BUILDING CONDITION ASSESSMENT
FOR

THE TOWNSHIP OF NORTH DUMFRIES

AYR FIRE STATION

501 SCOTT STREET

PROJECT NO: GDR223-0353-00
SITE VISIT DATE: June 15, 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 Fire Station located at 501 Scott Street, herein referred to as the 'site' or 'subject property'.

The Ayr Fire Station is a pre-engineered steel and concrete block masonry structure built circa. 1990. The exterior walls of the facility consist of split faced architectural concrete block masonry and prefinished metal siding. The roofing system is a sloped standing seam metal roof assembly. The garage side of the building has three vehicle bays including one drive-through bay with overhead doors on each end. The administrative side includes meeting rooms, offices, kitchen, washrooms, storage space and utility rooms.

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:

- Replacement of exterior sealants.
- Replacement of kitchen finishes.
- Replacement of interior finishes in the office and meeting areas.

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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 501 Scott Street, 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 E2018-08 – 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:	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. 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. 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/repaired in the near future.
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 (EUL):	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.
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 Ayr Fire Station is a pre-engineered steel and concrete block masonry structure built circa. 1990. The exterior walls of the facility consist of split faced architectural concrete block masonry and prefinished metal siding. The roofing system is a sloped standing seam metal roof assembly. The garage side of the building has three vehicle bays including one drive-through bay with overhead doors on each end. The administrative side includes meeting rooms, offices, kitchen, washrooms, storage space and utility rooms.

Heating and cooling throughout the office portion of the main building is achieved through the use of two pad-mounted A/C units linked to a forced air furnace. Heating in the garage is provided by two ceiling hung, gas-fired, radiant tube heaters. Heating in the parade truck shed is provided by a ceiling hung electric unit heater. Emergency electrical power is provided by a pad mounted generator. A domestic water heater in the mechanical room provides hot water to the various plumbing fixtures within 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 along the drive lanes. An allowance is included for concrete repairs as required.

Overall Condition: Fair

A1030 - Slab on Grade - Concrete Slab

Concrete slab-on-grade is viewed in various locations throughout the Fire station within the vehicle garage as well as some of the smaller rooms such as the mechanical room and oxygen storage room is exposed concrete slab-on-grade and parade truck shed.. The basement training rooms is painted/sealed slab on grade concrete. Some cracking was viewed in the main truck bay. An allowance is included for major repairs as required.

Overall Condition: Fair

4.0 | SHELL

A2020 - Basement Walls - Concrete Block Walls

Concrete block walls are viewed in the building structure and are acting as fire rated walls within the station. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for major repairs as required.

Overall Condition: Fair

B1012 - Roof Construction - Wood and Steel Roof Structure

The building has a steel roof deck supported by open web steel joists and laminated engineered wood beams. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for major repairs as required.

Overall Condition: Fair

B2012-A - Concrete Unit Masonry Wall System - Concrete Block Walls

Concrete block masonry walls along with steel frame construction are viewed extending above grade as the primary foundational support for the building structure. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for major repairs as required.

Overall Condition: Fair

B2012-A - Concrete Unit Masonry Wall System - Concrete Masonry Units

The block exterior walls consist of 4" split architectural concrete block as the cladding surrounding a majority of the bottom portion of the elevations. . Minimal signs of mortar recession observed, while evidence of step cracking was apparent as well as surface erosion. The block cladding was observed to be in fair condition. Repointing of localized areas is recommended

Overall Condition: Fair

B2013 - Metal Clad Exterior Walls - Sheet metal siding

Prefinished metal vertical cladding is installed along the upper portion of the elevations and along the perimeter of the parade truck building. Minimal signs of wear and tear and localized impact damage was observed. The paint finish along the exterior metal siding is in fair condition. An allowance is included for Major repairs to the siding as required.

Overall Condition: Fair

B2020 - Exterior Windows - Aluminium Windows

Two (2) double glazed window fixed within metal frames are situated throughout the perimeter of the main building and dates to manufacturing in 1990. One (1) double glazed window fixed within a vinyl frame and a vinyl frame sliding window are situated on the perimeter of the truck shed. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the windows at the end of their expected service lives.

Overall Condition: Fair

B2020 - Exterior Windows – Exterior Sealants

There are exterior sealants present around window and door perimeters. Exterior sealants have exceeded their expected service life. Most sealants are cracked and brittle, or not present. An allowance is included for replacement of the exterior sealants in the short term.

Overall Condition: Very Poor

B2030 - Exterior Doors - Hollow Metal Doors

Exterior hollow metal doors provide egress for the building. Doors are equipped with panic bars and closers. Exterior doors are in fair condition overall. Corrosion observed at the bottom of doors and at door frames. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2030 - Exterior Doors - Metal Framed Glazed Doors

One (1) exterior at the main vestibule main entrance and one (1) side entrance door both framed fully glazed doors with sidelites. Both doors provide the primary means of entry and egress for the building. Exterior doors are in fair condition overall. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2040 - Industrial Doors - Overhead Garage Doors

Four (4) overhead doors are installed as entry and egress points for the Fire Trucks into the garage. One (1) overhead door is installed as a entry and egress point for the parade truck garage. The doors are in good condition and appeared to be functioning well. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Good

B3010 - Roof Coverings - Sloped Roofing Structure

The pitched roof above the main building is comprised of a standing seam metal roof and parade truck shed roof is comprised of shingles. The roofing is in fair condition. Shingles on the shed have been recently replaced and are in good condition. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B3018 - Gutters And Downspouts - Eves and downspouts

Along the main building pitched roof, there are eaves troughs and downspouts that expel rain water from the roof level. Regular maintenance, such as drain clean outs is recommended on an on-going basis. Gutters and downspouts are in fair condition overall. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

5.0 | INTERIORS

C1010 - Partitions - Metal Stud Walls

Interior partition walls are constructed with standard metal frame construction methods. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1010 - Partitions - Office & Meeting Areas

There are multiple rooms comprised of gypsum wallboard, fixed glass inserts, ceiling tiles. A metal fusible link overhead door section provides fire compartmentalization of the office space from the fire trucks area of the building in the event of a fire. No significant deficiencies were observed or reported at the time of the site review. Staff indicated some interior remodeling is expected in the near future.

Overall Condition: Fair

C1010 - Partitions - Interior Windows

Two (2) fixed pane windows on the interior. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1020 - Interior Doors - Metal Doors

Ten (10) hollow metal interior doors are situated throughout the main building and appear to be in good condition. Replacement of the doors is not anticipated within the study period. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C1030 - Fittings - Kitchenette finishes

Installed in the main kitchen is cabinetry, countertop, a stove, and a fridge. The range is complimented by a hood exhaust system. A metal fusible link overhead door section provides fire compartmentalization of the kitchen from the rest of the building in the event of a fire. The kitchen cabinetry is aged but remains functional. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3010 - Wall Finishes - Painted Gypsum Wallboard

Various interior wall finishes are implemented throughout the building including painted concrete block masonry units, painted gypsum wallboard, and localized ceramic tiles. No significant deficiencies were observed or reported at the time of the site review, however, regular wear and scuffing was viewed. An allowance is included for repairs and repainting as required.

Overall Condition: Fair

C3020 - Floor Finishes - Vinyl laminate flooring

The primary flooring finish throughout the office portion of the building is vinyl sheet. Exposed concrete slab repairs are included in the allowance under A10 - Foundations - Concrete Slab. Replacement of vinyl sheet is anticipated within the study period as part of the interior renovations.

Overall Condition: Poor

C3030 - Ceiling Finishes - Ceiling Tile

Ceiling finishes were observed during the site inspection including. The ceiling tiles were generally in fair condition. The painted wood panels in the garage was in good condition and should not require refinishing within the study period. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

6.0 | SERVICES

D2010 - Plumbing Fixtures - Sinks, Toilets, Showers

Multiple plumbing fixtures were found throughout the building during inspection including: one (1) sink, two (2) shower stalls and one (1) toilet in the basement men's washroom, one (1) sink, one (1) shower stall and one (1) toilet in the basement men's washroom, one (1) urinal, one (1) toilet and one (1) sink in the main floor men's washroom, two (2) toilets and one (1) sink in the main floor women's washroom, one (1) toilet, one (1) sink in the unisex washroom off the main fire hall, one (1) slop sink in the janitor/mechanical room, one (1) laundry basin sink in the laundry area and two (2) stainless steel sinks in the kitchen. The plumbing fixtures are all in fair working condition. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D2020 - Domestic Water Distribution - Domestic Water Distribution

Domestic Water Distribution systems is not visible for review. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for major repairs as required.

Overall Condition: Fair

D2030 - Sanitary Waste - Sanitary Sewer Piping

Sanitary piping is below grade and not visible for review. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for major repairs as required.

Overall Condition: Fair

D2095 - Domestic Water Heaters - DWT

A domestic water heater is installed in the mechanical room off of the main floor kitchen. The system services the building. The water heater was noted to be manufactured in December 2021 (gas-fired; 189L; 40,000 BTHU). No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Good

D2099 - Water Treatment Systems - Water Softener

A water softener is provided in the building. The water softener is installed in the Generator Room. The water softener is in fair working condition. An active leak was observed during the site visit.

Overall Condition: Fair

D3023 - Furnaces - Furnace

A furnace manufactured by Carrier is installed in the basement mechanical room and is the primary source of heating for the office area. The unit was manufactured in 2017 (S/N. 4292A00244; M/N. 58XC060-GG; 66,00 BTUH) and appears to be in good working condition. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D3051 - Terminal Self-Contained Units - Electric wall Heater

One (1) wall mounted forced air electric unit heater is located in the main entrance vestibule. The unit was in fair condition overall. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D3051 - Terminal Self-Contained Units - Forced air Furnace

There is a forced air furnace installed in the ceiling of the community hall. Access to the furnace was not available at the time of the site review. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3053 - Unit Heaters - Unit heater

One (1) ceiling hung forced air electric unit heater is located in the parade truck shed. The unit was in fair condition overall. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D3057 - Radiant Heater Units - Radiant Heater

Two (2) gas-fired radiant tube heaters are installed in the garage area as the primary source of heating for that space. The units appeared to be in fair working condition. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D3058 - DX Split AHU - Cool - A/C Unit

Cooling throughout the office portion of the building is provided by a pad-mounted air conditioning unit installed on the site. Nameplate data was not available at the time of the site assessment but the unit was reported to be installed in 2015 n the previous study. The unit was in fair condition overall. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D3058-B - DX Split AHU - Cool - A/C Unit

Cooling for the basement training area of the building is provided by a pad-mounted air conditioning unit installed on the site. The unit was manufactured by International Comfort Products in 2008 The unit was in fair condition overall. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D4030 - Fire Protection Specialties - Fire Extinguishers

Fire extinguishers are situated throughout the Fire station as an immediate means of fire suppression. The extinguishers should be inspected regularly and replaced every ten (10) years to ensure functionality. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Good

D5010 - Electrical service & Distribution - Panel

Two (2) ITE, 225A secondary distribution panels are installed with the office main and lower level of the building. The panels are in fair condition (120/208V; 3PH; 4W). No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D5010 - Electrical service & Distribution - Panel

One (1) Stabloc, 100A secondary distribution panel is installed within the parade truck room for lighting distribution, heating and to power the overhead garage door. The panel was in fair condition (120/208V; 3PH; 4W). No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D5010 - Electrical service & Distribution - Disconnects

One (1) main disconnect switch is installed in the generator room off of the main fire hall and appears to be in fair condition. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D5022-A - Fluorescent Luminaries - T8 Fluorescent

T8 fluorescent lighting fixtures were viewed to be the primary source of artificial interior illumination in the main building and the parade truck shed. The lights were ceiling mounted as well as troffer units. Approximately forty (40) T8 fixtures

were throughout the main building and parade truck garage. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Good

D5022-C - Exterior Luminaries - Wall Pack Units

Three (3) wall pack lighting fixtures are situated along the perimeter of the building as the primary means of site illumination. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Fair

D5091 - Exit & Emergency Light Systems - 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. The units appeared to all be in good working condition. No significant deficiencies were observed or reported at the time of the site review

Overall Condition: Good

D5092 - Emergency Power & Generation Systems - Diesel generator, tank and transfer switch

One (1) diesel generator (Type UC1224E14; S/N: 00785102) rated for 67.5 KVA one (1) diesel storage tank (M/N: 620L; S/N: 0851305108356) with a capacity of 620L is installed in generator room off of the main fire truck garage. The diesel storage tank was replaced in 2013 and should not require replacement within the study period. The diesel generator is original to the building construction and will require replacement.

Overall Condition: Fair

7.0 | BUILDING SITEWORK

G2011 - Asphalt Paving And Surfacing - Asphalt

An asphalt paved parking lot/roadway is installed on site. Previously repaired cracks and minor settlements were observed.

Overall Condition: Fair

G2030 - Pedestrian Paving - Concrete Walkway

There is a concrete walkway on the south side of the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

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.

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

Short Term Repair Cost (3 Year):	$168,000.00
Approx. Building Replacement Cost:	$3,632,500.00
FCI:	**4.6%**

Cost per Square Foot per Year Analysis:

Year	Cost / Sq.ft	
2024	$	0.51
2025	$	3.81
2026	$	6.35
2027	$	-
2028	$	0.83
2029	$	-
2030	$	38.85
2031	$	0.63
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:

Mahad Mohamed
Project Coordinator
E: mahad.mohamed@cion.com

C.c: Kelly Worden, Studio Manager

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 Fire Station Projected Expenditure Table

	Short-Term					Long-Term				
Component	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
A1010 - Standard Foundations - Poured Concrete Foundation										
A1030 - Slab on Grade - Concrete Slab										
A2020 - Basement Walls - Concrete Block Walls										
B1012 - Roof Construction - Wood and Steel Roof Structure										
B2012-A - Concrete Unit Masonry Wall System - Concrete Block Walls										
B2012-A - Concrete Unit Masonry Wall System - Concrete Masonry Units										
B2013 - Metal Clad Exterior Walls - Sheet metal siding							$ 40,000			
B2020 - Exterior Windows - Aluminium Windows							$ 20,000			
B2020 - Exterior Windows - Exterior Sealants	$ 8,000									
B2030 - Exterior Doors - Hollow Metal Doors					$ 8,000					
B2030 - Exterior Doors - Metal Framed Glazed Doors							$ 10,000			
B2040 - Industrial Doors - Overhead Garage Doors										
B3010 - Roof Coverings - Sloped Roofing Structure										
B3018 - Gutters And Downspouts - Eves and downspouts										
C1010 - Partitions - Metal Stud Walls										
C1010 - Partitions - Office & Meeting Areas			$ 100,000							
C1010 - Partitions - Interior Windows										
C1020 - Interior Doors - Metal Doors										
C1030 - Fittings - Kitchenette finishes		$ 60,000								
C3010 - Wall Finishes - Painted Gypsum Wallboard							$ 10,000			
C3020 - Floor Finishes - Vinyl laminate flooring										
C3030 - Ceiling Finishes - Ceiling Tile							$ 20,000			
D2010 - Plumbing Fixtures - Sinks, Toilets, Showers							$ 19,000			
D2020 - Domestic Water Distribution - Domestic Water Distribution							$ 15,000			
D2030 - Sanitary Waste - Sanitary Sewer Piping										
D2095 - Domestic Water Heaters - DWT										
D2099 - Water Treatment Systems - Water Softener							$ 8,000			
D3023 - Furnaces - Furnace										
D3051 - Terminal Self-Contained Units - Electric wall Heater							$ 5,000			
D3051 - Terminal Self-Contained Units - Forced air Furnace								$ 10,000		
D3053 - Unit Heaters - Unit heater										
D3057 - Radiant Heater Units - Radiant Heater										
D3058-B - DX Split AHU - Cool - A/C Unit										
D3058-B - DX Split AHU - Cool - A/C Unit					$ 5,000					
D4030 - Fire Protection Specialties - Fire Extinguishers							$ 1,000			
D5010 - Electrical service & Distribution - Panel										
D5010 - Electrical service & Distribution - Panel										
D5010 - Electrical service & Distribution - Disconnects										
D5022-A - Fluorescent Luminaries - T8 Fluorescent										
D5022-C - Exterior Luminaries - Wall Pack Units										
D5091 - Exit & Emergency Light Systems - Exit Signs							$ 4,000			
D5092 - Emergency Power & Generation Systems - Diesel generator, tank and transfer							$ 250,000			
G2011 - Asphalt Paving And Surfacing - Asphalt							$ 210,000			
G2030 - Pedestrian Paving - Concrete Walkway										

APPENDIX B |

PHOTOGRAPHS


CAUTION