FACILITY CONDITION ASSESSMENT REPORT

FOURNIER COMMUNITY CENTRE 3210 COUNTY ROAD #9, FOURNIER, ON

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 3, 2021

McINTOSH PERRY

Executive Summary

A Facilities Condition Assessment (FCA) was carried out at 3210 County Road 9, Fournier, Ontario by McIntosh Perry Limited (MPL) for The Nation (Municipality). The Fournier Community Centre was constructed in 1967 with a small storage room added in 1993. The building's main access is from the west side of County Road 9, south of County Road 10. The asphalt surfaced parking lot is shared with the Fournier Fire Station to the south.

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 fair condition and adequately maintained with some components at, or reaching, end of useful service life. Despite recent upgrades and replacements of the heating system, major capital expenditures are anticipated over the immediate to short terms including interior finishes, siding, ventilation systems, and asphalt parking surfaces.

Recent significant capital repair/replacement work includes the installation of LED site lighting fixtures. 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 foundations on strip concrete footings. The superstructure portion consists of wood framing supported on steel and wood beams. The roof is wood framed with prefabricated trusses and plywood decking. The structure is in good condition. No significant expenditures are anticipated over the next ten years.

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. The components are in fair condition. Sealant replacements and general refurbishment are anticipated over the short term.

C – Interiors

The building has older quarry tile and vinyl floor tile, newer lay-in ceiling tiles, painted gypsum board walls and ceilings. The Kitchen millwork was updated in recent years along with the appliances. The interior finishes will require updating over the next ten years.

The building is considered partially barrier-free by the provision of an automated entrance door and washroom accessories. Updating of exterior and interior components are required for full compliance.

D – Services

Fire Protection and Life Safety Systems:

The building is equipped with ABC type fire extinguishers, LED exit signs and emergency battery pack lighting. All components are in good condition. Battery operated smoke detectors are also installed. Allowances are carried to replace the smoke detectors with a monitored system and provide emergency egress instructions and plans at all exit doors.

Vertical Transportation:

The building has no vertical transportation components.

Mechanical:

The building is equipped with two newer high-efficiency propane-fired, forced air furnaces, older split air conditioning units, point source exhaust fans and electric unit heaters. All ventilation and heating are controlled by timers, thermostats and/or manual switching. Water is supplied by a direct HDPE feed line to a meter located at the Furnace Room. Sanitary is discharged to a septic holding tank to the building's west side. Allowances are made to replace the sanitary pump out controls, older unit heaters and exhaust fans over the short term.

Electrical:

Hydro is underground to the Furnace Room main panel from the utility pole transformer at the west side of the building. The service is rated at 400-A, 120/240-V, 1-P, 3-W. Interior lighting is provided by surface mounted and recessed dual and quad lamped T8 fluorescent fixtures. The exterior is illuminated by newer LED wall pack fixtures. All components are in good condition. It is recommended that the older T8 fluorescent fixtures be updated to LED in future years.

E – Equipment

Equipment is limited to the appliances and building furnishings. The appliances are newer while the furnishings are older but functional. Updating of both appliances and furnishings will be needed over the next ten years.

F – Special Construction and Demolition

The building has no specialized systems and there is no removal/demolition of building components required over the next ten years.

G – Site

Site items include the asphalt parking lot, concrete landing, 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.

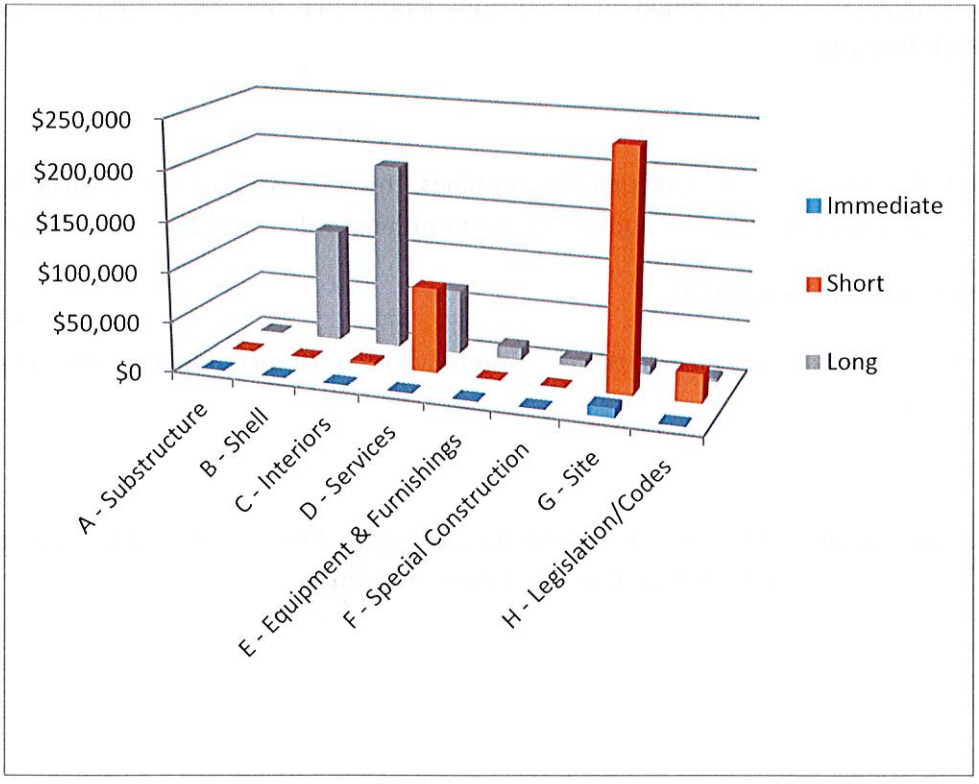
Immediate, Short- and Long-Term Capital Requirements

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 $360,000 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 longer-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	$0	$0	$0	12%	$84,078
B - Shell	$0	$0	$114,240	$114,240	$0	30%	$210,196
C - Interiors	$0	$2,760	$186,264	$189,024	$1,320	20%	$140,130
D - Services	$0	$84,600	$64,560	$149,160	$4,680	30%	$210,196
E - Equipment & Furnishings	$0	$0	$12,600	$12,600	$0	2%	$14,013
F - Special Construction	$0	$0	$7,200	$7,200	$0	1%	$7,007
G - Site	$9,600	$238,920	$9,000	$257,520	$9,600	5%	$0
H - Legislation/Codes	$0	$29,160	$3,000	$32,160	$2,400	0%	$0
Grand Totals	$9,600	$355,440	$396,864	$761,904	$18,000	100%	$665,619

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 Backlog costs in relation to the estimated replacement cost of the facility.

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

$$FCI = \frac{\$18,000}{\$700,652} = 2.6\%$$

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