BUILDING CONDITION ASSESSMENT
FOR

THE TOWNSHIP OF NORTH DUMFRIES

AYR PUBLIC LIBRARY

137 STANLEY STREET, AYR

PROJECT NO: GDR223-0353-00
SITE VISIT DATE: June 9, 2023
REPORT DATE: October 11, 2023

Cion

EXECUTIVE SUMMARY

Cion Corp. (Cion) was retained by The Township of North Dumfries (the 'Client') to conduct a Building Condition Assessment (BCA) at the Ayr Public Library located at 137 Stanley Street, Ayr, herein referred to as the 'site' or 'subject property'.

The site is located on the south side of Stanley Street between Swan Street and St. Andrew Street. The site was constructed in 2004 and houses the Ayr branch of the Region of Waterloo Library. The building has cast-in-place concrete and concrete block masonry foundations. The roof is sloped asphalt shingles with prefinished metal flashings, soffits and eaves troughs. The exterior walls are clad with stone masonry veneer and there are large metal framed arched windows facing the street. The main entrance door is a fully glazed with a metal frame and a button activated opener.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality's asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

Overall, the majority of the building elements can be considered to be in good condition. The building components that are recommended as priority repairs/replacement are as follows:

- Repair leaking window.
- Replace asphalt shingles.
- Repair water damage from leaking window.
- Investigate and repair issue with toilets backing up.
- Replace air conditioning condenser.
- Repair asphalt paving.

TABLE OF CONTENTS

1.0 | INTRODUCTION

Cion Corp. (Cion) was retained by The Township of North Dumfries (the 'Client') to conduct a Building Condition Assessment (BCA) at the property located at 137 Stanley Street, Ayr, herein referred to as the 'site' or 'subject property'.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality in their asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

The Building Condition Assessment was to provide:

- An assessment of the need for repair and rehabilitation of building systems and components;
- A strategic assessment of the current and long-range physical condition and remaining useful life of each component; and,
- Provide a forecast of capital replacement and repair recommendations and probable cost estimates.

The following assessment criteria have formed the basis for this Building Condition Assessment Report and the recommendations provided, herein: a visual walk-through assessment to ascertain the visible condition of readily accessible elements of the property, building, and related structures (unless specified otherwise); documentation and information provided by the Client or volunteered by a site representative at the time of our review; our knowledge of the construction industry, probable costs and generally accepted industry and engineering practices; and, our previous experience with similar buildings of this age, type and complexity.

1.1 METHODOLOGY

The scope of work for this Building Condition Assessment included the following:

- A review of available drawings, specifications, maintenance records and historical repair/replacement records;
- Visual audits of the building components to provide detailed information on the current age, condition and remaining service life of the building, equipment and components.
- Building inspections of the following areas for the purposes of obtaining an overall sense of the current condition of the major components as a whole:
    - Structural (foundations, exposed columns, beams, etc.).
    - Interior finishes (floors, walls and ceiling finishes, bath enclosures, etc.).
    - Building Envelope (exterior walls, windows, doors, roofing, etc.).
    - Life safety systems (fire alarms, detection, suppression systems, etc.).
    - Mechanical systems (plumbing, heating/cooling systems, exhaust systems, etc.).
    - Electrical systems (distribution, lighting, security systems, etc.).
    - Sitework (landscaping, parking, driveways, walkways, etc.).

Components have been categorized according to the Uniformat II classification system in general conformance with ASTM E-1557 – Standard Classification for Building Elements and Related Sitework. The level to which building components have been categorized is in accordance with the RFP requirements set by the Municipality.

The Building Condition Assessment was prepared utilizing the following recognized standards/systems:

- Ontario Building Code, Building Code Act – O. Reg. 332/12
- Occupational Health and Safety Act, amended 2011
- ANSI/ASHRAE/IES 90.1-2013
- ASTM E2018-15 – Standard Guide for Property Condition audits: Baseline Property Condition Audit Process.

In keeping with current industry standards, the BCA is solely based on a general visual walk through and a review of provided documentation and records. The study does not include such things as video inspections of underground services, design review, instrument testing, and thermography of the building envelope, fire life-safety systems testing, or any further invasive testing /exploration. A detailed review for compliance with National, Provincial and Municipal codes is not part of the scope of this assessment. Environmental issues are not part of this study.

1.2 DESCRIPTION OF TERMS

The following is a list of some of the subjective terms used in this report to describe the observed condition of the various elements:

Condition Rating:	Good Condition - Asset is physically sound and is performing its function as originally intended. Required maintenance costs are well within standards & norms. Typically, asset is new or recently rehabilitated. Fair Condition - Asset is physically sound and is performing its function as originally intended. Required maintenance costs are within acceptable standards and norms but are increasing. Typically, asset has been used for some time but is within mid-stage of its expected life. Poor Condition - Asset is showing significant signs of deterioration and is performing to a much lower level than originally intended. A major portion of the asset is physically deficient. Required maintenance costs significantly exceed acceptable standards and norms. Typically, asset is approaching or has exceeded the end of its expected life.
Age, In-Service Date:	The Age or In-Service Date is the date of the component installation or in some cases the last known repair. Where an in-date is not available the date is estimated based on the condition of the component at the time of the site review.
Estimated Useful Life:	The estimated useful life is an estimate as to the duration of time between when a component is new and when it will require replacement or a major repair investment. Estimated life expectancies are based on manufacturers' recommendations and on our past experiences with the performance of similar buildings and construction. Actual service lives may be found to be longer than estimated, however it is recommended that funds be available for repair or replacement at the earliest time that failures are likely to occur.
Current Replacement Value:	The current replacement value is an estimated probable cost for the full replacement of a component. These cost projections are based on our experience with similar building systems and judgment of typical industry conditions, assuming a reasonable amount of routine service and preventative maintenance is conducted. The inclusion of current replacement costs is generally limited to items with a replacement or major repair value generally greater than $500. Below that amount the item would be considered remedied within the operating and maintenance budget. Code compliance or public safety issues are not limited by their potential repair cost and will be included where appropriate.

Replacement Cost Date:	The replacement cost date is the estimated date that the component will require replacement. These cost projections and remaining service life forecasts referenced herein are based on adequate regular service and maintenance being performed as recommended by the manufacturers. Deferred maintenance could result in premature capital costs or premature failure requiring capital type expenditures.
Intervention Year:	The Intervention Year is the estimated probable year that the next action is recommended for a component. Recommended interventions typically consist of either replacement, repairs, remediations, studies/further investigation or removals. The Invention Year is estimated based on the current condition and known repair history of a component and it is assumed that adequate regular maintenance is being performed.
Cost:	The cost is a probable cost Class D estimate for the recommended intervention associated with a component. The estimate of probable costs for future repair and replacement work has been provided uninflated in 2023 dollars. No construction inflation rate has been applied.

2.0 | GENERAL DESCRIPTION

The site is located on the south side of Stanley Street between Swan Street and St. Andrew Street. The site was constructed in 2004 and houses the Ayr branch of the Region of Waterloo Library. The building has cast-in-place concrete and concrete block masonry foundations. The roof is sloped asphalt shingles with prefinished metal flashings, soffits and eaves troughs. The exterior walls are clad with stone masonry veneer and there are large metal framed arched windows facing the street. The main entrance door is a fully glazed with a metal frame and a button activated opener.

Primary Heat for the building is provided by two natural gas forced air furnaces. Supplementary heating is provided by a hydronic in-floor heating system and a roof mounted packaged HVAC unit. Air conditioning is provided by an air-cooled condensing unit that is linked to the forced air furnaces, and the roof mounted packaged HVAC unit. In addition, there are two ERV units that pre-heat fresh air as it enters the furnaces. Electricity for the building enters into the main utility room to a 75 kVa transformer and two 250 amp breaker panels. The building has a remotely monitored fire alarm system with smoke detectors located throughout the building. Exit signage and battery powered emergency light fixtures were generally observed at means of egress.

Interior finishes typically consist of painted gypsum walls and ceilings, carpet, VCT and ceramic tile flooring and suspended acoustical baffling. Lighting consists of HID pendants and LED strip lighting.

There is an asphalt paved drive lane and parking area on the west side of the building.

3.0 | A. SUBSTRUCTURE

A1010 - Standard Foundations - Poured Concrete Foundation

The foundation is comprised of poured concrete which support the building superstructure. A majority of the foundation is concealed below grade. Minor deterioration was noted at the main entrance, likely due to the use of de-icing salts. Allowance for periodic concrete repairs.

A1030 - Slab on Grade - Cast-in-place concrete slab-on-grade

The ground floor is a cast-in-place concrete slab-on-grade. A crack was noted in the floor of the mechanical room near the exit door. The crack does not appear to be of structural concern; however it should be repaired. A short-term allowance is included to repair the crack in the mechanical room.

4.0 | B. SHELL

B1020 - Roof Construction - Steel Framed Structure

The building's superstructure is presumed to be comprised of a steel framed post and beam structure which support the gabled roof. The structure is concealed by interior finishes and therefore could not be assessed. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

B2012-C - Stone Veneer Masonry Wall System - Stone Veneer

The exterior walls consist of stone veneer masonry. Weep holes were observed at the bottom of the wall, and at lintels over windows and doors. Erosion of mortar joints was observed below window sills. Repoint deteriorated mortar joints. Replace damaged masonry as required.

B2015 - EIFS Cladding - EIFS Cladding

EIFS Cladding is present along the roof penthouse and the entrance canopy. No significant deficiencies were observed or reported at the time of the site review. Recoat EIFS at end of expected service life.

B2018 - Exterior Soffits - Aluminum Soffits

Aluminum soffits are present along the underside the roof overhang as well as the main entrance canopy. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

B2020 - Exterior Windows - Aluminium Framed Windows

Metal framed fixed pane windows with sealed insulated glazing units. One window on the north elevation is reported to be leaking, and one has a fogged IGU. Major repairs and/or replacement is not anticipated within the study period.

B2030 - Exterior Doors - Hollow Metal Doors

Three (3) exterior hollow metal doors provide egress for the building. Doors are equipped with panic bars and closers. Corrosion observed at the bottom of doors and at door frames Replace exterior hollow metal doors at the end of their expected service life.

B2030 - Exterior Doors - Aluminum Framed Glazed Doors

The two (2) main entrance vestibule doors consist of aluminum framed fully glazed doors with sidelites. The doors are equipped with button activated openers. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

B3010 - Roof Coverings - Asphalt Shingled Roofing

Sloped asphalt shingle roof with architectural shingles. Shingles on the north side have been recently replaced and are in good condition. Major repairs and/or replacement is not anticipated within the study period.

B3010 - Roof Coverings - Asphalt Shingled Roofing

Sloped asphalt shingle roof with architectural shingles. Shingles on the south side of the building are aged with curling and degranulation observed. Replace asphalt shingles at the end of their expected service life.

B3018 - Gutters and Downspouts - Gutters and Downspouts

Along the perimeter of the roof, there is a system of gutters and downspouts that expel rainwater from the roof level. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

5.0 | C. INTERIORS

C1010 - Partitions - Wood / Metal Stud Walls

Interior partition walls are constructed with standard wood frame construction methods. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

C1010 - Partitions - Study Rooms

There are three (3) stand-a-lone study rooms comprised of laminated wall panels on the exterior walls, sliding glass doors, operable sliding window, acoustic ceiling tiles and acoustic wall panels in the interior are installed in the library. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

C1010 - Partitions - Interior Windows

Six (6) fixed pane windows on the interior. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

C1020 - Interior Doors - Wood and Metal Interior Doors

Seven (7) wood doors with and without glazed viewing portals and one (1) hollow metal door leading to the mechanical room. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

C1030 - Fittings - Kitchenette

A kitchenette is installed within the library which contains cabinetry, countertop, mini fridge and microwave. The cabinetry and countertop are comprised of laminated wood. No significant deficiencies were observed or reported at the time of the site review. Cabinets and countertops are aged but remain functional. Renew kitchenette countertop, cupboards and sink. Consider accessibility barrier free upgrades at the time of renewal to comply with AODA.

C3010 - Wall Finishes - Painted Gypsum Wallboard

The wall finish throughout the building consists of painted gypsum wallboard. Localized damage was noted on the north wall below a window, reportedly due to a leaking window. A short-term allowance is included for repairing and repainting the damaged wall board. A further allowance is included for complete repainting.

C3020 - Floor Finishes - Carpet

The primary flooring finish throughout the library is carpet. No significant deficiencies were observed or reported at the time of the site review. Carpet is wearing well for its age. Replace carpet floor finish at the end of its expected service life.

C3020 - Floor Finishes - Ceramic Tile

The flooring finish within the main entrance vestibule as well as leading into the library is ceramic tile. No significant deficiencies were observed or reported at the time of the site review. Major repairs are not anticipated within the study period.

C3020 - Floor Finishes - Vinyl Composite Tile

The flooring finish within the lunchroom and washrooms is vinyl composite tile. Tile is aged and worn. Replace vinyl composite tile flooring at the end of its expected service life.

C3020 - Floor Finishes - Vinyl Laminate Flooring

One of the offices is finished with vinyl laminate flooring. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

C3020 - Floor Finishes - Exposed Plywood & Concrete

The flooring finish within the electrical and mechanical room is exposed concrete and plywood sheathing respectively. The area is considered unfinished. Water staining was noted on the floor. It appears to be due to work being undertaken, rather than water leaks from any source. No significant deficiencies were noted. Major repairs and/or replacement is not anticipated within the study period.

C3030 - Ceiling Finishes - Painted Gypsum Wallboard

A majority of the ceiling finish throughout the building is comprised of painted gypsum wallboard. No significant deficiencies were observed or reported at the time of the site review. Repaint gypsum wallboard ceiling finish as required.

C3030 - Ceiling Finishes - Acoustic Ceiling Tile

Sections of the library as well as the lunchroom and office space ceiling finish is comprised of acoustic ceiling tiles. No significant deficiencies were observed or reported at the time of the site review. It is assumed that individual tiles are replaced on an as-needed basis. Allow for replacement of the ceiling tiles at the end of their expected service life.

6.0 | D. SERVICES

D2010 - Plumbing Fixtures - Lavatories, Toilets, Sinks

Multiple plumbing fixtures were found throughout the building during inspection including: three (3) wall mounted lavatories, three (3) toilets, one (1) laundry basin sink in the handicap washroom and one (1) stainless steel sinks in the kitchenette. No significant deficiencies were observed or reported at the time of the site review. Allowance to replace plumbing fixtures at the end of their expected service life.

D2030 - Sanitary Waste - Sanitary Sewer Piping

Sanitary piping is below grade and not visible for review. It was reported that toilets back up frequently. Major repairs and/or replacement is not anticipated within the study period.

D2095 - Domestic Water Heaters - Domestic Water Tank Heater

A natural gas fired domestic water tank heater is installed in the mechanical room which supplies hot water to the various fixtures throughout the building and the in-floor heating system. The water heater was manufactured in 2012 (gas-fired; 45 gal.; 67,0 No significant deficiencies were observed or reported at the time of the site review. Replace domestic hot water heater at end of service life.

D3023 - Furnaces - Furnace # 1

Natural gas fired forced air furnace rated for 100,000 BTUH No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D3023 - Furnaces - Furnace # 2

Natural gas fired forced air furnace rated for 100,000 BTUH No significant deficiencies were observed or reported at the time of the site review. Replace furnace at end of service life.

D3058-C - Heat Pumps - Circulation Pump

Circulation pump for the in-floor heating system. No significant deficiencies were observed or reported at the time of the site review. Replace circulation pump as required.

D3050 - Terminal & Package Units - Packaged Rooftop HVAC Unit

A natural gas fired packaged HVAC unit is located on the roof. The unit was not accessible at the time of the site review. The HVAC unit provides heating and cooling. No significant deficiencies were observed or reported at the time of the site review. Replace packaged HVAC unit at the end of its expected service life.

D3058-B - DX Split AHU - Cool - AC - 1

An air conditioning condensing unit is located on the roof. The unit was not accessible at the time of the site review. It provides cooling for the forced air furnaces. No significant deficiencies were observed or reported at the time of the site review. Replace air conditioner at the end of its expected service life.

D3080-C - Heat Exchange/recovery Units - ERV # 1

ERV # 1, manufactured by Venmar (S/N. 6BG8200402319398; M/N. ERV1500I) is installed in the mechanical room. No significant deficiencies were observed or reported at the time of the site review. Replace ERV # 1 at the end of its expected service life.

D3080-C - Heat Exchange/recovery Units - ERV # 2

ERV # 1, manufactured by Venmar (S/N. 6AG8200402319397; M/N. ERV1000I) is installed in the mechanical room. No significant deficiencies were observed or reported at the time of the site review. Replace ERV # 2 at the end of its expected service life.

D4030 - Fire Protection Specialties - Fire Extinguishers

Fire extinguishers are situated throughout as an immediate means of fire suppression. No significant deficiencies were observed or reported at the time of the site review. Replace fire extinguishers as needed.

D5010 - Electrical service & Distribution - Panel

One (1) Square D, (240V;400A 3PH; 4W) distribution panel is installed in the mechanical room. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D5010 - Electrical service & Distribution - Main Disconnect

One (1) main disconnect switch is installed in the electrical room. The disconnect is manufactured by Siemens (240V;400A) No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D5022 - Lighting Equipment - Tubed Fluorescent

Thirteen (13) T8 fluorescent lighting fixtures provide illumination throughout the lunchroom and office space. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D5022 - Lighting Equipment - Compact Fluorescent and Incandescent

Ten (10) compact fluorescent fixtures and twenty-two (22) incandescent fixtures provide illumination throughout the library. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D5022 - Lighting Equipment - Metal-Halide

Forty-one (41) metal halide ceiling hung and wall sconce fixtures provide illumination throughout the library. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D5022-C - Exterior Luminaries - Wall Pack Units, Pot lights

Exterior illumination is provided under the entrance canopy as well as the parking lot by three (3) incandescent pot lights and three (3) metal halide wall pack lighting fixtures respectively. No significant deficiencies were observed or reported at the time of the site review. Major repairs and/or replacement is not anticipated within the study period.

D5091 - Exit & Emergency Light Systems - Emergency lights and Illuminated Exit Signs

Exit signs are situated throughout the interior of the building to provide a safe means of egress for occupants in the case of an emergency. No significant deficiencies were observed or reported at the time of the site review. Replace exit signage and back up battery lighting units throughout at the end of anticipated service life. Recommend upgrading to LED at renewal for improved energy savings.

7.0 | BUILDING SITEWORK

G2011 - Asphalt Paving and Surfacing - Asphalt

An asphalt paved parking lot/roadway is installed on site. Localized cracking was noted. Short term allowance for localized asphalt repairs. Long term allowance for full replacement at end of service life.

G2030 - Pedestrian Paving - Concrete Walkway

A concrete walkway leads from Stanley Street to the main entrance of the library. No significant deficiencies were observed or reported at the time of the site review. Allow to repair concrete walkways as required.

8.0 | SUMMARY OF PROBABLE CAPITAL COSTS

Our opinion of probable costs for major repairs/replacements were estimated based on either a unit rate or lump sum basis and are intended only as an indication of the order of magnitude. The estimated probable costs for repair or replacement are also based on our judgment of typical expected service life and the estimated remaining service life of a component, assuming a reasonable amount of routine service and preventative maintenance is conducted. Establishing replacement, rehabilitation, or upgrade probable costs for various elements are based on several factors such as:

- Quantity of repair
- Accessibility and protection requirements
- Economies of scale
- Consultation with qualified contractors
- Availability of local qualified trade personnel
- Impact on local services, public access, and other disruptions.

A contingency amount should be added to all probable costs to allow for the following items:

- Variation in estimated unit prices due to competitive tender bidding;
- Additional work required to repair any hidden damage concealed by finishes; and,
- Consulting costs to prepare specifications or drawings for remedial work, tendering, contract administration and field review, permit fees as may be appropriate.

The probable estimated costs to remediate property deficiencies or normal replacement items as outlined in the Report do not necessarily reflect competitive market rates for any particular type of work identified. It is understood and assumed that this building will continue to be part of a professionally managed portfolio of properties. As such, well qualified maintenance staff would be available to perform many smaller repair / replacement tasks on an ongoing basis and to aid and oversee larger tasks where outside contractors are required.

Probable cost estimates provided are based on the expectation that experienced property management staff will obtain competitive pricing using a combination of both internal staff resources and outside contractors accounting for project specifics and economies of scale.

The probable costs provided are budget figures only, based on the current market conditions, are in present (2021) dollars and do not include for inflation. The actual costs of construction may vary considerably depending on the time of year when tendering is conducted, the actual detailed scope of work and the economic climate of the construction industry. As an example, the preparation of a probable cost estimate requires making a number of assumptions, such as:

- The means and methods of construction the contractor will employ;
- The cost and extent of labour;
- Equipment and materials the contractor will employ;
- Contractor's techniques in determining prices;
- Market conditions at the time; and
- Other factors over which Cion has no control.

The repair and replacement recommendations in this report may require a more detailed investigation prior to implementation, however, the short-term costs associated with the anticipated repair of the identified physical deficiencies and replacement of components, which may have exceeded their normal expected service life, based on our recommendations, are summarized in the table below.

9.0 | FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset. By definition, the FCI is defined as the ratio of required renewal cost to current building replacement value. Building condition is often defined in terms of the FCI as follows:(Good) 0 to 5 percent FCI, (Fair) 5 to 10 percent FCI (Poor) 10 to 30 percent FCI, (Critical) greater than 30 percent FCI. The purpose of the FCI is to provide a means for objective comparison of facility or building condition as well as allowing senior decision makers to understand building renewal funding needs and comparisons.

$$FCI = \frac{\text{Repair and Replacement of Deficiencies}}{\text{Current Replacement Value}}$$

Short Term Repair Cost (3 Year):	$144,572.00
Approx. Building Replacement Cost:	$7,546,400.00
FCI:	**1.9%**

Renewal Cost per Sq.ft per year

Year	Cost / Sq.ft	
2024	$	17.18
2025	$	0.81
2026	$	-
2027	$	16.08
2028	$	2.72
2029	$	20.64
2030	$	-
2031	$	2.44
2032	$	1.15
2033	$	7.20

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

Sincerely,

Prepared by:

Kelly Worden
Studio Manager
E: kelly.worden@cion.com

10.0 | REPORT LIMITATIONS

1. The site inspections are strictly visual in nature except where stated otherwise. No destructive testing or laboratory analysis is undertaken. Assumptions pertaining to a component's current condition and remaining service life are based upon the visual observations of those systems, structures and components exposed to view and apparent as of the day of the inspection. Deficiencies that exist but not recorded are not apparent given the limited level of the building condition assessment offered and commissioned. The building condition assessment does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the property. This report is limited in scope to only those components which are specifically referenced. It is likely that conditions not uncovered by the building condition assessment exist which may affect the costs, timing or effectiveness of the recommendations detailed in the building condition assessment.

The review associated with the building condition assessment is limited to technical and construction items. Cion Corp. has not/will not conduct(ed) investigations into the nature and reasoning for the deficiencies found at the site and property whether visually inspected or of an inherent, hidden nature. As such, no legal survey, soil tests, assessment for environmental contaminants, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations are made, nor are they within the Scope of the building condition assessment.

The inspections and reporting associated with the building condition assessment will not address environmental issues including, but not limited to, the existence, competence or performance of fuel storage tanks or the existence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne illness or disease.

2. Verification as to the accuracy or completeness of the drawings and information provided are not undertaken. Quantities were determined using the drawings except where otherwise noted or determined from the site inspections or from information provided by the Client. Cion Corp. relies upon the information (in terms of accuracy and completeness) provided by the client and/or its agents.

3. In the preparation of the building condition assessment, it is assumed that a normal level of maintenance outside of what is called for in the Building condition assessment will be undertaken.

4. This report is intended solely for the Client named. The material in it reflects Cion Corp. best judgement in light of the information available at the time of the building condition assessment.

It shall not be distributed without the knowledge and permission of Cion Corp. It shall not be relied upon for any other purpose than as agreed with the Client without the written consent of Cion Corp. It shall not be used or relied upon by any other person unless that person is specifically named in the proposal of offer of services submitted prior to the engagement. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other persons. If the client or its agent directly or

indirectly causes the report to be distributed to any other person, the client shall indemnify, defend, and hold Cion Corp. harmless against the claim of any third party.

It shall not be used to express or imply warranty as to the fitness (both physically and financially) of the property. No portion of this report may be used as a separate entity.

5. Cost estimates presented in the building condition assessment are based on estimated quantities and the Consultant's best judgement and experience with similar projects. The cost estimates are preliminary and meant as order of magnitude budget estimates only, and are subject to confirmation by competitive tendering and also subject to change and are dependent upon factors over which Cion Corp. has no control, including but not limited to: market conditions; contractor availability; methods and bidding practices; and the cost of labour, materials and equipment.

6. Any time frame given for undertaking future repair or replacement work represents a best guess opinion based upon the component's apparent condition and level of maintenance. Failure of the item or optimum repair/replacement times may occur sooner or later than shown in the building condition assessment.

7. Cion Corp. shall not be responsible for any consequential loss, injury or damages suffered by the Client including but not limited to loss of use and earnings.

In issuing the building condition assessment, the Consultant does not assume any of the duties or liabilities of the designers, builders or past or present owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of the report do so with the understanding as to the limitations of the documents reviewed, the general visual inspections undertaken and understand that the Consultant cannot be held liable for damages they may suffer in respect to the purchase, ownership or use of the subject property.

8. The total amount of all claims the Client or its agents may have against Cion Corp. under this engagement and all future engagements pertaining to updates to the building condition assessment, including but not limited to claims of negligence, negligent misrepresentation and breach of contract, shall be strictly limited to direct loss or damage arising from such breach of contract or such tort or such negligence and further, shall be strictly limited to the policy limits of the company's errors and omissions insurance policy.

9. The company assumes no liability whether in contract or in tort and including the negligence of the company for:

1. The actual, alleged or threatened inhalations of, ingestion of, contact with, exposure to, existence of, growth or presence of; or

2. Any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or

3. The actual or alleged failure to detect, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of any fungi or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of fungi.

   "Fungi" means any form of fungus, including but not limited to, yeast, mould, mildew, rust, smut or mushroom.

10. By engaging Cion to undertake the services as outlined in this report, the Municipality agrees to the above conditions.

In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety, including the RFP and its amendments.

APPENDIX A |

ESTIMATED ANNUAL EXPENDITURE TABLE

Cion | Engineers & Building Scientists

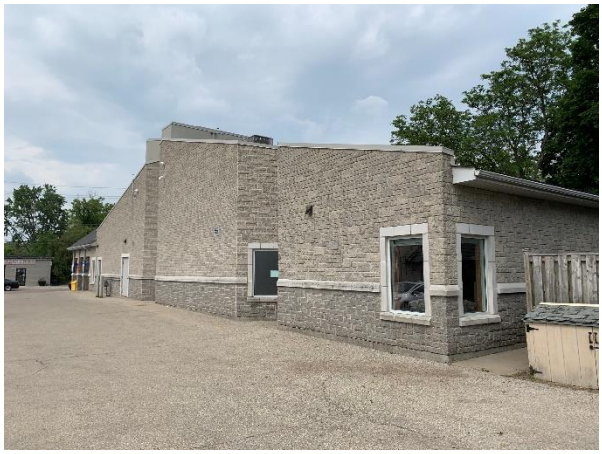
Ayr Public Library Projected Expenditure Table

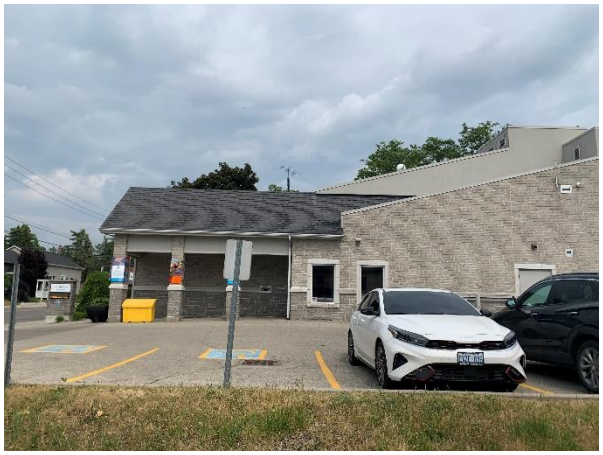
Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
A1010 - Standard Foundations - Poured Concrete Foundation							$ 5,000.00			
A1030 - Slab on Grade - Cast-in-place concrete slab-on-grade	$ 5,000.00									
B1020 - Roof Construction - Steel Framed Structure										
B2012-C - Stone Veneer Masonry Wall System - Stone Veneer							$ 45,000.00			
B2015 - EIFS Cladding - EIFS Cladding							$ 10,000.00			
B2018 - Exterior Soffits - Aluminum Soffits										
B2020 - Exterior Windows - Aluminium Framed Windows		$ 4,000.00								
B2030 - Exterior Doors - Hollow Metal Doors							$ 6,000.00			
B2030 - Exterior Doors - Aluminum Framed Glazed Doors										
B3010 - Roof Coverings - Ashalt Shingled Roofing										
B3010 - Roof Coverings - Ashalt Shingled Roofing		$ 60,000.00								
B3018 - Gutters And Downspouts - Gutters and Downspouts										
C1010 - Partitions - Wood / Metal Stud Walls										
C1010 - Partitions - Study Rooms										
C1010 - Partitions - Interior Windows										
C1020 - Interior Doors - Wood and Metal Interior Doors										
C1030 - Fittings - Kitchenette							$ 30,000.00			
C3010 - Wall Finishes - Painted Gypsum Wallboard	$ 1,000.00					$ 20,000.00				
C3020 - Floor Finishes - Carpet					$ 118,400.00					
C3020 - Floor Finishes - Ceramic Tile										
C3020 - Floor Finishes - Vinyl Composite Tile			$ 2,000.00							
C3020 - Floor Finishes - Vinyl Laminate Flooring										
C3020 - Floor Finishes - Exposed Plywood & Concrete										
C3030 - Ceiling Finishes - Painted Gypsum Wallboard									$ 18,000.00	
C3030 - Ceiling Finishes - Acoustic Ceiling Tile							$ 8,000.00			
D2010 - Plumbing Fixtures - Lavatories, Toilets, Sinks							$ 8,000.00			
D2030 - Sanitary Waste - Sanitary Sewer Piping	$ 10,000.00									
D2095 - Domestic Water Heaters - Domestic Water Tank Heater										$ 5,500.00
D3023 - Furnaces - Furnace # 1										
D3023 - Furnaces - Furnace # 2		$ 15,000.00								
D3058-C - Heat Pumps - Circulation Pump		$ 1,000.00								
D3050 - Terminal & Package Units - Packaged Rooftop HVAC Unit							$ 35,000.00			
D3058-B - DX Split AHU - Cool - AC - 1		$ 7,500.00								
D3080-C - Heat Exchange/recovery Units - ERV # 1		$ 11,000.00								
D3080-C - Heat Exchange/recovery Units - ERV # 2		$ 11,000.00								
D4030 - Fire Protection Specialties - Fire Extinguishers		$ 1,000.00								
D5010 - Electrical service & Distribution - Panel										
D5010 - Electrical service & Distribution - Main Disconnect										
D5022 - Lighting Equipment - Tubed Fluorescent										
D5022 - Lighting Equipment - Compact Fluorescent and Incandescent										
D5022 - Lighting Equipment - Metal-Halide										
D5022-C - Exterior Luminaries - Wall Pack Units, Potlights										
D5091 - Exit & Emergency Light Systems - Emergency lights and Illuminated Exit Signs										$ 3,000.00
G2011 - Asphalt Paving And Surfacing - Asphalt		$ 10,000.00								$ 48,000.00
G2030 - Pedestrian Paving - Concrete Walkway							$ 5,000.00			

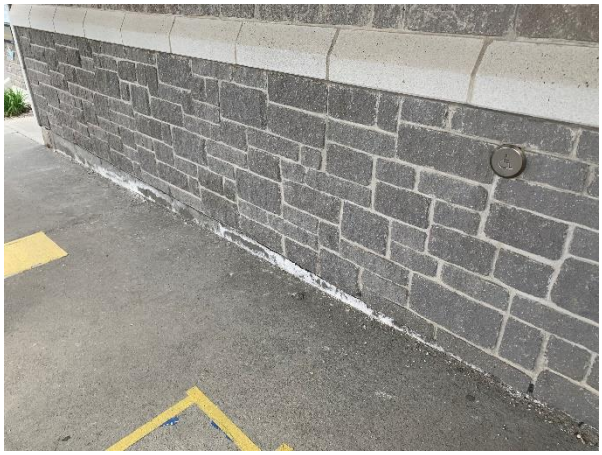
APPENDIX B |

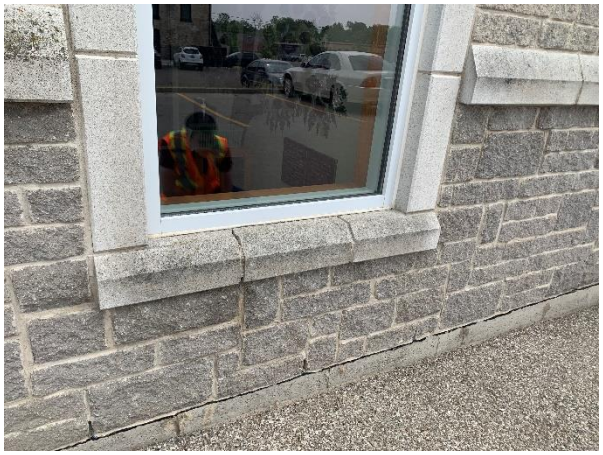
PHOTOGRAPHS

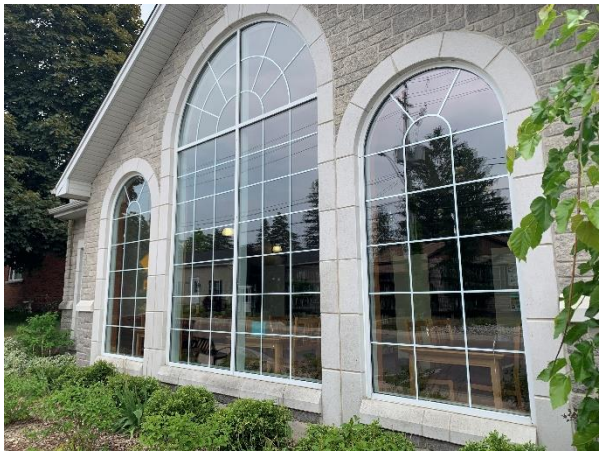

Photograph No. 1 North Elevation

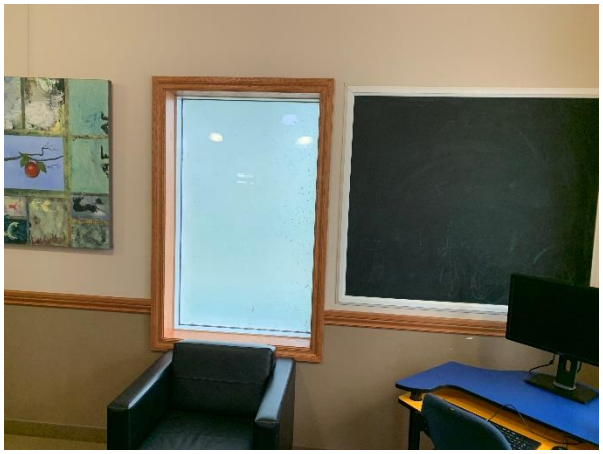

Photograph No. 2 West Elevation


Photograph No. 3 - West Elevation

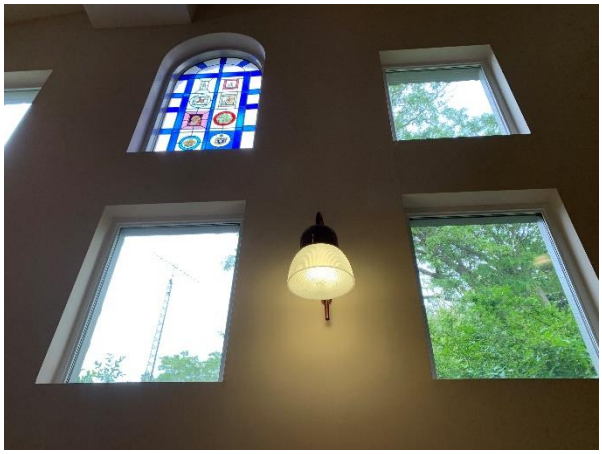

Photograph No. 4 - Minor foundation deterioration


Photograph No. 5 Mortar joint erosion at window sill

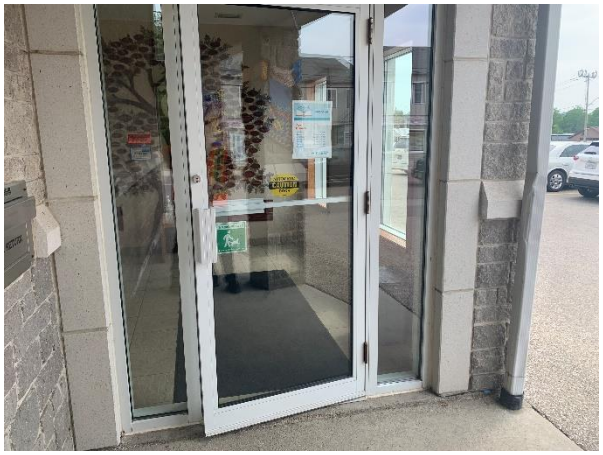

Photograph No. 6 Exterior windows



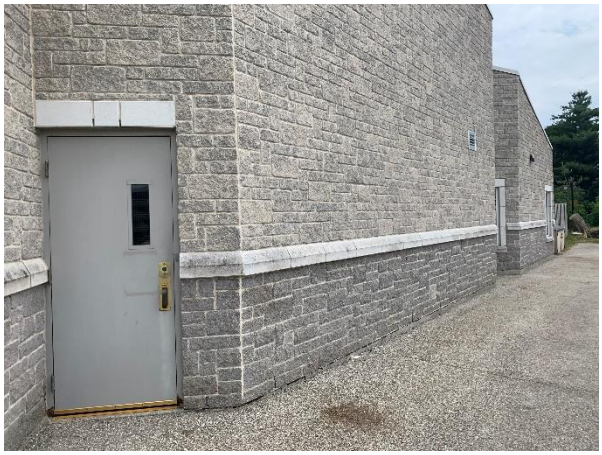
Photograph No. 7 Failed glazing seal in IGU



Photograph No. 8 Water damage due to leaking window

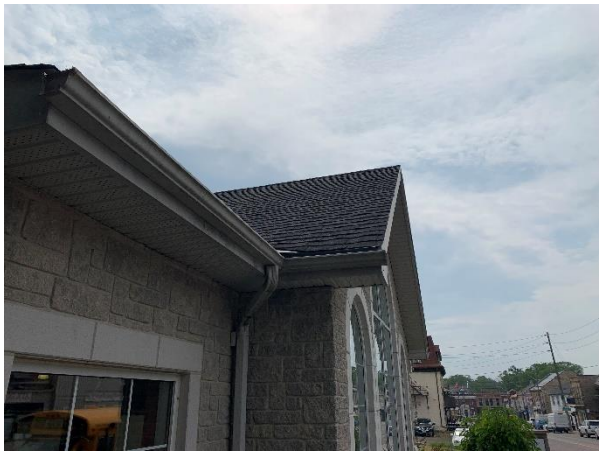


Photograph No. 9 Entrance vestibule

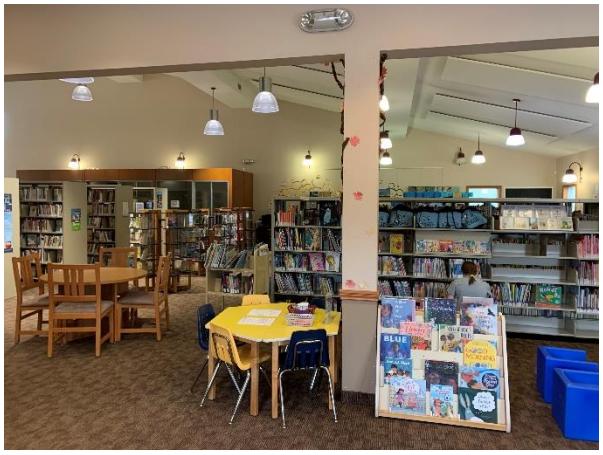


Photograph No. 10 Service doors

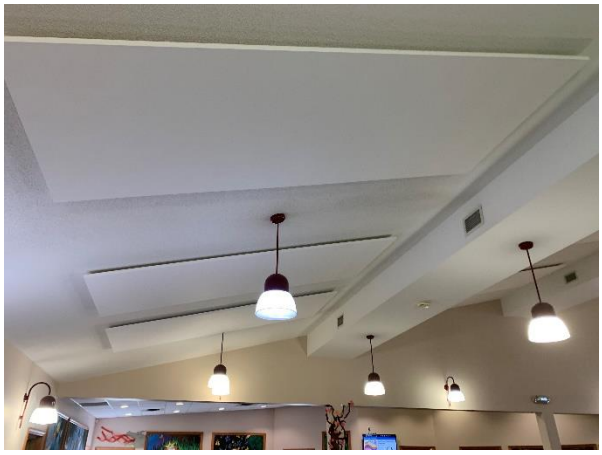
Photograph No. 11 Aged and curled asphalt shingles



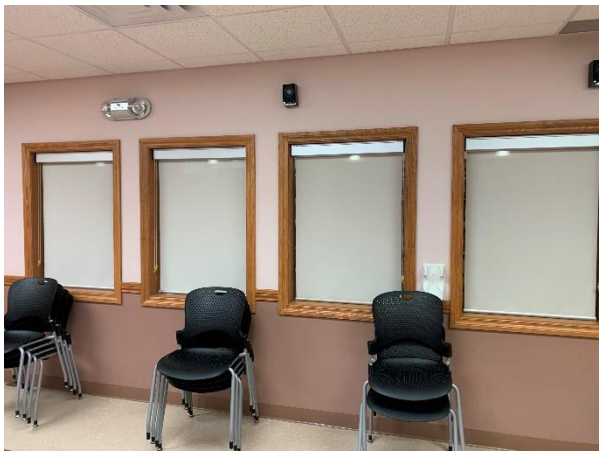
Photograph No. 12 New asphalt shingles



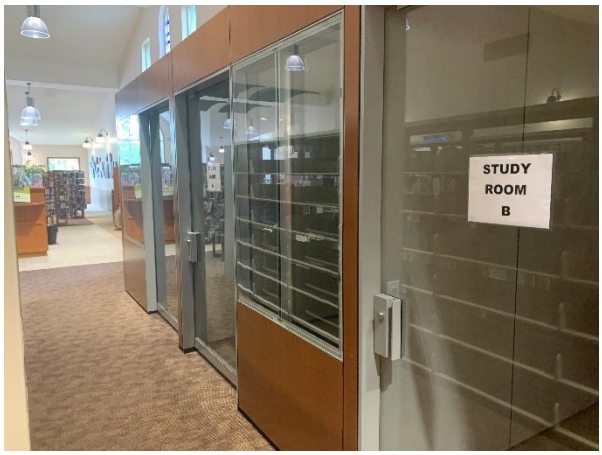
Photograph No. 13 Painted gypsum walls, carpet flooring



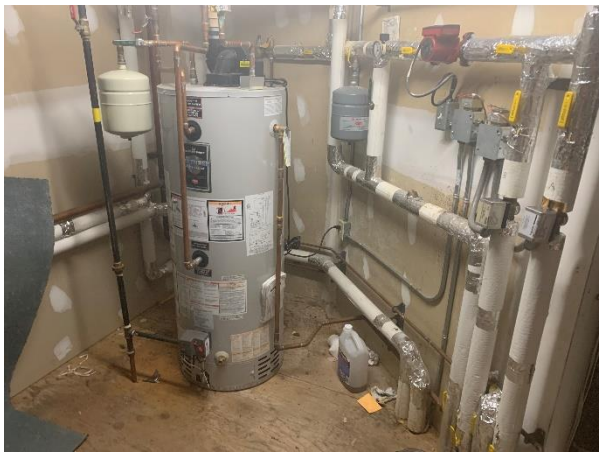
Photograph No. 14 Painted gypsum ceilings, acoustical panels



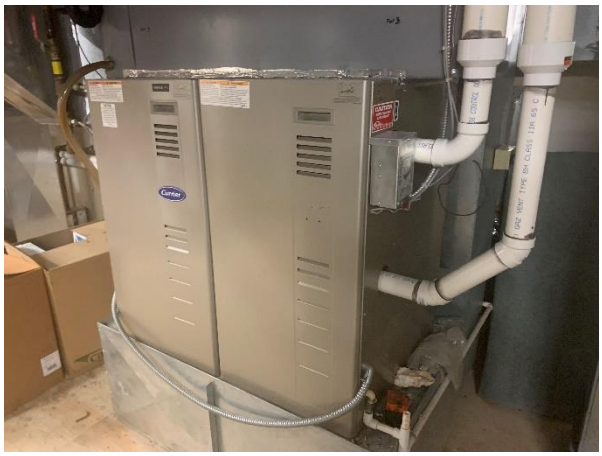
Photograph No. 15 Interior glazing



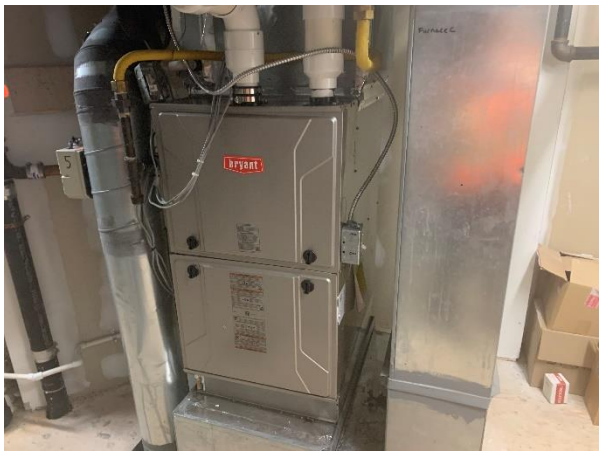
Photograph No. 16 Study room



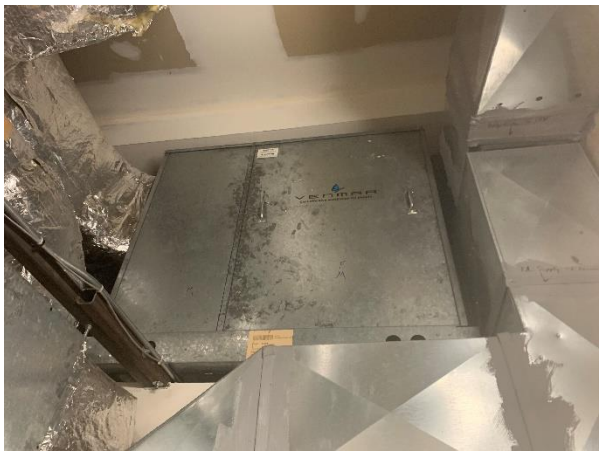
Photograph No. 17 Domestic water tank heater



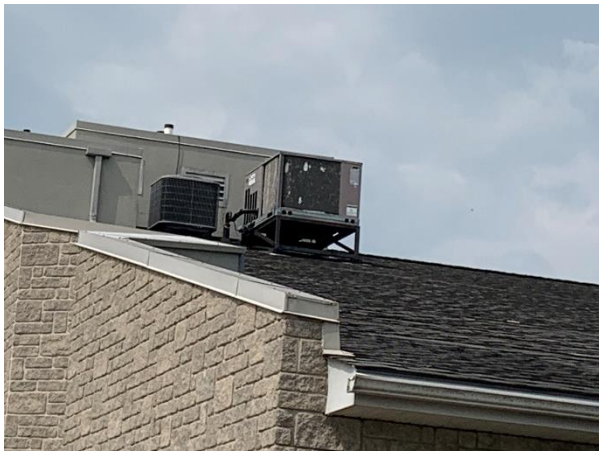
Photograph No. 18 Forced air furnace.



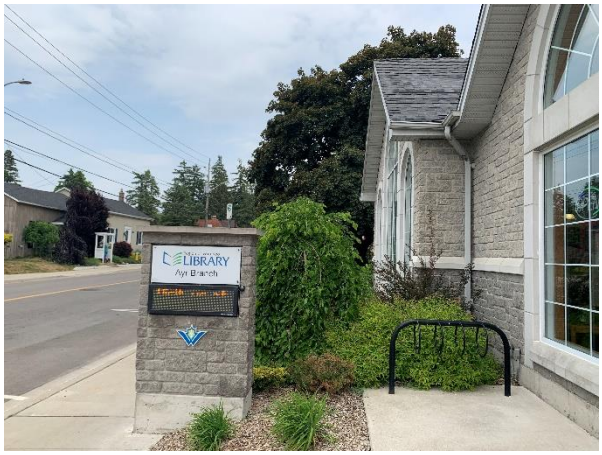
Photograph No. 19 New forced air furnace



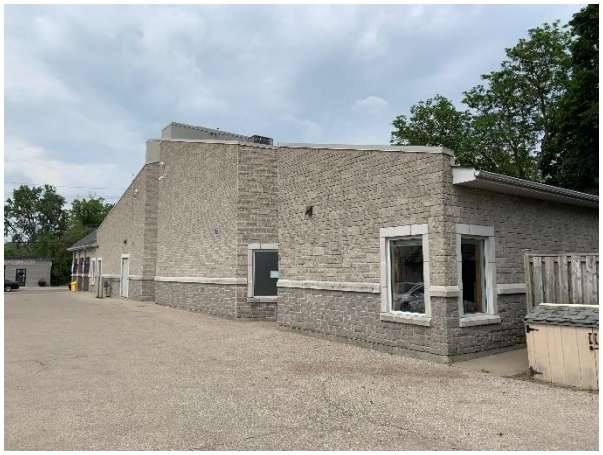
Photograph No. 20 ERV



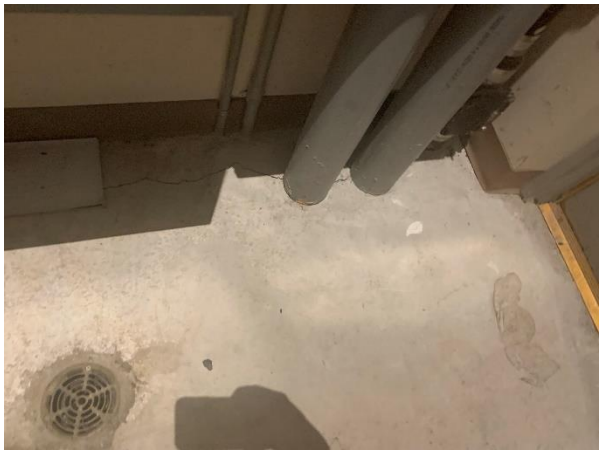
Photograph No. 21 Packaged rooftop HVAC unit and air conditioner



Photograph No. 22 Concrete walkway



Photograph No. 23 Asphalt pavement



Photograph No. 24 Floor crack in mechanical room