

BUILDING CONDITION ASSESSMENT FOR

THE TOWNSHIP OF NORTH DUMFRIES

NORTH DUMFRIES COMMUNITY COMPLEX

2958 GREENFIELD ROAD

PROJECT NO:	GDR223-0353-00
SITE VISIT DATE:	June 28, 2023
REPORT DATE:	October 11, 2023



EXECUTIVE SUMMARY

Cion Corp. (Cion) was retained by THE TOWNSHIP OF NORTH DUMFRIES (the 'Client') to conduct a Building Condition Assessment (BCA) at the North Dumfries Community Complex located at 2958 Greenfield Road, herein referred to as the 'site' or 'subject property'.

The North Dumfries Community Complex is located at 2958 Greenfield Rd, Ayr constructed circa. 2011. The building functions as a community center with various meeting rooms, community rooms and indoor activity rooms as well as an ice rink. The walls are constructed of a mixture between concrete block masonry and corrugated metal siding. Two main roofing systems are atop the site building including a pitched roof section finished with standing seam metal and a flat roof section constructed with a TPO roof assembly. Aluminum framed windows are situated along the building perimeter and skylights installed in the roof above the main floor provide additional natural light. Exterior doors consist of hollow core metal service doors, aluminum framed glazed doors and overhead doors. Interior finishes throughout the building include exposed concrete block, corrugated metal, rubber flooring, carpet flooring, ceramic flooring, hardwood flooring, vinyl sheet flooring, exposed concrete slab-on-grade, acoustic ceiling tile, and painted drywall.

The objective of this BCA was to collect and document 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 fair condition. The building components that are recommended as priority repairs/replacement are as follows:

- Install guards at the skylights.
- Repainting
- Replacement of the domestic water tank heaters.
- Replacement of the in-floor heating circulation pumps.
- Major repairs to the asphalt pavement in the entrance driveway and main parking area.

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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 2958 Greenfield Road, herein referred to as the 'site' or 'subject property'.

The objective of this BCA was to collect and document 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 Unifmat 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 E2018-08 – 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. 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:	<p>Good Condition - The element has no visible reduction in anticipated performance and should remain serviceable during the term of this report, provided that proper service and maintenance are performed.</p> <p>Fair Condition - The element is in a condition which is typical of its age or, based on use or location has been exposed to duress which has reduced its typical service life expectancy. However, it may achieve its full-service life provided that proper service and maintenance are performed.</p> <p>Poor Condition - The element is nearing or at the end of its useful service life or, has been poorly maintained/serviced and should be replaced/repared in the near future.</p>
Age, In-Service Date:	<p>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.</p>
Estimated Useful Life (EUL):	<p>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.</p>
Current Replacement Value:	<p>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.</p>

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 Intervention 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.
Action Repeat Interval	The Action Repeat Interval is a number in years in which the recommended action is expected to occur as a regular cycle when it is different from the End of Life replacement cycle.
Cost:	The cost is a probable cost 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 North Dumfries Community Complex is located at 2958 Greenfield Rd, Ayr constructed circa. 2011. The building functions as a community center with various meeting rooms, community rooms and indoor activity rooms as well as an ice rink. The walls are constructed of a mixture between concrete block masonry and corrugated metal siding. Two main roofing systems are atop the site building including a pitched roof section finished with standing seam metal and a flat roof section constructed with a TPO roof assembly. Aluminum framed windows are situated along the building perimeter and skylights installed in the roof above the main floor provide additional natural light. Exterior doors consist of hollow core metal service doors, aluminum framed glazed doors and overhead doors. Interior finishes throughout the building include exposed concrete block, corrugated metal, rubber flooring, carpet flooring, ceramic flooring, hardwood flooring, vinyl sheet flooring, exposed concrete slab-on-grade, acoustic ceiling tile, and painted drywall

A passenger elevator installed in the main lobby provides access from the basement to the second floor. Domestic hot water in the building is provided by three domestic hot water heaters.. Three boilers and hot water storage tanks along with various circulation pumps circulate glycol into the in-floor heating system installed throughout the building and the ice rink stands. Sixteen rooftop make-up air handling units, eight energy recovery ventilators, heat and cool the building

using a system of galvanized steel air ducts. Two mini split condensing units provide additional cooling. Exhaust fans are situated throughout the facility to exhaust stale air. The rink has a packaged ice plant with an external cooling tower.

3.0 | A. SUBSTRUCTURE

A1030 - Slab on Grade - Ice Rink Floor Slab

The ice rink floor slab is comprised of a concrete slab, steel rebar, rigid insulation and refrigerant piping. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

A1030 - Slab on Grade - Floor slab

Cast-in-place concrete slab-on-grade No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

4.0 | B. SHELL

B1020 - Roof Construction - Sloped Roofing Structure

Pre-fabricated steel beam and column frames are installed. Perpendicular steel roof purlins on top of the steel beams support the insulation and standing seam metal roofing above the ice rink. The purlins and insulation are visible above the rink. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B1020 - Roof Construction - Flat Roofing Structure

The roofing superstructure throughout which support the flat roof sections are corrugated metal roof decking supported by steel beams. The concrete block walls support the roofing structure. A majority of the roofing structure was concealed by interior finishes. Of the sections visible, no significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2012 - Masonry Cladding - Painted Concrete Block Masonry

The exterior walls of the community centre primarily consist of full split face architectural concrete block masonry. Weep holes were noted at the top and bottom of the walls. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2012 - Masonry Cladding - Architectural Brick Masonry

The building entrances have walls clad with architectural brick masonry. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2013 - Metal Clad Exterior Walls - Metal Siding

The exterior walls of the arena primarily consist of vertical prefinished metal siding. Minor impact damage was noted near the overhead door of the zamboni room. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2018 - Exterior Soffits - Canopy Wood Soffits

The front entrance canopy's ceiling is comprised of a wood soffit. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2020 - Exterior Windows - Metal Framed Windows

The building windows include metal framed punched windows with insulated glazing units. Most of the windows have fixed glazing however some have operable sections. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2020 - Exterior Windows - Exterior Sealants

Exterior sealants are present around window and door perimeters. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2020 - Exterior Windows - Curtain Wall Windows

The building windows include metal framed curtain wall systems with insulated glazing units. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2030 - Exterior Doors - Hollow Metal Doors

Hollow metal doors in hollow metal frames are positioned along the perimeter of the building. The doors are in both single door and double door configurations, and include panic bars and closers. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2030 - Exterior Doors - Glazed Entrance Doors

Entrance doors include aluminium framed fully glazed doors. The main entrance doors are integrated into the curtain wall system. The doors typically include automatic or button activated openers and panic bars. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2030 - Exterior Doors - Overhead Doors

There are two metal roll-up overhead doors that provide access to the Zamboni room. The doors are motorized. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B3010 - Roof Coverings - Standing Seam Metal Roof

The Arena has a Standing Seam Metal Roof. The roof is not visible from grade and there is no fixed roof access. Limited review was possible from the flat roof on the east elevation. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B3011-A - Membrane Roofing - TPO Roofing System

The roofing system for the community centre is a mechanically fastened TPO membrane. Significant amounts of ponding water were observed on the east elevation near the emergency exit stair. It appears that one of the scuppers is obstructed and not draining properly. Ponding and debris build up was also noted near the skylights over the community centre.

Overall Condition: Fair

B3018 - Gutters And Downspouts - Metal Gutters, Eavestroughs and Scuppers

Prefinished metal eavestroughs and downspouts along the pitched roof and scuppers are situated on the flat roof perimeter, are working in conjunction with PVC piping at grade and funnel rain water away from the foundation. No significant deficiencies were observed or reported at the time of the site review. One of the PVC drain pipes was disconnected from the downspout on the west elevation.

Overall Condition: Fair

B3021 - Skylights - Skylights

Plastic domed skylights are present over the community centre. The skylights are positioned near to the rooftop mechanical equipment and there is no guardrail present to prevent falls.

Overall Condition: Fair

B3023 - Roof Hatches - Roof Hatch

Steel roof hatch provides access to the flat roof. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

5.0 | C. INTERIORS

C1010 - Partitions - Interior Walls and Windows

The interior walls are typically finished with gypsum or concrete block masonry. There are 9 sets of interior windows in the community centre. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1016 - Toilet Partitions - Toilet Partitions

The toilet partitions throughout the interior are steel, baked enamel. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1020 - Interior Doors - Interior Doors and Operators

Throughout the interior is a mixture of wood and metal single and double doors set in metal frames. Some interior doors are equipped with viewing panes. All of the doors from the main corridor in the community centre are equipped with button activated powered openers. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1020 - Interior Doors - Roll Up Doors

Motorized roll-up doors are present in the main lobby, lower lobby Pro shop and upper lobby concession stand. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1020 - Interior Doors - Retractable Dividing Wall

MacNeil hall is separated by a retractable dividing wall. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1030 - Fittings - Millwork

Throughout the interior is a variety of different types of fixed millwork including: laminate countertops, casework and vanities. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1030 - Fittings - Ice Rink Seating

The ice rink has fixed foldable plastic stadium seating for approximately 1000 occupants. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C20 - Stairs - Steel Stairs and Ramp

There are 2 steel staircases with concrete treads, and a concrete ramp. The treads are finished with an anti-slip rubber finish and nosing. The stair is equipped with stainless steel handrails and vertical bannisters with glass units. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C20 - Stairs - Concrete Stairs

There are 19 sets of concrete stairs that provide access to the seating. The stairs have an anti-slip ridging at the nosing and some stairs complete with HSS handrails with vertical bannisters. The handrails surround the perimeter of the upper portion of No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3010 - Wall Finishes - Painted Gypsum Wallboard and Concrete Block Walls

Interior wall finishes are typically painted concrete block masonry and painted gypsum board. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Good

C3010 - Wall Finishes - Acoustical Baffling

Acoustical panels have been installed in the MacNeil hall. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3010 - Wall Finishes - Ceramic Tile

Ceramic tile is present on the walls in the entrance vestibules, washrooms and showers. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Rubber Flooring

Rubber flooring is installed throughout the walking track, players bench areas and changerooms. The rubber flooring is damaged in the heavily trafficked areas. It is wearing poorly for its age.

Overall Condition: Fair

C3020 - Floor Finishes – Rubberized Vinyl Flooring

MacNeil hall has rubberized sheet vinyl flooring. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Sheet Vinyl Flooring

Sheet vinyl flooring is installed in the main lobby, the corridors and many of the rooms in the community center. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Carpet Flooring

Carpet is installed in the office spaces as well as the seniors room. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Walking Track

There is a walking track in the arena with a rubberized liquid polyurethane coating. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3030 - Ceiling Finishes - Acoustic Ceiling Tile

Suspended, lay-in acoustic ceiling tiles are installed throughout the ground floor and mezzanine. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3030 - Ceiling Finishes - Painted Gypsum Ceiling Board

Painted gypsum ceiling board is installed in various areas throughout the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3030 - Ceiling Finishes - Foil Backed Insulation

There is foil-backed insulation located in the ceiling of the arena. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

6.0 | D. SERVICES

D1011 - Passenger Elevators - Hydraulic Elevator

A hydraulic elevator manufactured by Otis (1134 KG capacity) provides access from the basement to the second floor. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2010 - Plumbing Fixtures - Water Closets, Urinals, Sinks & Showers

Washrooms are typically equipped with ceramic floor mount toilets and ceramic wall mount sinks. There are showers in the change rooms and mop sinks in the janitors closets. Stainless steel sinks are installed in the kitchens. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2020 - Domestic Water Distribution - Domestic Water Piping

Domestic water is distributed throughout the building via insulated and non insulated copper piping. Most of the domestic water piping is concealed by interior finishes. Where visible there were no significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2020 - Domestic Water Distribution - Domestic Water Storage Tank

Hot Water storage tank located in the boiler room. No significant deficiencies were observed or reported at the time of the site review. One tank heater was recently replaced. The two older tank heaters are nearing the end of their expected service lives and it is reasonable to expect that they will require replacement in the short term.

Overall Condition: Fair

D2030 - Sanitary Waste - Sanitary Sewage Piping

The sanitary sewage piping is PVC and dates to the building's original construction. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2030 - Sanitary Waste - Sump Pump

There is a sanitary sump pump with a high-water alarm located under the main lobby stairs. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2095 - Domestic Water Heaters - Domestic Water Tank Heater

Natural gas-fired domestic water tank heater rated for 300,000 BTU/HR; 130 gal. capacity. No significant deficiencies were observed or reported at the time of the site review, however they are nearing the end of their expected service life. It is reasonable to expect that they will require replacement within the short term.

Overall Condition: Fair

D2095 - Domestic Water Heaters - Domestic Water Tank Heater

Natural gas-fired domestic water tank heater rated for 300,000 BTU/HR; 130 gal. capacity No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2095 - Domestic Water Heaters - Domestic Water Tank Heater

Natural gas-fired domestic water tank heater rated for 199,900 BTU/HR; 100 gal. capacity No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2099 - Water Treatment Systems - Water Softeners

Domestic water softeners No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3022 - Hot Water Boilers - Tankless Glycol Boiler

Tankless natural gas-fired boiler located in the boiler room. The boiler heats the glycol in-floor heating loops throughout the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3022 - Hot Water Boilers - Tankless Glycol Boiler

Tankless natural gas-fired boiler located in the boiler room. The boiler heats the glycol in-floor heating loops throughout the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3022 - Hot Water Boilers - Tankless Glycol Boiler

Tankless natural gas-fired boiler located in the boiler room. The boiler heats the glycol in-floor heating loops throughout the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3025 - Primary HVAC Pumps - In-floor Heating Pump C-1

In-floor heating pump (CAT. NO.: EM3665T-8; SPEC.: 06H294X201G1; 5 HP, 200V, 16A) located in the boiler room, circulates the glycol within in-floor heating loops. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3025 - Primary HVAC Pumps - In-floor Heating Pump C-2

In-floor heating pump (CAT. NO.: EM3665T-8; SPEC.: 06H294X201G1; 5 HP, 200V, 16A) located in the boiler room, circulates the glycol within in-floor heating loops. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3025 - Primary HVAC Pumps - In-floor Heating Pump C-7

In-floor heating recirculation pump (3/4 HP, 200V, 16A) located in the boiler room. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3025 - Primary HVAC Pumps - In-floor Heating Circulating Pumps

There are circulation pumps for the in-floor heating system located throughout the building. The pumps are enclosed in the Manifold cabinets are not visible for review. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3041 - Air Distribution Systems - Galvanized Steel Ductwork

Conditioned and fresh air is delivered to various areas of the building via a system of galvanized ductwork. A majority of the ductwork is concealed by interior finishes. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Good

D3045 - Exhaust Ventilation Systems - Exhaust Fans

Various roof and wall mounted exhaust fans throughout the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3045 - Exhaust Ventilation Systems - Range Hood

Stainless steel range hood fan with chemical fire suppression system in the upper concession area. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3053 - Unit Heaters - Terminal Electric Heaters

Electric unit heaters located in the entrance vestibules. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3056 - Unit Air Conditioner - Ductless Air Conditioner

CU-1, is a mini split condensing unit mounted on the wall of the walking track. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3056 - Unit Air Conditioner - Ductless Air Conditioner

CU-2, manufactured by Goldstar (230V, 60Hz, 1 phase, 18,000 Btuh/hr) is a mini split condensing unit installed on the roof which cools a room within the health center. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - MUA-1

Roof mounted Make-Up Air Unit. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-1

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 59,000 Btu/hr cooling. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-2

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 69,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-3

Natural gas fired packaged rooftop HVAC unit rated for 226,000 Btu/hr heating, 150,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-4

Natural gas fired packaged rooftop HVAC unit rated for 226,000 Btu/hr heating, 150,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-5

Natural gas fired packaged rooftop HVAC unit rated for 180,000 Btu/hr heating, 90,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-6

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 48,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-7

Natural gas fired packaged rooftop HVAC unit rated for 226,000 Btu/hr heating, 119,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-8

Natural gas fired packaged rooftop HVAC unit rated for 226,000 Btu/hr heating, 119,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-9

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 59,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-10

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 69,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-11

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 59,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-12

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 59,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-13

Natural gas fired packaged rooftop HVAC unit rated for 226,000 Btu/hr heating, 119,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-14

Natural gas fired packaged rooftop HVAC unit rated for 226,000 Btu/hr heating, 150,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3058-D - Make-Up AHU - HVAC-15

Natural gas fired packaged rooftop HVAC unit rated for 113,000 Btu/hr heating, 59,000 Btu/hr cooling No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

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

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

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

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3080-C - Heat Exchange/recovery Units - ERV-3

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3080-C - Heat Exchange/recovery Units - ERV-4

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3080-C - Heat Exchange/recovery Units - ERV-5

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3080-C - Heat Exchange/recovery Units - ERV-6

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3080-C - Heat Exchange/recovery Units - ERV-7

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3080-C - Heat Exchange/recovery Units - ERV-8

Roof mounted Energy Recovery Ventilation Unit No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3092 - Special Humidity Control - Humidifier H-1

Roof mounted Humidifier No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D4010 - Sprinklers - Sprinkler System

The building is protected by an automatic wet-pipe sprinkler system with 4 alarm valves. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5037 - Fire Alarm System - Fire Alarm System

The building is equipped with a fire alarm control panel in the main electrical room, smoke and heat detectors throughout. An annunciator panel is located in the main entrance vestibule. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5010 - Electrical Service & Distribution - Transformers

Step-down transformers with a ranging capacity of 45 to 112.5 KVA No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5010 - Electrical Service & Distribution - Main Switchboards

Main Service Switchboard A controls electrical service to the building with the main disconnect rated at 1200A, 347/600V, 3 phase, 4 wire in the main electrical room and Switchboard EA rated at 400A, 347/600V, 3 phase, 4 wire also distributes power through No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5010 - Electrical Service & Distribution - Distribution Panels

There are approximately twenty-two (22) distribution panels situated throughout the interior of the building. The various distribution panels vary in electrical rating. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5022 - Lighting Equipment - Fluorescent Fixtures

Lighting fixtures throughout the building is provided by ceiling mounted, T8 fluorescent fixtures. Compact fluorescent potlights are also found within the building. No significant deficiencies were observed or reported at the time of the site review. It is recommended to relamp the current fixtures with LED tubes to see a reduction in energy consumption and operating costs.

Overall Condition: Fair

D5092 - Emergency Power & Generation Systems - Emergency Power Generator

Diesel fuelled emergency power generator located on the building exterior. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5091 - Exit & Emergency Light Systems - Exit Sign, Emergency Light and Battery

Exit signs and emergency lights are installed throughout the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

7.0 | F. SPECIAL CONSTRUCTION

F1042-A - Ice Skating Equipment - Heat Exchanger Plate

The building is equipped with a packaged ice plant that includes a heat exchanger. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

F1042-A - Ice Skating Equipment - Chiller

The building is equipped with a packaged ice plant that includes a chiller. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

F1042-A - Ice Skating Equipment - Compressors

The building is equipped with a packaged ice plant that includes two compressors. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

F1042-A - Ice Skating Equipment - Balance Tank

The ice plant includes balancing tank for the brine. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

F1042-A - Ice Skating Equipment - Pumps

The building is equipped with a packaged ice plant that includes four brine pumps. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

F1042-A - Ice Skating Equipment - Cooling Tower

The ice plant includes a cooling tower that is located on the building exterior on top of an elevated concrete and steel frame. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

8.0 | BUILDING SITEWORK

G2010 - Roadways - Entrance Driveway

The entrance driveway is an asphalt paved roadway, Sangers Lane, which extends to the back of the site and provides access to all of the parking lots on site. Cracking, pot holes and heaving was noted in the asphalt paving.

Overall Condition: Fair

G2020 - Parking Lots - Entrance Driveway

There are 4 parking lots on site of various sizing which provide approximately 425 parking spots and 20 accessible parking spots. The parking lots are asphalt paved and are have painted parking lines. Cracking, pot holes and heaving was noted in the main parking area.

Overall Condition: Fair

G4020 - Site Lighting - Concrete Paving

Pedestrian walkways around the parking areas leading to the entrances of the site building consists of concrete paved walkways. It was mentioned by staff that the main entrance concrete is heated by in-floor heating to reduce ice build up. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

G4020 - Site Lighting - Pole Mounted Light Fixtures

Pole mounted light fixtures sitting atop concrete sonotubes have been recently retrofitted with LED fixtures. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

G4020 - Site Lighting - Wall Packs

The perimeter of the site building is illuminated by wall packs and under ceiling recessed lighting fixtures. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

9.0 | 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 (2023) 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.

North Dumfries Community Complex Projected Expenditure Table

[illegible]

D3045 - Exhaust Ventilation Systems - Exhaust Fans						\$ 44,000.00		
D3045 - Exhaust Ventilation Systems - Range Hood								
D3053 - Unit Heaters - Terminal Electric Heaters								
D3056 - Unit Air Conditioner - Ductless Air Conditioner						\$ 1,000.00		
D3056 - Unit Air Conditioner - Ductless Air Conditioner						\$ 1,000.00		
D3058-D - Make-Up AHU - MUA-1						\$ 60,000.00		
D3058-D - Make-Up AHU - HVAC-1								
D3058-D - Make-Up AHU - HVAC-2								
D3058-D - Make-Up AHU - HVAC-3								
D3058-D - Make-Up AHU - HVAC-4								
D3058-D - Make-Up AHU - HVAC-5								
D3058-D - Make-Up AHU - HVAC-6								
D3058-D - Make-Up AHU - HVAC-7								
D3058-D - Make-Up AHU - HVAC-8								
D3058-D - Make-Up AHU - HVAC-9								
D3058-D - Make-Up AHU - HVAC-10								
D3058-D - Make-Up AHU - HVAC-11								
D3058-D - Make-Up AHU - HVAC-12								
D3058-D - Make-Up AHU - HVAC-13								
D3058-D - Make-Up AHU - HVAC-14								
D3058-D - Make-Up AHU - HVAC-15								
D3080-C - Heat Exchange/recovery Units - ERV-1						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-2						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-3						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-4						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-5						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-6						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-7						\$ 30,000.00		
D3080-C - Heat Exchange/recovery Units - ERV-8						\$ 30,000.00		
D3092 - Special Humidity Control - Humidifier H-1								
D4010 - Sprinklers - Sprinkler System								
D5037 - Fire Alarm System - Fire Alarm System						\$ 5,000.00		
D5010 - Electrical Service & Distribution - Transformers								
D5010 - Electrical Service & Distribution - Main Switchboards								
D5010 - Electrical Service & Distribution - Distribution Panels								
D5022 - Lighting Equipment - Fluorescent Fixtures								
D5092 - Emergency Power & Generation Systems - Emergency Power Generator								
D5091 - Exit & Emergency Light Systems - Exit Sign, Emergency Light and Battery								
F1042-A - Ice Skating Equipment - Heat Exchanger Plate								
F1042-A - Ice Skating Equipment - Chiller								
F1042-A - Ice Skating Equipment - Compressors								
F1042-A - Ice Skating Equipment - Pumps						\$ 100,000.00		
F1042-A - Ice Skating Equipment - Balance Tank								
F1042-A - Ice Skating Equipment - Cooling Tower								
G2010 - Roadways - Entrance Driveway				\$ 90,000.00		\$ 450,000.00		
G2020 - Parking Lots - Main Parking Lot				\$ 150,000.00		\$ 750,000.00		
G4020 - Site Lighting - Concrete Paving								
G4020 - Site Lighting - Pole Mounted Light Fixtures								
G4020 - Site Lighting - Wall Packs								

10.0 | 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.

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

Short Term Repair Cost (3 Year):	\$355,000.00
Approx. Building Replacement Cost:	\$21,370,000.00
FCI:	1.7%

Cost per Square Foot per Year Analysis:

Year	Cost / Sq.ft
2024	\$ 0.07
2025	\$ -
2026	\$ 4.75
2027	\$ -
2028	\$ -
2029	\$ 3.26
2030	\$ -
2031	\$ 37.29
2032	\$ -
2033	\$ -

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

11.0 | 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

APPENDIX B |

PHOTOGRAPHS











