

BUILDING CONDITION ASSESSMENT FOR

THE TOWNSHIP OF NORTH DUMFRIES

CENTENNIAL PARK

31 NORTHUMBERLAND STREET

PROJECT NO:	GDR223-0353-00
SITE VISIT DATE:	June 14, 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 Centennial Park located at 31 Northumberland Street, herein referred to as the 'site' or 'subject property'.

Centennial park is a public park in Ayr with access from Gibson Street and Northumberland Street. The park includes a paved walking path, a pavilion, a wood pedestrian bridge that crosses Watson Pond, and an asphalt parking lot on Gibson St. There are various park benches and lamp standards that follow the walkway. Access to the Campbell Trail is available from the parking lot.

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 fair condition. The building components that are recommended as priority repairs/replacement are as follows:

- Localized replacement of the wood shakes.
- Repainting of the plywood ceiling.
- Major repairs to the asphalt paved parking lot.
- Major repairs to the pedestrian bridge.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
TABLE OF CONTENTS.....	3
1.0 INTRODUCTION	4
2.0 GENERAL DESCRIPTION	8
3.0 A. SUBSTRUCTURE	9
4.0 B. SHELL	10
5.0 C. INTERIORS	11
6.0 D. SERVICES.....	12
7.0 BUILDING SITEWORK	13
8.0 SUMMARY OF PROBABLE CAPITAL COSTS.....	14
9.0 FACILITY CONDITION INDEX	16
10.0 REPORT LIMITATIONS.....	18
APPENDIX A Expenditure Table	
APPENDIX B Photographs	

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 31 Northumberland Street, 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



Centennial park is a public park in Ayr with access from Gibson Street and Northumberland Street. The park includes a paved walking path, a pavilion, a wood pedestrian bridge that crosses Watson Pond, and an asphalt parking lot on Gibson St. There are various park benches and lamp standards that follow the walkway. Access to the Campbell Trail is available from the parking lot.

The pavilion is not serviced except for exterior LED lighting.

3.0 | A. SUBSTRUCTURE

A1030 - Slab on Grade - Concrete Foundations

The gazebo foundation is a concrete slab-on-grade. It is assumed that there are concrete piers located under the posts, however they are not visible for review. No significant deficiencies were observed or reported. Repairs are not anticipated within the study period.

Overall Condition: Fair

4.0 | B. SHELL

B1020 - Roof Construction - Wood Structure

The gazebo's structure consists of steel columns and beams which support the hexagonal roofing structure and wood framed cupola above. No significant deficiencies were observed or reported. Major repairs are not anticipated within the study period. An allowance is included for repainting the steel structure.

Overall Condition: Fair

B3010 - Roof Coverings - Wood Shakes

The hexagonal roof of the gazebo is finished with wood shakes and aluminum fascia. A wood cupola is present at the peak with wood louvers. Some shakes are damaged or missing. Moss growth was noted on some of the shakes. No significant deficiencies were observed. Allow for localized replacement of shakes in the short term.

Overall Condition: Fair

5.0 | C. INTERIORS

C1010 - Partitions - Painted Metal Handrails

The gazebo has a welded steel picket guardrail with 4x4 intermediate posts. No significant deficiencies were observed or reported. Major repairs are not anticipated within the study period. An allowance is included for repainting the steel guardrail.

Overall Condition: Fair

C3030 - Ceiling Finishes - Painted Plywood Sheathing

The soffit of the gazebo is painted plywood sheathing. No significant deficiencies were observed or reported. Major repairs are not anticipated within the study period. An allowance is included for repainting the soffit.

Overall Condition: Poor

6.0 | D. SERVICES

D5022 - Lighting Equipment - Light Control Panel

There is a control panel in the gazebo that manages the lights. No significant deficiencies were observed or reported. Replacement of the control panel is not anticipated within the study period.

Overall Condition: Good

D5022 - Lighting Equipment - LED Fixtures

8 soffit mounted LED lamps. No significant deficiencies were observed or reported. Replacement of the lamps is not anticipated within the study period.

Overall Condition: Good

G2030 - Pedestrian Paving - Unit Paver Walking Path

Campbell trail is a paved walkway that consists of precast unit pavers with cast-in-place concrete walkway liners. The pavers include custom stones with engravings. Sections of the cast-in-place concrete walkway liner are damaged. Allow to repair the walkway lining in the long term and re-level the unit pavers at the same time.

Overall Condition: Fair

7.0 | BUILDING SITEWORK

G2020 - Parking Lots - Asphalt Parking Lot

There is an asphalt paved parking lot on the north side of the park with access from Gibson St. Sections of the parking lot have significant cracks and potholes.

Overall Condition: Poor

G2040 - Site Development - Pedestrian Bridge

There is a wood pedestrian bridge that crosses Watson Pond. The deck boards have been replaced recently. The guardrails are aged and weathered. One post is damaged on the south side. Guardrails remain sturdy but replacement is required in the short term.

Overall Condition: Poor

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 (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.

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.

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

Short Term Repair Cost (3 Year):	\$91,000.00
Approx. Building Replacement Cost:	\$603,000.00
FCI:	15.1%

Cost per Square Foot per Year Analysis:

Year	Cost / Sq.ft
2024	\$ 91.00
2025	\$ -
2026	\$ -
2027	\$ -
2028	\$ -
2029	\$ -
2030	\$ 30.00
2031	\$ -
2032	\$ -
2033	\$ 77.50

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

APPENDIX B |
PHOTOGRAPHS



