FACILITY CONDITION ASSESSMENT REPORT

ST-ALBERT COMMUNITY CENTRE 201 PRINCIPALE STREET, ST-ALBERT, ON. K0A 3C0

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: April 1, 2021

McINTOSH PERRY

be updated to LED in future years. Additional lighting fixtures at the east and west exiting stairs is recommended.

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. It is recommended that a building automation system be installed in the short term.

G – Site

Site items include the asphalt surfaced south parking lot, concrete sidewalk/ramp/stair, precast concrete unit planter, signage, lighting and soft landscaping components. Allowances are carried to replace asphalt surfaces over the short term as well as modify/refurbish the ramp and south stair.

H – Legislation/Codes

Allowances are provided for a designated substance survey (DSS) in the short term. Shorter term balancing and commissioning to ensure proper air flow are being achieved are carried when the older furnace and air handling unit are replaced. Future arc flash/thermography of main electrical equipment is also recommended.

Executive Summary

A Facilities Condition Assessment (FCA) was carried out at 201 Principale Street, St-Albert, Ontario by McIntosh Perry Limited (MPL) for The Nation (Municipality). The St-Albert Community Centre was constructed in 1972 with an addition in 1978. Basement renovations were completed from 2015 to 2017. The building's main access is from the north side of Principale Street, between St. Paul Street and Bourgeois Road. The asphalt surfaced south parking lot extends to the east and west sides of the building.

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 interior refurbishments and restorations to many of the user rooms, major capital expenditures are anticipated over the immediate to short terms including roof repairs, foundation repairs, foundation drainage and insulation, ventilation systems, older HVAC units, and the south asphalt surfaced parking lot. Initial review has revealed potential issues with the floor fire resistance rating and continuity as well as a recommendation for sprinklers to ensure overall safety.

Recent significant capital repair/replacement work includes the foundation repairs and entrance carport (2008 at $79K), emergency exit and air conditioning unit (2014 at $48K), basement library (2015 at $37K) and basement kitchen/conference room (2017 at $65K). There are currently no projects initiated or otherwise proposed by the Municipality.

Summary of Findings & Recommendations

A – Substructure

The substructure consists of reinforced poured concrete foundations on strip concrete footings. The superstructure portion consists of wood framing supported on steel beams and/or built-up wood beams and load-bearing interior wood framed walls. The roof frame is constructed with prefabricated wood trusses and plywood decking. The structure and superstructure are in good condition with no observable movement. Allowances are carried to investigate and remedy water leakage through the foundation walls. The basement has minimal thermal insulation and lacks a vapour barrier. The effects of condensation are also a concern.

B – Shell

The exterior walls are clad with vinyl siding on wood framed walls, metal core and aluminum framed entry doors with vinyl and wood framed windows. The roof is protected by newer asphalt shingles. The components are in good condition. Short term repairs include refurbishment of door seals, replacement of sealants and painting. Longer term replacement of doors and windows is also anticipated.

C – Interiors

The building finishes include ceramic tile, vinyl floor tile, sheet vinyl, strip hardwood flooring, and lay-in ceiling tiles. Painted gypsum board with smooth, vinyl coated, and rough troweled stucco coated finishes are installed at walls and ceilings. The washroom, kitchen and kitchenette finishes have been updated in recent years. The interior finishes of the service and storage rooms are also in good condition. The Main Hall ceiling system,

including diffusers, will require updating soon. The exterior stairs require refurbishment and handrails, and guards require updating. The interior stairs are in good condition. The 2nd floor stair will require updating in future years to meet current code requirements.

The building is considered barrier-free by the provision of dedicated parking stalls, exterior ramp entrance, automated entry door, and washroom layouts. Updating of exterior and interior components are required for full compliance. Door widths are less than required on both interior and exterior locations.

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. Emergency power hook-up is available when needed. The building is equipped with a newer single-stage fire alarm system complete with activation and signal devices. The kitchen range hood is equipped with a suppression system. Allowances are carried to update the Fire Safety Plan and post fire safety egress plans/instructions. Improvements to fire separations and closures should be implemented to limit the spread of fire since the building has no suppression system. These recommendations will follow via an intrusive review of fire separations via the Fire Safety Plan. A sprinkler system is recommended.

Vertical Transportation:

The building is equipped with a two-person hydraulic lift. The lift is functional yet dated. The controller and machine components have been updated in recent years. Replacement and major overhaul are not anticipated until the longer term.

Mechanical:

The building is equipped with two large air handling units at the north end exterior grade level. There are three furnaces at the basement level along with an older electric heater and propane fired furnace at the L'Age D'Or room. Supplemental heating is provided by electrical baseboards and force flow heaters. Ventilation is by means of point source ceiling and external mounted fractional horsepower exhaust fans. All HVAC is controlled by timers, thermostats and/or manual switching. Water is supplied by a direct HDPE feed line to the basement pump and pressure tank. The water is treated via inline cartridge filters and a UV filter. Water is heated by an older electrical water heater. Sanitary is discharged to the south 4" diameter cast iron outlet and onto the municipal sewer. Allowances are made to replace the older air handling unit, platform and ducting, electric furnace, unit heaters and verifying the discharge effectiveness of the exhaust fans. This, along with new louvers in the Main Hall and a building management system, will lower energy use and improve air quality.

Electrical:

Hydro is fed from the south utility pole transformer underground to the Electrical Room main panel. The service is rated at 400-Amp, 347/600-Volt, 3-Phase, 4-Wire. Interior lighting is provided by surface mounted and recessed multiple tube T8 fluorescent fixtures and newer LED lamped fixtures. The exterior is illuminated by older HID wallpack fixtures, newer LED wallpack fixtures, and lamp standards with both HID and LED flood fixtures. All components are in fair-to-good condition. It is recommended that the older T8 fluorescent fixtures

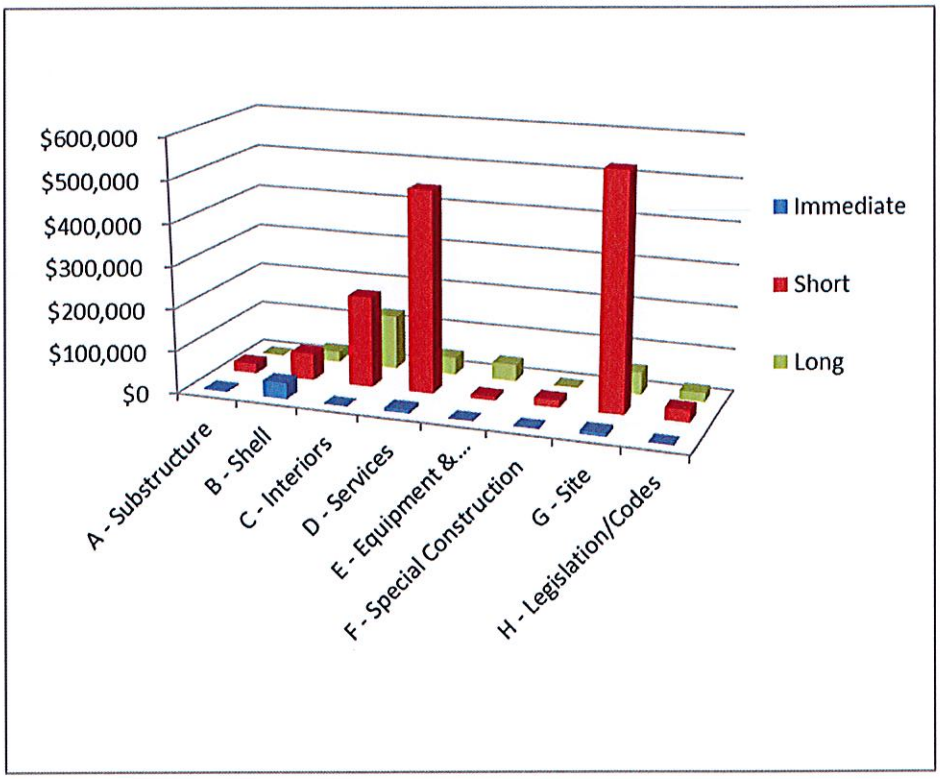
Immediate, Short- and Long-Term Capital Requirements

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 $1,450,000 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	$4,000	$24,000	$0	$28,000	$28,000	12%	$432,000
B - Shell	$38,400	$63,600	$24,600	$126,600	$38,400	30%	$1,080,000
C - Interiors	$0	$215,160	$128,040	$343,200	$36,000	20%	$720,000
D - Services	$8,100	$478,380	$41,400	$527,880	$246,300	30%	$1,080,000
E - Equipment & Furnishings	$0	$8,400	$39,600	$48,000	$0	2%	$72,000
F - Special Construction	$0	$18,000	$0	$18,000	$0	1%	$36,000
G - Site	$8,000	$554,820	$53,400	$616,220	$19,760	5%	$180,000
H - Legislation/Codes	$0	$29,400	$21,600	$51,000	$3,000	0%	$0
Grand Totals	$58,500	$1,391,760	$308,640	$1,758,900	$371,460	100%	$3,600,000

3.2 Facility Condition Index (FCI)

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

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

$$FCI = \frac{\$371,460}{\$3,600,000} = 10.3\%$$

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