FACILITY CONDITION ASSESSMENT REPORT

ST-ISIDORE RECREATION CENTRE 20 ARENA STREET, ST-ISIDORE, ON, K0C 2B0

Our Project No.: 211807

Prepared for: The Nation Municipality

958 Route 500 West,
Casselman, ON
K0A 1M0

Attention: Carol Ann Scott, Recreation Coordinator

Reference No.: RFP-2020-01-REC

Date: February 19, 2021

McINTOSH PERRY

Executive Summary

A Facilities Condition Assessment (FCA) was carried out at 20 Arena Street, St-Isidore, Ontario by McIntosh Perry Limited (MPL) for The Nation Municipality. The St-Isidore Recreation Centre was originally constructed in the 1930s acting as a military airport hangar and was substantially reconstructed in 1966 for use as a recreation centre with a single ice pad, Club Age d'Or, community hall, and bowling alley. The building's entrance was extended in 2010 to accompany new offices, washrooms, and an elevator. The south side was also extended to allow for barrier-free changerooms. The building is located on south side of Arena Street at Champlain Street.

This FCA is based on a visual assessment of the property and a review of pertinent documentation provided by the Municipality.

Our visual review of the property found the development to be in good condition and adequately maintained with some components at, or reaching, end of useful service life. Despite recent upgrades and replacements of the heating and cooling systems, major capital expenditures are anticipated over the immediate to short terms including replacement of exterior siding, fire separation repairs, and replacement of asphalt parking surfaces. All main HVAC components require commissioning to ensure proper air and water flows are being achieved. The refrigeration plant will require updating in the longer term based on conditions observed and service life (chiller, pumps, and compressors).

Recent significant capital repair/replacement work includes the Senior's roof shingle replacement (2017 at $4K), heat exchanger, oil separator and dampers (2107 at $43K), CO2 monitoring ($2017 at $13K), hall ceiling tiles (2018 at $35K), LED retrofit (2018 at $68K), foundation repairs (2018 at $18K), access ladder (2019 at $2K), arena circulation fans (2019 at $18K), compressor MCC (2020 at $52K), exterior door at Bowling Alley (2020 at $4K), and canteen renovation at office (2020 at $9K). There are currently no projects initiated or otherwise proposed by the Municipality.

Summary of Findings & Recommendations

A – Substructure

The structure consists of reinforced poured concrete pier and foundation walls on strip concrete footings. The superstructure portion consists of wood and steel framing supported on steel and wood beams and loadbearing masonry walls. The structure is in good condition according to previous reports. No significant expenditures are anticipated over the next ten years. Allowances are carried to provide intrusive investigations to derive as-built conditions. Based on these findings, repairs may be required.

B – Shell

The exterior walls are clad with prefinished metal siding and metal and aluminum framed entry doors. The roof is protected by prefinished sloped metal panels and flashings and modified bitumen two-ply membrane. The components are in fair-to-good condition. Sealant replacements and general refurbishment are anticipated over the short term. Siding replacement is recommended to improve thermal efficiencies as well as aesthetics.

C – Interiors

The building has been updated in recent years with newer ceramic tile floors, rubber floors, lay-in acoustical tile ceilings and gypsum board ceilings. Older hardwood flooring, vinyl sheeting and painted plywood finishes are in good condition but dated. The millwork/casework components have been refurbished and are in fair condition. Appliances and furnishings are a combination of newer and older vintages. The interior finishes, accessories and appliances will require updating over the longer term.

The building is considered partially barrier-free by the provision of dedicated parking spaces, automated entrance doors and washroom and changeroom layouts accessories. Further modest modifications are required for full compliance.

D – Services

Fire Protection and Life Safety Systems:

The building is equipped with a newer single stage fire alarm system, water and ABC type fire extinguishers, LED exit signs, generator hook-up capability and emergency battery pack lighting. All components are in good condition. We recommend that the building be fully sprinklered. Allowances are carried to also repair and/or replace materials to ensure that the integrity of the fire separations are maintained. Additional detectors should be added in storage and underside of stairwells. The Fire Safety Plan and posted egress instructions and plans require updating.

Vertical Transportation:

The building has an ITI Hydraulik hydraulic type passenger elevator which is 12-years old. There is also an unenclosed Savaria stairlift installed at the reception room exit. The devices are in good condition and routinely serviced as required. The elevator is serviced by Capital Elevator and the chair lift by Upper Canada Elevator. The stair lift at the west stairwell will require future updating.

Mechanical:

The building is equipped with newer high-efficiency propane-fired, forced air furnaces, newer air handling packaged unit, split DX air conditioning units, HRV's and various point source exhaust fans and electric unit heaters. All ventilation and heating are controlled by timers, detection systems, thermostats and/or manual switching except for the main heating boiler. Water is supplied by direct HDPE feed lines to meters at the west, south and east sides of the building. Sanitary is discharged to a municipal main at the west side of the building. Commissioning and balancing of main HVAC equipment and replacement of older exhaust fans is recommended. The HVAC equipment is serviced semi-annually by Fernand Denis Inc.

Electrical:

Hydro is fed overhead to the south Electrical Room from the utility pole transformer along Champlain Street. The service is rated at 400-Amp, 347/600-Volt, 3-Phase, 4-Wire. Interior lighting is provided by newer LED lighting fixtures including the arena. The exterior is illuminated by newer LED wall pack fixtures. All components

are in good condition. The older service main switch, splitters, disconnects and panel boards require updating and all equipment requires proper identification.

E – Equipment

Equipment is limited to the appliances and building furnishings. The appliances are and furnishings are in good condition overall. Updating of both appliances and furnishings will be needed over the next ten years.

F – Special Construction and Demolition

Future allowances are made to update the refrigeration plant (compressors, chillers, brine pump, etc.,) including improved room sealing via a vestibule entrance. The dasherboards, glazing and associated components will also require updating. The refrigerated ice slab is performing well and is not anticipated to require replacement over the next ten years.

G – Site

Site items include the asphalt parking lots, unit paver walkways, signage, lighting and soft landscaping components. Allowances are carried to replace asphalt surfaces over the short term.

H – Legislation/Codes

Allowances are provided for a designated substance survey (DSS) in the short term. Allowances are made to provide longer term balancing to ensure proper air flow are being achieved. Future arc flash/thermography of main electrical equipment is also recommended.

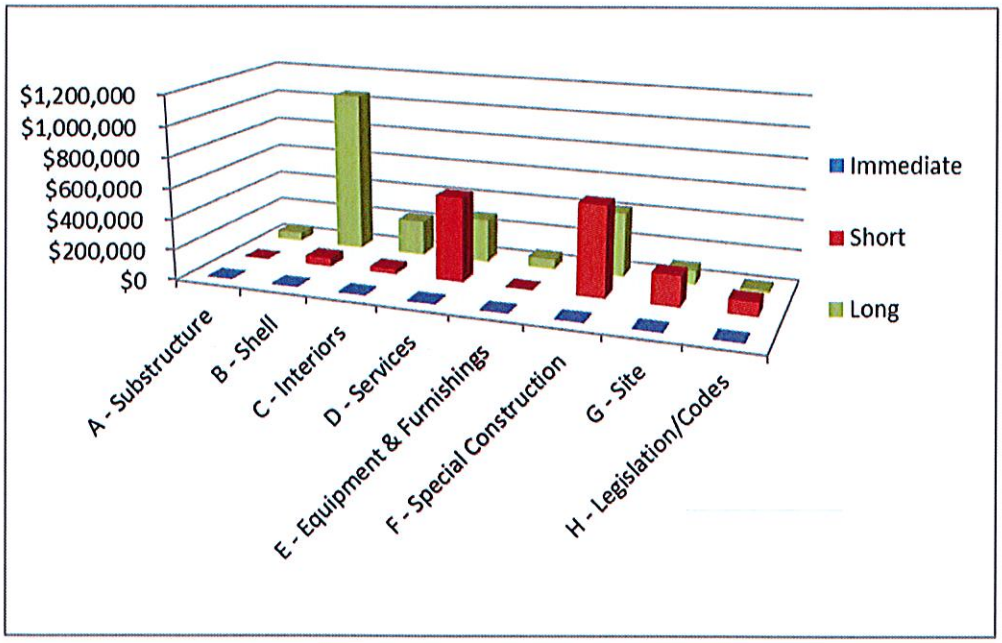
Immediate, Short- and Long-Term Capital Requirements

Over the next 10-years it is anticipated that the many of the building equipment and systems will require major repair or replacement to maintain the building in a state-of-good repair under the current operational model.

Descriptions and observations are intentionally brief or absent. This information, as well as quantity, costs, life expectancy, and replacement year, are to be updated as components are replaced, and subsequent building condition assessments are completed.

Based on our visual review of the property, we are of the opinion that total cumulative expenditures will be in the range of $1,541,000 in the immediate (2021) and short term (2022 to 2026) for the building and site to maintain the property in a state-of-good repair (refer to Appendix A). The above opinion of probable costs excludes sales taxes and inflation but includes contingencies, engineering, and project management costs.

This executive summary is intended to provide an overview of pertinent facts and estimates contained in this FCA Report for the architectural/engineering disciplines, and it is provided as a convenience only. Readers are advised to refer to the full text of this FCA Report and accompanying spreadsheets for detailed information.



3.0 CAPITAL PLANNING DISCUSSIONS

3.1 10-Year Capital Requirements

The following table depicts the anticipated capital expenditures over the next twenty years in immediate, short term and long-term segments (refer to Appendix B for annual expenditures).

	Expenditures				Year 1 & 2	Replacement Cost	
Section Breakout	Immediate	Short	Long	Total	Backlog	%	$
A - Substructure	$0	$0	$72,000	$72,000	$0	6%	$562,320
B - Shell	$2,500	$55,860	$1,261,334	$1,319,694	$7,300	27%	$2,530,440
C - Interiors	$3,200	$33,360	$776,670	$813,230	$32,360	7%	$656,040
D - Services	$4,800	$553,120	$1,182,060	$1,739,980	$74,040	24%	$2,249,280
E - Equipment & Furnishings	$0	$0	$93,600	$93,600	$0	4%	$374,880
F - Special Construction	$2,500	$592,400	$1,335,000	$1,929,900	$22,500	23%	$2,155,560
G - Site	$3,000	$200,400	$192,120	$395,520	$4,200	7%	$656,040
H - Legislation/Codes	$0	$91,200	$13,200	$104,400	$10,200	2%	$187,440
Grand Totals	$16,000	$1,526,340	$4,925,984	$6,468,324	$150,600	100%	$9,372,000

3.2 Facility Condition Index (FCI)

The facility condition index (FCI) was calculated for the is building. The FCI was calculated using Year 1 & 2 forecasted costs in relation to the estimated replacement cost of the facility.

$$FCI = \frac{\text{Total of Building Repair/Upgrade/Renewal Needs (\$)}}{\text{Current Replacement Value of Building Components (\$)}}$$

$$FCI = \frac{\$150,600}{\$9,372,000} = 1.6\%$$

The FCI indicates that the facility is in "good" condition (refer to Definitions).