary decision.

February 8, 2008
File No. 4960 TAY

To: Members,
Executive Committee

Re: Saskatchewan Roughrider Football Club – Mosaic Stadium

BACKGROUND

Management of the Saskatchewan Roughrider Football Club has met with City Administration on three separate occasions to discuss the future development of Mosaic Stadium. The purpose of this report will be to receive a presentation from the management of the Saskatchewan Roughrider organization that will facilitate discussion with members of the Executive Committee on Mosaic Stadium.

DISCUSSION

The Saskatchewan Roughrider Football Club is a tenant in the City-owned Mosaic Stadium. Discussions between the Saskatchewan Roughriders and the City about improvements needed at Mosaic Stadium have been ongoing for some time. The recent success of the Saskatchewan Roughriders has highlighted the opportunity for exploring improvements to the Stadium but the need to have a contemporary facility is a long standing one. The Saskatchewan Roughriders have unilaterally undertaken a study to develop the preliminary vision for what Mosaic Stadium could become and they will present that to Executive Committee.

City Administration, in conjunction with the Saskatchewan Roughriders, annually review maintenance and other needs and project those into a multi-year plan. Presently the City has identified approximately \$6 million of work to be done, most or all of which might be subsumed in a larger project based on the Saskatchewan Roughriders review.

Next Steps: Assuming Executive Committee wishes to proceed would be for the Saskatchewan Roughriders and City Administration to draft a plan, including a framework agreement, which might define the way forward.

IMPLICATIONS

Budget

The development of a detailed plan in 2008 and project management will have cost implications for the City. The 2008 budget contains a line item of \$150,000 to fund consulting and legal costs that may be incurred. Future capital costs will need to be identified.

Strategic Plan

The revitalization of Mosaic Stadium into a more contemporary facility is consistent and supportive of Council's Vision. In particular, steps that may be taken will contribute to Council's aspiration for the City to be more Vibrant and Attractive; where infrastructure is Sustainable, and people can Thrive.

The project would be aligned with the Strategic Priority: Strengthen City Infrastructure and Manage Assets. And finally, the approach embraces the Strategic Opportunity where, “the City Corporation is creative in its partnerships, pursues opportunity and takes informed risks.”

This communication be RECEIVED AND FILED.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Glen B. Davies". The signature is stylized and cursive.

Glen B. Davies
City Manager

GBD:bb
Attachment

Saskatchewan Roughriders Football Club - Mosaic

3.0 Results

The Site is located at 2940 10th Avenue. It is bordered by 9th Avenue to the north, Retallack Street to the east, North Railway Street to the south and extends half a block beyond Cameron Street to the west. The Site is located in north-central Regina and is used as a sports stadium, home to the Canadian Football League team, the Saskatchewan Roughriders.

3.1 HISTORICAL RECORDS REVIEW

3.1.1 Legal Description and Land Ownership

The legal description of the Site was described as the following:

- Block T, Plan 80R38966

A land title search using ISC indicated that Site has been owned by the City of Regina since 1980. The City of Regina acquired a variety of land parcels in the late 1970s as the Site was expanded to its current configuration.

Land titles were not available for the Site prior to 1959. A copy of the land titles can be found in Appendix C.

3.1.2 Physiography and Hydrogeological Setting

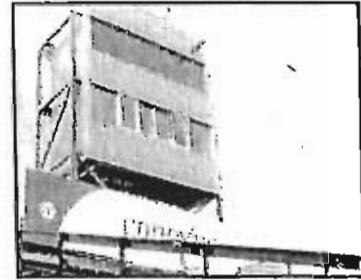
3.1.2.1 Regional Overview

The native geology and hydrogeology of the area in and around the City of Regina is described by the Saskatchewan Research Council (1988). Surficial deposits in the area range in thickness from 30 to 60 m near the downtown core to as much as 150 to 210 m in the refinery area of north east Regina. These surficial deposits typically consist of 6 to 8 m of Regina clay encountered at surface underlain by 4 to 7 m of Condie Silt; 1 to 3 m of soft sandy glacial till; 3 to 4 m of hard clay till; 20 to 25 m of bedded silt and fine sand; and 30 to 55 m of gravel, sand and silt (commonly referred to as the Regina Aquifer System). Correlation of these surficial deposits is made difficult by the common bedrock collapse structures, which dictate the thickness of surficial deposits in the area.

Bedrock underlying the City of Regina is comprised of noncalcareous silt and clay known as the Bearpaw Shale (University of Saskatchewan, 1999).

Topography of the Site is flat. The major hydrologic feature in the area is Wascana Lake and Wascana Creek, located approximately 1.5 km to the south. Drainage from the site is directed into storm sewers on and off site.

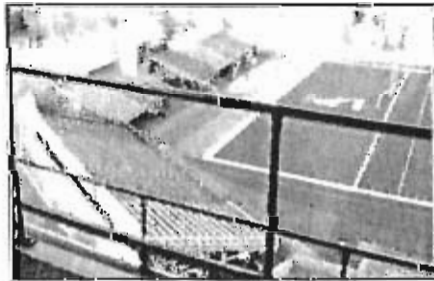
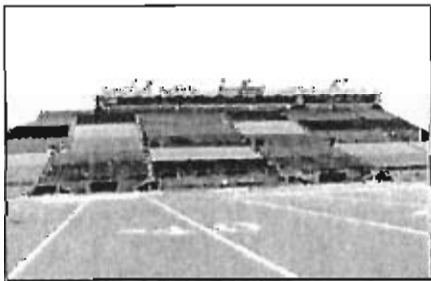
Mosaic Stadium at Taylor Field Site and West Stands



MosaicTM



Stadium



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Stantec Architecture Ltd.

#301-1919 Rose Street

Regina, SK S4P 3P1

Tel: (306) 781-6400

Fax: (306) 781-6500

Stantec Architecture Ltd.
301 - 1919 Rose Street
Regina SK S4P 3P1
Tel: (306) 781-6400 Fax: (306) 781-6500
stantec.com



Stantec

March 21, 2007
File: 144400652

City of Regina
1212Z Winnipeg Street
Regina, SK S4P 3C8

Attention: Gary Sykes

Dear Gary:

Reference: Mosaic Stadium Building Condition Report

I am please to submit the Final Report to you on the Mosaic Stadium Building Condition Report. The set will be composed of 3 booklets consisting of the following:

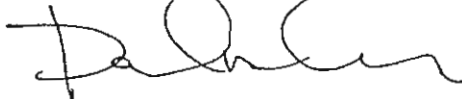
**SITE AND WEST STANDS
EAST STANDS AND MISCELLANEOUS AREAS
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**

Our initial challenge of choosing a type of format that can be converted at a later date into a database proved itself to be quite a challenge. This report has the ability to do that.

If you have questions please call me at any time. Thank you for the opportunity to work with you and your fine group and I look forward to when we can do this again.

Sincerely,

STANTEC ARCHITECTURE LTD.



Daniel M. Couch, RA
Architect
Tel: 306-781-6424
Fax: 306-781-6500
dcouch@stantec.com



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BUILDING CONDITION REPORT
MOSAIC STADIUM

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1.0 Introduction

1.0.1 TERMS OF REFERENCE

Stantec Architecture Ltd. was retained by the City of Regina to conduct a Building Condition Report and Phase 1 Environmental Assessment for Mosaic Stadium at Taylor Field located in the city of Regina, Saskatchewan. Gary Sykes, General Manager for the Facilities and Energy Management Division of the City of Regina, authorized the study. This field gathering information will be assembled into written reports and presented to the City.

The West Stands along with the Site Conditions will be assembled into one separate report. The East Stands, Camera Tower, North Bleachers, Field Lighting, Sound System and MaxTron will be assembled into a second report. The Environmental report will be assembled into a third report and be considered a totally separate report from the Building Condition Report.

The purpose of this project is to conduct a due diligence of the existing physical conditions of the facility and grounds and determine capital costs necessary to maintain the facility at intervals of immediate needs, 5 years, 10 years and remaining life.

Deficiencies reported herein are based on a random sampling and do not represent a total listing of all locations with similar deficiencies, nor do they imply that all similar locations or items are deficient.

Stantec has not undertaken a physical review of subsurface conditions either above or below ground.

The investigations began in the latter part of 2006 and the reports were finalized in March of 2007. The year 2007 is used as a reference point for the detail costing sheets.

1.0.2 CONSULTANTS

Consultants are as follows:

Civil – Stantec Consulting Ltd.

Architectural – Stantec Architecture Ltd. (Prime Consultant)

Structural – JC Kenyon Engineering Inc.

Mechanical – Stantec Consulting Ltd.

Electrical – Ritenburg & Associates Ltd.

Environmental – Stantec Consulting Ltd.



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Observations – West Stands
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.0 Observations – Site

2.0.1 CIVIL

2.0.1.1 OVERVIEW - CIVIL

The majority of the site components are in acceptable to excellent condition. The two exceptions are the south paved parking and driveway area and the south gravel lot. The paved area has experienced some areas of significant deterioration. The south gravel lot has numerous damaged or missing wood barriers and marker posts. On average the site facilities appear to be well maintained. This maintenance needs to be continued particularly on the paved surfaces.

We recommend the following immediate capital needs:

- Replace damaged sections of curb around the south paved parking lot
- Resurface the south paved parking lot area
- Repair depressed areas of west paved parking lot surface
- Replace damaged sections of curb around the pedestrian plaza
- Replace damaged wood curbs in the south gravel parking area
- Replace marker posts in the south gravel parking area

2.0.2 STRUCTURAL

2.0.2.1 FENCE – Structural

The precast concrete fence at the perimeter of the building site is in poor condition. Some horizontal members are settling into the ground while others are severely cracked and broken. Being the fence will continue to deteriorate, it is suggested that this existing fence needs to be replaced. There is a wide variance of prices for the types of new fencing so a type of new fencing will need to be chosen before a price can be suggested.



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Observations – West Stands
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.1 Observations – West Stands

2.1.1 ARCHITECTURE

2.1.1.1 WEST STANDS – Architectural

In general, the architectural components appear to be in fair to good condition. It is suggested to implement a regularly scheduled preventative maintenance plan that accommodates the existing system requirements will maximize the facility life span and retain the overall asset value.

The existing facility has many existing grandfathered code violations. These grandfathered code violations include no-to-little provisions for barrier-free accessibility to the stands and to public washrooms, no elevator access, improper public stair construction, improper railing designs, improper door ratings, improper door hardware, insufficient washroom accessories, insufficient grab bars, etc. Any future building modifications or alterations will likely require updating the grandfathered code violations to meet the present building code requirements.

Refer to Appendix A for the index of detail costing.

Refer to Appendix B for the Technical and Anticipated Event information.

2.1.2 STRUCTURAL

2.1.2.1 WEST STANDS – Structural

The west stands have undergone various expansions and additions since the time of original construction. The ground level of the west stands is constructed with cast in place concrete, Concourse 1 is constructed with precast concrete and the upper levels are constructed with precast concrete slabs supported by steel beams and columns. The structure as a whole appears to be in satisfactory to good condition.

Reference: Mosaic Stadium Building Condition Report

2.1.3 MECHANICAL

2.1.3.1 WEST STANDS - Mechanical

Overall, the majority of the mechanical components are in fair to good condition. Many of the components are original or installed during various additions and have yet to be replaced or upgraded. Due to the intermittent usage of the facility many of the components, although nearing or past their expected life, are still in acceptable condition.

Our evaluation recommends an immediate response (1 year plan) to the following capital events:

- Replace domestic water booster pump, P-3

Our evaluation recommends a future response (5 year plan) to the following capital events:

- Replace hand wash stations (multiple units)
- Replace sanitary piping and insulation (Concourse 1 High Level)
- Replace hydronic boilers, B-1, B-2, and B-3
- Replace hydronic pumps, P-1 and P-2
- Replace gas-fired furnaces (multiple units)
- Replace radiation and convector cabinets (Press Box Level)

Our evaluation recommends a long-term response (10 year plan) to the following capital events:

- Replace domestic hot water generation and storage system
- Replace domestic water softener system
- Replace make-up air units.

Refer to Appendix A for the index of detail costing.

Refer to Appendix B for the Technical and Anticipated Event information.

Reference: Mosaic Stadium Building Condition Report

2.1.4 ELECTRICAL

2.1.4.1 WEST STANDS - Electrical

The electrical systems are in good condition. The electrical distribution has been upgraded and is in good condition. We do recommend that an arc flash study be conducted which we understand will be required by the 2006 Canadian Electrical Code.

The concourse lighting is aged and an upgrade should be considered within the next 5 years. The emergency generator is in acceptable condition but is aged. The fuel system is in need of repairs. The generator may also not meet any future requirements for emergency power and an upgrade should be considered in the next 5 years. Exit signs should also be upgraded.

The breaker panels are also nearing expected life and will require upgrade within the next 10 years.



3.0 Summary

3.0.1 ITEMIZED BREAKDOWN

A breakdown of the buildings and site capital costs have been listed in spreadsheet format (see Appendix A).

The detailed breakdown for each specific building component includes component description, condition assessment, recommended events (if necessary) and the event cost implications (see Appendix B).

3.0.2 EXECUTIVE SUMMARY

An Executive Summary of the building and site capital costs are listed on the next sheet following this one.



BUILDING CONDITION REPORT - Executive Summary
MOSAIC STADIUM
SITE & WEST STANDS

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Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)
SITE				
	CIVIL	\$91,700.00	\$68,700.00	\$75,700.00
	STRUCTURAL			
WEST STANDS				
	ARCHITECTURAL	\$151,100.00	\$328,675.00	\$1,063,625.00
	STRUCTURAL	\$180,000.00	\$475,000.00	\$365,000.00
	MECHANICAL	\$3,000.00	\$161,000.00	\$57,000.00
	ELECTRICAL	\$0.00	\$227,000.00	\$157,500.00
	TOTAL	\$425,800.00	\$1,260,375.00	\$1,718,825.00



Conclusion
BUILDING CONDITION REPORT
MOSAIC STADIUM

4.0 Conclusion

4.0.1 DISCLAIMER

This report has been prepared by Stantec Architecture Ltd. and its consultants consisting of Stantec Consulting Ltd., JC Kenyon Engineering Inc. and Ritenburg & Associates Ltd.

The material in this report reflects the best judgment of Stantec and the consultants in light of the field visits and information available at the time of preparation.

Any use in which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Stantec Architecture Ltd., along with all consultants involved, accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Sincerely,

STANTEC ARCHITECTURE LTD.

Daniel M. Couch
Project Manager



Stantec

**BUILDING CONDITION REPORT - Civil
MOSAIC STADIUM
SITE**

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Parking Lot - South Paved Between Cameron and Retailack Streets	Drainage System				2031	\$10,000.00	40
Parking Lot - South Paved Between Cameron and Retailack Streets	Curbs	\$5,000.00	\$10,000.00	\$10,000.00	2026	\$30,000.00	40
Parking Lot - South Paved Between Cameron and Retailack Streets	Surface	\$72,000.00			2047	\$75,000.00	40
Parking Lot - West Paved Bus Parking	Drainage System				2031	\$10,000.00	40
Parking Lot - West Paved Bus Parking	Curbs			\$10,000.00	2026	\$20,000.00	40
Parking Lot - West Paved Bus Parking	Surface	\$5,000.00		\$5,000.00	2026	\$100,000.00	40
Parking Lot - West Paved Bus Parking	Markings		\$5,000.00	\$5,000.00	2011	\$5,000.00	5
Parking Lot - East Paved Parking	Surface				2031	\$32,000.00	25
Parking Lot - East Paved Parking	Markings		\$5,000.00	\$5,000.00	2011	\$5,000.00	5
Roadways - East Driveways	Surface			\$5,000.00	2031	\$50,000.00	40
Roadways - East Driveways	Curbs			\$5,000.00	2031	\$20,000.00	40
Pedestrian Paving - Plaza	Surface		\$10,000.00	\$10,000.00	2031	\$280,000.00	40
Pedestrian Paving - Plaza	Curbs	\$3,000.00	\$5,000.00	\$5,000.00	2031	\$30,000.00	40
Site Development - Paved Areas Within Stadium	Surface		\$10,000.00		2021	\$90,000.00	40
Site Development - Paved Areas Within Stadium	Drainage System				2031	\$25,000.00	40
Signage	Parking and Directional			\$2,000.00	2026	\$2,000.00	10
Landscaping	Turf		\$6,000.00	\$6,000.00	2021	\$48,000.00	30
Landscaping	Trees		\$6,000.00	\$6,000.00	2036	\$45,000.00	50
Unpaved Parking Lots	Surface		\$10,000.00		2027	\$10,000.00	15
Unpaved Parking Lots	Curbs	\$5,000.00			2022	\$5,000.00	15
Unpaved Parking Lots	Marker Posts	\$1,700.00	\$1,700.00	\$1,700.00	2022	\$1,700.00	5



BUILDING CONDITION REPORT - Architectural
MOSAIC STADIUM
WEST STANDS - Ground Level

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Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Rider Offices & Store	Carpet Flooring		\$14,000.00		2022	\$14,000.00	10
	Vinyl sheet flooring		\$1,800.00		2022	\$1,800.00	10
	VC Tile Flooring		\$500.00		2022	\$500.00	10
	Painted Hardboard Walls		\$5,400.00		2022	\$5,400.00	5
	Suspended Acoustic Ceilings			\$14,600.00	2032	\$14,600.00	15
	Interior doors, frames & hardware			\$30,000.00	2037	\$25,000.00	20
	Exterior doors, frames & hardware			\$4,500.00	2037	\$3,800.00	20
	Windows		\$300.00	\$300.00	2022	\$3,800.00	5
Rider Change / Training	Equipment vest. concrete floor		\$500.00		2022	\$500.00	5
	Carpet floor		\$11,100.00		2022	\$11,100.00	10
	Sheet vinyl safety floor (showers)		\$3,900.00		2022	\$3,900.00	10
	Rubber Gym floor		\$10,400.00		2022	\$10,400.00	10
	VC Tile floor		\$1,500.00		2022	\$1,500.00	10
	Ceilings - Concrete			\$2,200.00	2022	\$2,200.00	5
	Suspended Acoustic Ceilings			\$2,100.00	2032	\$2,100.00	15
	Painted metal deck ceilings			\$3,000.00	2022	\$3,000.00	5
	Paint Walls			\$22,300.00	2022	\$22,300.00	5
Gen. Manager's Office	Porcelain tile floor			\$5,600.00	2037	\$5,600.00	20
	Walls			\$800.00	2022	\$800.00	5
	Ceilings			\$2,700.00	2032	\$2,700.00	15
	Doors & frames & Hardware			\$6,000.00	2037	\$5,000.00	20
Green & White Lounge	Carpet Flooring		\$23,400.00		2022	\$23,400.00	10
	VC Tile		\$500.00		2022	\$500.00	10
	VA Tile - Kitchen		\$1,300.00		2022	\$1,300.00	10
	Painted GWB Walls & Bulkheads		\$1,800.00	\$1,800.00	2022	\$1,800.00	5
	Painted Conc. Block Walls		\$5,400.00	\$5,400.00	2022	\$5,400.00	5
	Suspended Acoustic Ceilings		\$21,000.00		2037	\$21,000.00	15
	Suspended Diffuser Ceiling	\$500.00			2022	\$500.00	15
	Suspended GWB Panel Ceiling		\$500.00		2037	\$500.00	15
	Doors & frames & Hardware	\$14,400.00			2027	\$14,400.00	20
	Millwork			\$20,000.00	2027	\$20,000.00	10



BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
WEST STANDS - Press Box Level

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Floor	Precast Concrete Slabs				Reassess in 2036		
Columns	Steel Columns				Reassess in 2036		
Beams	Steel Beams				Reassess in 2036		
Camera Platforms	Structural Steel				Reassess in 2036		
Steel Structure	Painting				2026	\$50,000.00	15
	Sub-Totals	\$0.00	\$0.00	\$0.00			



**BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
WEST STANDS - Roof**

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Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Roof Canopy	Steel Trusses				Reassess in 2036		
	Steel Joists (OWSJs)				Reassess in 2036		
	Painting of the Haunch	\$170,000.00			2022	\$170,000.00	Reassess in 2036
	Painting of the Canopy			\$180,000.00	2032	\$180,000.00	15
Sub-Totals		\$170,000.00	\$0.00	\$180,000.00			



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**BUILDING CONDITION REPORT - Mechanical
MOSAIC STADIUM
WEST STANDS - Concourse 3**

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Plumbing Fixtures	Lavatories, water closets, and urinals		\$24,000		2040	\$1500/fixture	30
Domestic Water Distribution	Domestic water distribution				2022	\$5,000	40
Sanitary Waste	Sanitary waste piping				2022	\$3,000	50
Rain Water Drainage	Storm piping				2022	\$6,000	50
Gas Supply System	Gas piping and distribution				2027	\$3,000	60
Furnaces	Gas-fired furnaces		\$8,000		2035	\$4000/unit	25
Fire Protection Specialties	Fire hose cabinets and extinguishers				2022	\$500/extinguisher	30
Sub-Totals		\$0	\$32,000	\$0			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
WEST STANDS - Concourse 1

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Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Breaker Panels	Breaker Panels			\$40,000.00	2042	\$40,000.00	25
Concourse Lighting (SEE GROUND LEVEL)							
Sub-Totals		\$0.00	\$0.00	\$40,000.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
WEST STANDS - Concourse 2

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Breaker Panels	Breaker Panels			\$30,000.00	2042	\$30,000.00	25
Concourse Lighting (SEE GROUND LEVEL)							
Sub-Totals		\$0.00	\$0.00	\$30,000.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
WEST STANDS - Press Box Level

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Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)	
Breaker Panels	Press Box Breaker Panels			\$15,000.00	2042	\$15,000.00	25	
Interior Lighting	Press Box & Club Sealing Lighting				2022	\$20,000.00	20	
Exit & Emer. Lighting	Press Box & Club S. Exit & E.M Lighting				2022	\$10,000.00	15	
Sub-Totals						\$0.00	\$15,000.00	

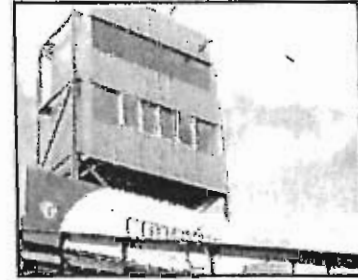


BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
WEST STANDS - Concourse 3

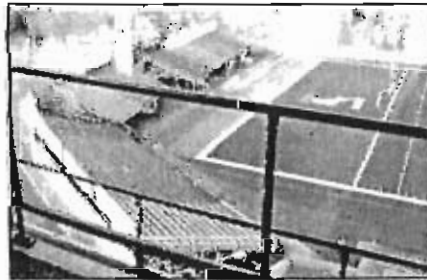
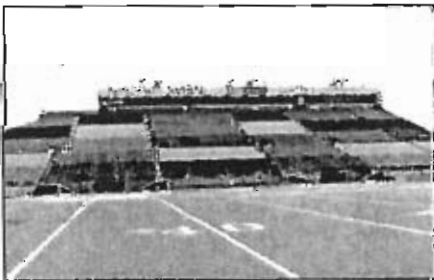
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Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event))	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Secondary Transformer	600-120/208V, 500kVA Transf.				2024	\$75,000.00	30
Sec. 208V Switchgear	120/208V Switchgear (Sub-Dist. 3)				2024	\$50,000.00	30
Breaker Panels	Breaker Panels - Concourse 3		\$60,000.00		2042	\$60,000.00	25
Concourse Lighting (SEE GROUND LEVEL)							
Sub-Totals		\$0.00	\$0.00	\$60,000.00			

Mosaic Stadium at Taylor Field East Stands and Miscellaneous Areas



MosaicTM Stadium



Stantec

Stantec Architecture Ltd.

#301-1919 Rose Street

Regina, SK S4P 3P1

Tel:(306) 781-6400

Fax: (306) 781-6500

Stantec Architecture Ltd.
301 - 1919 Rose Street
Regina SK S4P 3P1
Tel: (306) 781-6400 Fax: (306) 781-6500
stantec.com



Stantec

March 21, 2007
File: 144400652

City of Regina
1212Z Winnipeg Street
Regina, SK S4P 3C8

Attention: Gary Sykes

Dear Gary:

Reference: Mosaic Stadium Building Condition Report

I am please to submit the Final Report to you on the Mosaic Stadium Building Condition Report. The set will be composed of 3 booklets consisting of the following:

**SITE AND WEST STANDS
EAST STANDS AND MISCELLANEOUS AREAS
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**

Our initial challenge of choosing a type of format that can be converted at a later date into a database proved itself to be quite a challenge. This report has the ability to do that.

If you have questions please call me at any time. Thank you for the opportunity to work with you and your fine group and I look forward to when we can do this again.

Sincerely,

STANTEC ARCHITECTURE LTD.



Daniel M. Couch, RA
Architect
Tel: 306-781-6424
Fax: 306-781-6500
dcouch@stantec.com



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BUILDING CONDITION REPORT
MOSAIC STADIUM

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March 2007

City of Regina

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Reference: Mosaic Stadium Building Condition Report

□

BUILDING PLANS

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Introduction
BUILDING CONDITION REPORT
MOSAIC STADIUM

1.0 Introduction

1.0.1 TERMS OF REFERENCE

Stantec Architecture Ltd. was retained by the City of Regina to conduct a Building Condition Report and Phase 1 Environmental Assessment for Mosaic Stadium at Taylor Field located in the city of Regina, Saskatchewan. Gary Sykes, General Manager for the Facilities and Energy Management Division of the City of Regina, authorized the study. This field gathering information will be assembled into written reports and presented to the City.

The West Stands along with the Site Conditions will be assembled into one separate report. The East Stands, Camera Tower, North Bleachers, Field Lighting, Sound System and MaxTron will be assembled into a second report. The Environmental report will be assembled into a third report and be considered a totally separate report from the Building Condition Report.

The purpose of this project is to conduct a due diligence of the existing physical conditions of the facility and grounds and determine capital costs necessary to maintain the facility at intervals of immediate needs, 5 years, 10 years and remaining life.

Deficiencies reported herein are based on a random sampling and do not represent a total listing of all locations with similar deficiencies, nor do they imply that all similar locations or items are deficient.

Stantec has not undertaken a physical review of subsurface conditions either above or below ground.

The investigations began in the latter part of 2006 and the reports were finalized in March of 2007. The year 2007 is used as a reference point for the detail costing sheets.

1.0.2 CONSULTANTS

Consultants are as follows:

Civil – Stantec Consulting Ltd.

Architectural – Stantec Architecture Ltd. (Prime Consultant)

Structural – JC Kenyon Engineering Inc.

Mechanical – Stantec Consulting Ltd.

Electrical – Ritenburg & Associates Ltd.

Environmental – Stantec Consulting Ltd.



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Observations – East Stands
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.1 Observations – East Stands

2.1.1 SITE CONDITIONS

2.1.1.1 Civil

2.1.1.2 See "SITE AND WEST STANDS" booklet for the Civil reports.

2.1.2 ARCHITECTURE

2.1.2.1 EAST STANDS – Architectural

In general, the architectural components appear to be in poor to good condition. It is suggested to implement a regularly scheduled preventative maintenance plan that accommodates the existing system requirements will maximize the facility life span and retain the overall asset value.

not included in the report

The existing facility has many existing grandfathered code violations. These grandfathered code violations include no-to-little provisions for barrier-free accessibility to the stands and to public washrooms, no elevator access, improper public stair construction, improper railing designs, improper exterior stair riser heights, improper door ratings, improper door hardware, insufficient washroom accessories, insufficient grab bars, etc. Any future building modifications or alterations will likely require updating the grandfathered code violations to meet the present building code requirements.

Refer to Appendix A for the index of detail costing.

Refer to Appendix B for the Technical and Anticipated Event information.

2.1.3 STRUCTURAL

2.1.3.1 EAST STANDS - Structural

The East Stands are constructed with precast concrete slabs, columns and beams. The supporting structure appears to be in satisfactory condition however the seating area slabs are in poor condition. Water infiltration is a serious issue and deterioration was observed on the surface of the slabs and the underside of the slab legs. There is significant deterioration of the caulking throughout the structure and this will require extensive upgrading.

The Club Seating appears to be in satisfactory to good condition. This area is constructed with structural steel that is supported with a concrete foundation. HSS steel members support the enclosed seating area and the floor is constructed with precast hollowcore slabs.

Gary Sykes - RE: Arc Flash

From: "Couch, Daniel" <dan.couch@stantec.com>
To: "Mel Leu" <mel.leu@ritenburg.com>, "Gary Sykes" <GSYKES@regina.ca>, "Scott Cameron" <SCAMERON@regina.ca>, "Jamie Hanson" <JHANSON@regina.ca>, "Dunk, Russ" <russ.dunk@stantec.com>
Date: 27/Feb/2007 11:54 am
Subject: RE: Arc Flash

Thanks Mel.

Gary - I had asked Mel what the Arc Flash study was in reference to our conversation the other day. See below for explanation.

Dan

From: Mel Leu [mailto:mel.leu@ritenburg.com]
Sent: Tuesday, February 27, 2007 10:40 AM
To: Couch, Daniel
Subject: Arc Flash

Dan,

An arc flash study is a new item added to the 2006 Canadian Electrical Code (C.E.C.). The 2006 C.E.C. has not been adopted in Saskatchewan yet but we recommend this study in anticipation of the new C.E.C.

An arc flash study involved calculating the energy expelled from all electrical equipment as a result of a failure. Arcing and explosions are the causes for most injuries from electrical faults. The 2006 C.E.C. will require that all equipment be labeled to indicate what type of personal protection equipment (eg. Eyewear, protective gloves, etc.) are to be worn and at what distance from the equipment.

There are questions as to who will be required to do the study and the labeling which is part of the reason why the 2006 C.E.C. is not adopted in Saskatchewan yet.

We feel an arc flash study is an important item which is why it was recommended in our assessment.

Please let me know if you have any further questions.

Thanks.

Mel Leu, P.Eng.
Ritenburg & Associates Ltd.
P: 569-1303
F: 569-1307

Reference: Mosaic Stadium Building Condition Report

2.1.3 MECHANICAL

2.1.3.1 EAST STANDS - Mechanical

Overall, the majority of the mechanical components are in fair to good condition. Many of the components are original or installed during various additions and have yet to be replaced or upgraded. Due to the intermittent usage of the facility many of the components, although nearing or past their expected life, are still in acceptable condition. The Club Seating Area is approximately ten years old and no major deficiencies were noted.

Our evaluation recommends a future response (5 year plan) to the following capital events:

- Replace washroom exhaust fans
- Replace gas-fired furnaces (multiple units)

Our evaluation recommends a long-term response (10 year plan) to the following capital events:

- Replace domestic hot water heaters

Refer to the Appendix A for the index of detail costing.

Refer to Appendix B for the Technical and Anticipated Event information.

2.1.4 ELECTRICAL

2.1.4.1 EAST STANDS - Electrical

The electrical systems in the east stands are in good condition overall. The electrical distribution has been upgraded and is in good condition. Even though not required by code at this time, an arc flash study should be conducted due to this required by added in the 2006 C.E.C.

The breaker panels are also nearing expected life will require upgrade within the next 10 years.



Observations – Camera Tower
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.2 Observations – Camera Tower

2.2.1 SITE CONDITIONS

2.2.1.1 Civil

2.2.1.2 See “SITE AND WEST STANDS” booklet for the Civil reports.

2.2.2 ARCHITECTURE

2.2.2.1 CAMERA TOWER – Architectural

In general, the architectural components appear to be in good condition. However, it is suggested that implementing a regularly scheduled preventative maintenance plan that accommodates the existing system requirements will maximize the facility life span and retain the overall asset value.

Refer to the Appendix A for the index of detail costing.

Refer to Appendix B for the Technical and Anticipated Event information.

2.2.3 STRUCTURAL

2.2.3.1 CAMERA TOWER – Structural

The camera tower appears to be in good condition. It was constructed in 2005 with steel HSS members that support the viewing and camera levels. The floor of these levels is constructed with a concrete slab on metal deck.

2.2.4 ELECTRICAL

2.2.4.1 CAMERA TOWER – Electrical

The camera tower electrical systems were installed during the construction and are in excellent condition.



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Observations – North Bleachers
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.3 Observations – North Bleachers

2.3.1 ARCHITECTURE

2.3.1.1 NORTH BLEACHERS – Architectural

In general, the seating appears to be in acceptable condition.

2.3.2 STRUCTURAL

2.3.2.1 NORTH BLEACHERS – Structural

In general, the bleachers are in satisfactory condition. An assessment was completed in April 2006 for the City of Regina. Various structural upgrades were completed during the summer of 2006 to maintain the integrity of the structure. The bleachers are to be used for a period of two to four years before they are to be replaced with a permanent structure.



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Observations – Field Lighting
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.4 Observations – Field Lighting

2.4.1 STRUCTURAL

2.4.1.1 FIELD LIGHTING – Structural

The field lighting towers appears to be satisfactory condition, however, we did observe some areas where there are missing steel members and bolts on both of the field lighting towers. Immediate repairs are required to rectify these deficiencies.

2.4.2 ELECTRICAL

2.4.2.1 FIELD LIGHTING – Electrical

The field lighting is in acceptable condition overall. The ballasts and lamps have been maintained by the City of Regina. The lighting levels are acceptable but may not satisfy future broadcast television requirements.

A complete field lighting upgrade should be considered in the next 5 years to improve lighting and bring the stadium to modern broadcast standards.



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Observations – Sound System
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.5 Observations – Sound System

2.5.1 ELECTRICAL

2.5.1.1 SOUND SYSTEM – Electrical

The sound system has been replaced and is in excellent condition. The speakers, amplifiers, digital signal processors have all been upgraded. The sound system should have 25 years of expected life.



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Observations - MaxTron
BUILDING CONDITION REPORT
MOSAIC STADIUM

2.6 Observations - MaxTron

2.6.1 ARCHITECTURE

2.6.1.1. MAXTRON – Architectural

In general, the MaxTron appears to be in good condition.

2.6.2 STRUCTURAL

2.6.2.1 MAXTRON - Structural

The MaxTron is supported by a concrete foundation and a steel structure and was constructed in 2005. The MaxTron appears to be in good condition.

2.6.3 ELECTRICAL

2.6.3.1 MAXTRON - Electrical

The MaxTron electrical system is in excellent condition. The electrical equipment was original to installation of the MaxTron.



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Summary
BUILDING CONDITION REPORT
MOSAIC STADIUM

3.0 Summary

3.0.1 ITEMIZED BREAKDOWN

A breakdown of the buildings and site capital costs have been listed in spreadsheet format (see Appendix A).

The detailed breakdown for each specific building component includes component description, condition assessment, recommended events (if necessary) and the event cost implications (see Appendix B).

3.0.2 EXECUTIVE SUMMARY

An Executive Summary of the building and site capital costs are listed on the next sheets following this one.



BUILDING CONDITION REPORT - Executive Summary
MOSAIC STADIUM
MISCELLANEOUS AREAS

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	
EAST STANDS					
	SITE (SEE WEST STANDS)				
	ARCHITECTURAL	\$1,198,400.00	\$97,100.00	\$59,800.00	
	STRUCTURAL	\$7,000.00	\$681,000.00		
	MECHANICAL		\$14,000.00	\$12,000.00	
	ELECTRICAL			\$32,500.00	
	Sub-Totals	\$1,205,400.00	\$792,100.00	\$104,300.00	
CAMERA TOWER					
	SITE (SEE WEST STANDS)				
	ARCHITECTURAL				
	STRUCTURAL		\$30,000.00		
	MECHANICAL				
	ELECTRICAL				
	Sub-Totals	\$0.00	\$30,000.00	\$0.00	



BUILDING CONDITION REPORT - Executive Summary
MOSAIC STADIUM
MISCELLANEOUS AREAS

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)
NORTH BLEACHERS				
	SITE (SEE WEST STANDS)			
	ARCHITECTURAL			
	STRUCTURAL			
	MECHANICAL			
	ELECTRICAL			
	Sub-Totals	\$0.00	\$0.00	\$0.00
FIELD LIGHTING				
	SITE (SEE WEST STANDS)			
	ARCHITECTURAL			
	STRUCTURAL	\$3,000.00	\$20,000.00	
	MECHANICAL			
	ELECTRICAL		\$250,000.00	
	Sub-Totals	\$3,000.00	\$270,000.00	\$0.00



BUILDING CONDITION REPORT - Executive Summary
MOSAIC STADIUM
MISCELLANEOUS AREAS

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)
SOUND SYSTEM				
	SITE (SEE WEST STANDS)			
	ARCHITECTURAL			
	STRUCTURAL			
	MECHANICAL			
	ELECTRICAL			
	Sub-Totals	\$0.00	\$0.00	\$0.00
MAXTRON				
	SITE (SEE WEST STANDS)			
	ARCHITECTURAL			
	STRUCTURAL			
	MECHANICAL			
	ELECTRICAL			
	Sub-Totals	\$0.00	\$0.00	\$0.00
	TOTAL	\$1,208,400.00	\$1,092,100.00	\$104,300.00



Stantec

Conclusion
BUILDING CONDITION REPORT
MOSAIC STADIUM

4.0 Conclusion

4.0.1 DISCLAIMER

This report has been prepared by Stantec Architecture Ltd. and its consultants consisting of Stantec Consulting Ltd., JC Kenyon Engineering Inc. and Ritenburg & Associates Ltd.

The material in this report reflects the best judgment of Stantec and the consultants in light of the field visits and information available at the time of preparation.

Any use in which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Stantec Architecture Ltd., along with all consultants involved, accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Sincerely,

STANTEC ARCHITECTURE LTD.

Daniel M. Couch
Project Manager



BUILDING CONDITION REPORT - Architectural
 MOSAIC STADIUM
 EAST STANDS - Roof

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Roof	Galvanized Metal Roofing				Reassess in 2022	\$500.00	
Sub-Totals		\$0.00	\$0.00	\$0.00			



BUILDING CONDITION REPORT - Structural MOSAIC STADIUM EAST STANDS - East Lower Level

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Foundation	Cast in Place Concrete Piles				Reassess in 2026		
	Grade Beam		\$10,000.00		Reassess in 2026		
Columns	Precast Concrete Columns				Reassess in 2026		
Beams	Precast Concrete Beams				Reassess in 2026		
Seating Area Slabs	General Condition						
	Cracks on the Legs of Slab Bms		\$75,000.00		Reassess in 2026		
	Mould		\$5,000.00				
	Exposed Reinforcement, Top of Slab		\$20,000.00				
	Exposed Hooks		\$5,000.00				
	Toppings	\$2,000.00			Reassess in 2026		
	Seating Anchors						
Ramps	Precast Concrete Ramps				Reassess in 2026		
Bracing	Precast Concrete Frames				Reassess in 2026		
Stairs	Concrete Stairs from Field Level				Reassess in 2026		
Beam/Slab Supports	Bearing Plates				Reassess in 2026		
Caulked Joints	At Expansion Joints (Vertical)		\$25,000.00		Reassess in 2026		
	At Precast Slabs (Horizontal)		\$100,000.00		Reassess in 2026		
Sub-Totals		\$2,000.00	\$240,000.00	\$0.00			



BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
CAMERA TOWER - Grade Level

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Foundation	Piles				Reassess in 2036		
Steel Structure	Columns				Reassess in 2036		
	Cross Bracing				Reassess in 2036		
	Beams				Reassess in 2036		
	Painting		\$20,000.00		2021	\$20,000.00	10
Stairs	Composite Steel Stairs				Reassess in 2036		
Sub-Totals		\$0.00	\$20,000.00	\$0.00			



BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
CAMERA TOWER - Viewing Level



Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Steel Structure	Columns				Reassess in 2036		
	Cross Bracing				Reassess in 2036		
	Beams				Reassess in 2036		
	Painting		\$5,000.00		2021	\$5,000.00	10
Stairs	Composite Steel Stairs				Reassess in 2036		
Floor	Concrete on Metal Deck				Reassess in 2036		
Sub-Totals		\$0.00	\$5,000.00	\$0.00			



BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
CAMERA TOWER - Camera Level

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Steel Structure	Columns				Reassess in 2036		
	Cross Bracing				Reassess in 2036		
	Beams				Reassess in 2036		
	Painting		\$5,000.00		2021	\$5,000.00	10
Floor	Concrete on Metal Deck				Reassess in 2036		
Roof	Roof Beams				Reassess in 2036		
	Sub-Totals	\$0.00	\$5,000.00	\$0.00			



**BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
FIELD LIGHTING**

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Foundation	Pile Cap				Reassess in 2026		
Lighting Tower	Vertical Steel Angles				Reassess in 2026		
	Diagonal Steel Angles				Reassess in 2026		
	Horizontal Steel Angles				Reassess in 2026		
	Painting		\$20,000.00		2021	\$20,000.00	10
	Missing/Broken Diagonal Members	\$2,500.00			Reassess in 2026		
	Missing bolts	\$500.00			Reassess in 2026		
	Sub-Totals	\$3,000.00	\$20,000.00	\$0.00			



BUILDING CONDITION REPORT - Structural
MOSAIC STADIUM
MAXTRON

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Foundation	Piles				Reassess in 2035		
	Pile caps				Reassess in 2035		
Steel Framing	Columns				Reassess in 2035		
	Bracing				Reassess in 2035		
Structural Steel	Painting				2021	\$10,000.00	
Sub-Totals		\$0.00	\$0.00	\$0.00			



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**BUILDING CONDITION REPORT - Mechanical
MOSAIC STADIUM
EAST STANDS - East Upper Level**

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Plumbing Fixtures	Lavatories, water closets, urinals & sinks				2022	\$1500/fixture	30
Domestic Water Distribution	Domestic water distribution				2022	\$12,000	40
Sanitary Waste	Sanitary waste piping				2022	\$12,000	50
Domestic Water Heaters	Domestic water heaters			\$8,000	2033	\$8,000	20
Gas Supply System	Gas piping and distribution				2027	\$5,000	60
Furnaces	Gas-fired furnaces				2031	\$2000/unit	25
Exhaust Ventilation Systems	Washroom exhaust fans		\$3,000		2039	\$3000/unit	30
Radiant Heater Units	Gas-fired radiant heaters				2041	\$7,000	35
Fire Protection Specialties	Cooking hood suppression system				2056	\$3,000	50
Sub-Totals		\$0	\$3,000	\$8,000			



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BUILDING CONDITION REPORT - Mechanical
MOSAIC STADIUM
EAST STANDS - East Club Seating

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Plumbing Fixtures	Lavatories, water closets, urinals & sinks				2027	\$1500/fixture	30
Domestic Water Distribution	Domestic water distribution				2037	\$80,000	40
Sanitary Waste	Sanitary waste piping				2047	\$4,000	50
Domestic Water Heaters	Domestic water heaters			\$4,000	2037	\$4,000	20
Gas Supply System	Gas piping and distribution				2057	\$3,000	60
Roof Top AHU - Heat&Cool	Roof top units				2027	\$45,000	30
Air Distribution Systems	Ductwork, grilles and diffusers				2047	\$6,000	50
Exhaust Ventilation Systems	Exhaust fans				2027	\$3000/unit	30
Fin Tube Radiation & Convectors	Electric radiation				2037	\$2000/cabinet	40
Sub-totals		\$0	\$0	\$4,000			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
EAST STANDS - East Lower Level

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Primary 120/208V Switching	Main 120/208V Distrib. Switchgear				2024	\$150,000.00	30
Breaker Panels	Breaker Panels			\$15,000.00	2017	\$15,000.00	25
Electrical Meter	Electrical Utility Meter & Dig. Meter			\$5,000.00	2015	\$5,000.00	15
Branch Wiring	Branch Wiring & Circuitry				2020	\$80,000.00	25
Interior Stadium Lighting	Concourse & Interior Lighting				2022	\$20,000.00	20
Telephone System	Main Telephone Sys. Incoming Serv.				2020	\$15,000.00	30
Sub-Totals		\$0.00	\$0.00	\$20,000.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
EAST STANDS - East Upper Level

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event occurance following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Breaker Panels	Breaker Panels			\$7,500.00	2032	\$7,500.00	25
Branch Wiring	Branch Wiring & Circuitry				2022	\$40,000.00	25
Sub-Totals		\$0.00	\$0.00	\$7,500.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
EAST STANDS - East Club Seating

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Breaker Panels	Breaker Panels				2022	\$20,000.00	25
Branch Wiring	Branch Wiring & Circultry				2027	\$75,000.00	25
Interior Lighting	Interior Lighting				2022	\$30,000.00	20
Public Add. & Sound Sys.	Stadium Public Add. & Sound Sys.				2032	\$500,000.00	25
Security System	Security System		\$5,000.00		2032	\$5,000.00	15
Exit & Emerg. Lighting	Exit Signs & Emergency Lighting				2022	\$10,000.00	20
Sub-Totals		\$0.00	\$0.00	\$5,000.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
Stantec CAMERA TOWER - Viewing Level

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
	Sub-Totals	\$0.00	\$0.00	\$0.00			



**BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
CAMERA TOWER - Camera Level**

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Breaker Panels	Breaker Panels				2027	\$10,000.00	25
Sub-Totals		\$0.00	\$0.00	\$0.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
FIELD LIGHTING

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Field Lighting	Field Level Lighting		\$250,000.00		2037	\$250,000.00	25
Sub-Totals		\$0.00	\$250,000.00	\$0.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
SOUND SYSTEM

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
Pub. Add. & Sound Sys.	Stadium Public Add. & Sound Sys.				2032	\$500,000.00	25
Sub-Totals		\$0.00	\$0.00	\$0.00			



BUILDING CONDITION REPORT - Electrical
MOSAIC STADIUM
MAXTRON

Stantec

Name	Description	Immediate Needs (2007)	2-5 Year Needs (2008-2012)	6-10 Year Needs (2013-2017)	Next Event (Approx. year of occurrence following last event)	Replacement Cost (2007 Dollars)	Expected Life (Years following the last event)
MaxTron Electrical	MaxTron Electrical System				2024	\$60,000.00	25
Sub-Totals		\$0.00	\$0.00	\$0.00			