

Cosmetic Renovation

Four categories of improvements:

1. **Mechanical, Electrical and Equipment upgrades or replacement**
2. **Worn Building Envelope components**
3. **Ontario Building Code upgrades**
4. **Upgrades to Room Finishes**

1. **Mechanic and Electrical Equipment upgrades such as:**

- replacement of aged rooftop a/c units
- replacement of rooftop refrigerant condensing unit
- replacement of existing hot water boiler
- replacement of older electrical equipment and transformer
- replacement of fire alarm system
- replacing 50-year-old underground sanitary system pipes
- insulation of the domestic water pipes distribution
- replace kitchen and bar equipment, kitchen exhaust

2. **Worn Building Envelope components include:**

- New roof for the clubhouse
- Improved roof insulation
- Improved exterior wall insulation
- New windows
- Repave parking lot

3. **Ontario Building Code** concerns include the upgrading of items where the clubhouse is currently deficient and sub standard. The OBC addresses:

- Health and fire safety
- Quality of interior air environment and ventilation
- Building insulation
- Equipment performance standards
- Barrier-free requirements—entrance, lift, washrooms

4. **Room Finishes Upgrades** are improvements that can keep the clubhouse interiors looking fresh and presentable. These improvements are items that are immediately visible and tangible to the membership, including items such as:

- Carpet
- Ceiling tiles
- Floor finishes
- Washroom tiles and plumbing fixtures
- Painting throughout
- Replacement of furniture, window coverings
- New lockers