Rural Municipality of
WEST RIVER

Building Condition Assessment – Lloyd Inman Park

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Colliers Project Leaders

ACKNOWLEDGEMENTS

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1.0 Introduction

1.1 Objectives

The intent of this assessment is to enable the Rural Municipality of West River (RMWR) to actively plan for the maintenance and capital investment needs that may be required now or in the future for Lloyd Inman Park. This report builds on information contained in the Appraisal Report authored by CBRE in May 2021.

1.2 Overview

The Building Conditions Assessment (BCA) is a high-level summary of building components and any deficiencies discovered during our visual assessment of the facility. Deficiencies below $2,500 in value are not addressed within this report. This report documents maintenance and capital costs for the next 10-year period (2024 - 2034). All costs contained in the tables in this document are in current year values (2024 dollars). The estimated future value of these items is included in the BCA dashboard document.

This assessment includes an introductory description, limitations of the assessment, observations, conclusions and a cost summary of deferred maintenance and capital investment requirements for each asset and building system (i.e. roofing, mechanical, electrical, structural, etc). Several photos contain red circles that indicate areas where observations were made. Follow-up is recommended to ensure that the RMWR is satisfied that the issue is managed appropriately.

1.3 Inspection Procedure and Process

Lloyd Inman Park was visually inspected on November 30, 2023, by the Colliers Project Leaders Team. The Team completed a comprehensive visual review of the property and captured a detailed photographic record of both the interior and exterior of the two buildings. The external visual inspection reviewed ancillary equipment and the building grounds, including parking areas, steps, walkways, ramps, and railings. The internal visual inspection included a detailed review of each room, hallway, accessible spaces, as well as building systems. The results of this inspection are found in the subsequent sections of this report.

1.4 Building Description

Lloyd Inman Park contains two buildings: one built in 2004, and one in 2007. The buildings contain storage space for park equipment, a kitchenette, a bathroom, and a gathering space for park users. The buildings are built on concrete slabs and are wood frames. During the winter months, the buildings are sealed with plywood when they are not in use. The park also contains five canopy structures, a playground, and a polyurethane walkway down to the beach.

2.0 Limitations

This report is intended solely for use by the RMWR and is prohibited for use by others without prior written consent from Colliers Project Leaders (Colliers). Any unauthorized reuse, redistribution of or reliance on the report shall be at the user's sole risk, without liability to Colliers. No portion of this report may be used as a separate document; it is to be read in its entirety and shall include all supporting appendices.

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Comments, conclusions, and recommendations within this report represent our opinion, which is based on an examination of the CBRE Appraisal Report, our analysis, our experience and our conversations with RMWR staff. This report is limited to the scope of work outlined in the RFP titled Rural Municipality of West River – Building Condition Dashboard Development. The assessment does not include the review for environmental regulations, building code compliance (national, provincial, or municipal), or other by-law compliance. Additionally, this report does not include an assessment on the effectiveness of water drainage as drainage could not be observed during the visual assessment.

Our best commercial efforts to provide accurate analysis and meaningful advice are consistent with the care and skill ordinarily exercised by management consultants in Canada with the same scope of work and same source materials. This report has been subjected to our internal review and practices of our Quality Management System. No other representations, and no warranties or representations of any kind, either expressed or implied, are made.

This assessment is designed to provide sufficient information for its purpose, while trying to balance the cost of obtaining this information. It is likely that conditions not uncovered by this investigation exist, which may affect the costs or effectiveness of the recommendations. Destructive investigation or materials testing was not carried out as part of this assignment.

Our recommendations are based primarily on technical considerations. We would be pleased to review with you how the final course of action can also take into account your financial and operational requirements.

3.0 Condition Assessment Observations

3.1 Exterior Observations

In general, the exterior of the main two builds is in good condition. The roofs, siding and doors have been recently updated appear to be in good condition. The concrete walkways in the building are in good condition. The roofs on the small canopy structures are showing signs of decay and should be replaced within five years.

Figure 1 – Rear Exterior of Large Building

Figure 2 – Rear Exterior of Small Building

3.1.1 Site Drainage and Parking

The site drainage appears fair with signs of water pooling or rapid water flow. That said, because the terrain is relatively flat, there is likely water pooling during periods of heavy rain. The parking area is in less than fair condition. There are uneven surfaces throughout the parking area and larger potholes at the entrance. Vegetation has breached from around the perimeter in a few places, covering a significant portion of the parking area. Grading the driveway and parking area is recommended.

Figure 3 – Main Parking Lot

Figure 4 – Entrance Road to Park

Project Description	Recommended Budget	Recommended Timing	Comments
Fill the potholes and grade the driveway and parking area within the next two years	$4,000	2026	Potholes and vegetation throughout the driveway and parking area.

3.1.2 Building Structure

The building structures are a wood frame construction built on concrete slabs. Significant expenditures related to the internal building structure are not anticipated within the timeframe being considered in this report. There were no observable foundation cracks around any of the structures and it was assessed that there are no significant expenditures anticipated with the foundation.

3.1.3 Roofing

The shingled roof on each of the main structures was observed from ground level and appeared to be in good condition. It was assessed that there are no significant expenditures anticipated with the roofs of the two main buildings within the timeframe of this report. The shingles on the five small canopy structures appear to be discolouring and in need of replacement.

Figure 5 - Steel roof on the original building and new addition

Project Description	Recommended Budget	Recommended Timing	Comments
Replace shingles on the five small canopy structures within five years.	$10,000	2029	Shingles on five small canopy structures appear to need replacement.

3.1.4 Exterior Access – Entryways, Stairs, and Ramps

The two main buildings have one pathway that appears to be in good condition. The beach had a recently installed polyethylene access ramp that appeared to be in good condition. It was assessed that there are no significant expenditures anticipated with the pathway or ramp within the timeframe being considered in this report.

3.1.5 Windows and Doors

The windows on the two main buildings are original and appear to be in good condition. Replacing the windows within six years is recommended.

Figure 6 – Original Windows in Both Buildings

Figure 7 – Original Windows in Both Buildings

Project Description	Recommended Budget	Recommended Timing	Comments
Plan to replace within the next six years.	$7,000	2029	Windows are original to each of the buildings and appear to be in good condition.

3.1.6 Other Exterior Equipment

The exterior fencing around the perimeter of the property appears to be in good condition. Continue to inspect for rust and plan to replace it within ten years. Polypropylene rope fencing around the perimeter of the parking lot is beginning to fray in some areas. Some wooden posts are beginning to decay. Plan to replace it within four years is recommended. The playground equipment appears to be in good condition with it having been replaced three years ago. The swing set appears in fair condition with small areas of rust starting to form. Continue to inspect for rust and plan to replace it within fifteen years.

Figure 8 – Cliff Perimeter Metal Fencing

Figure 9 – Parking Perimeter Rope Fencing

Figure 10 – Rust Forming on Swing Set

Project Description	Recommended Budget	Recommended Timing	Comments
Inspect for rust and plan to replace it within ten years.	$5,000	2034	Chain fencing around the perimeter of the property appears to be in good condition.
Plan to replace the rope and posts within four years.	$3,000	2028	Polypropylene rope fencing around the perimeter of the parking lot is beginning to fray in some areas. Some wooden posts are beginning to decay.

3.2 Interior Observations

The interior is generally in good condition. The interior space has not been significantly upgraded but the building still offers functional space options for public gatherings and storage options for park equipment. Although the interior appearance of the building is a little dated, the spaces are still functional and provide a great deal of value to potential users.

3.2.1 Mechanical and Plumbing Systems

The mechanical systems appear in good condition. Fiberwound Pressure Tank and bathroom fixtures appear to be in good condition. Significant expenditures related to the mechanical and plumbing systems are not anticipated within the timeframe being considered in this report.

3.2.2 Electrical Systems

The electrical systems appear in good condition. The electrical panel is in good condition with room to expand. Significant expenditures related to the electrical systems are not anticipated within the timeframe being considered in this report.

3.2.3 Lighting

There are no obvious issues with lighting. For fluorescent lights, ballast can start to fail around the 15-year point (depending on building moisture). These lights will likely not fail all at once, but it is possible that there will be a period of three or four years where they fail regularly and will require replacement.

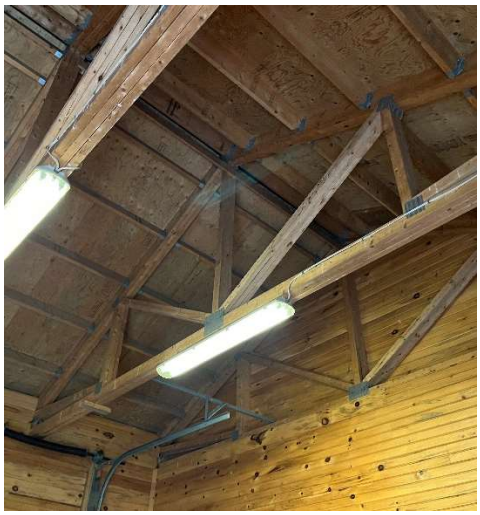

Figure 11 – Fluorescent Ceiling Lights

Figure 12 - Exterior Fluorescent Lights

Project Description	Recommended Budget	Recommended Timing	Comments
Replace the lights as needed.	$2,500	2029	Interior and exterior lighting appears to be in good condition.

3.2.4 Kitchen

The kitchenette is in good condition and serves as a canteen and community kitchen well. The appliances (oven, refrigerators/freezer, and water heater) are in good condition (although the water heater model is currently discontinued by the supplier). The area would require assessment by kitchen equipment experts to provide a definitive end-of-life recommendation.

Figure 12 – Kitchenette appliances

Figure 13 – Compact water heater

Figure 14 – Counter space and service window

Project Description	Recommended Budget	Recommended Timing	Comments
The kitchenette and equipment appear to be in good condition.	$7,000	2029	Continue to inspect for rust and plan to replace it within ten years.

3.2.5 Interior Finishes

The interior finishes of the building are in good condition. The ceilings also appear to be in good condition and will likely only require general maintenance and upkeep.

Figure 15 – Interior walls in publicly accessible areas.

Figure 16 – Storage area interior walls.

Project Description	Recommended Budget	Recommended Timing	Comments
Interior walls appear to be in good condition.	$9,000	2029	Continue to inspect for rust and plan to replace it within ten years.

3.2.6 Flooring

The floors appear to be in good condition. The kitchen flooring has some scratches most likely caused by moving equipment into place which does not warrant a repair.

3.2.7 Safety Systems

Lloyd Inman Park is not equipped with a wet or dry sprinkler system. A fire services professional should be consulted to determine code compliance as well as any requirements for a joint-use municipal building. The security system has been replaced in the last ten years. On average, the lifespans of cameras are approximately ten years.

Figure 17 – Security Camera

Figure 18 - Mechanical system alarm.

Project Description	Recommended Budget	Recommended Timing	Comments
Security Cameras appear to be in good condition.	$1,500	2026	Security cameras generally have a ten-year lifespan. Replace within the next two years.

4.0 Financial Summary

The current deferred maintenance estimate as of 2024 is at $0. Based on the observations and recommendations, the ten-year average annual maintenance cost is estimated at $6,936.

The suggested replacement schedule records the latest recommended year for maintenance work to be performed. Costs could be spread differently by conducting some maintenance activities in years that are forecasted to have lower expenditures. For example, in 2028, it might be desirable to address some of the predicted maintenance items from 2029. Alternatively, it might be necessary to delay some 2029 costs until there is some maintenance fund availability in 2030.

Colliers estimates that the current replacement cost to build a new building is estimated at $449,176. This estimate used the 2023 Construction Cost Guide[1] for the Halifax region and was adjusted by an additional 10% for 2024. In 2021, CBRE estimated the building to be worth $434,468. If we assume a 20% gain per year for the past three years that number would be $695,149. These two methods of estimation yield a replacement cost evaluated with a difference of approximately $246,000 or about 50%. In other words, taking an average of the two assessment methods, replacing the infrastructure at Lloyd Inman Park with similar functional capabilities would likely cost approximately $572,162 +/- $49,200 (10%).

[1] Civic – Government Buildings, Municipal Office (Including fit up), Canadian Construction Cost Guide | Altus Group insights, page 5.

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Major Group Elements	Group Elements	Individual Elements	Observation	Recommendations	Year of Installation	Life Span	Expected Year of Replacement	Estimated Cost (in 2024 dollars)	Expected FY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
B SHELL	**B10 Superstructure**	**B2010 Exterior Walls**	Siding appears to be in good condition.	No action at this time.	2020	20-40 years	2040		2040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
B SHELL	**B20 Exterior Enclosure**	**B2020 Exterior Windows**	Windows appear to be in good condition.	Plan to replace within the next six years	2004	20-25 years	2029	$ 7,000	2029	$ -	$ -	$ -	$ -	$ -	$ 8,517	$ -	$ -	$ -	$ -	$ -
B SHELL	**B20 Exterior Enclosure**	**B2030 Exterior Doors**	Doors appear to be in good condition.	No action at this time.	2021	30 years	2051		2051	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
B SHELL	**B30 Roofing**	**B3010 Roof Coverings**	Shingles on main structures appear to be in good condition.	No action at this time.	2022	15-20 years	2037		2037	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
B SHELL	**B30 Roofing**	**B3010 Roof Coverings**	Shingles on five small canopy structures appear to be in need of replacement.	Replace shingles on the five small canopy structures within five years	2004	15 years	2029	$ 10,000	2029	$ -	$ -	$ -	$ -	$ -	$ 12,167	$ -	$ -	$ -	$ -	$ -
C INTERIORS	**C30 Interior Finishes**	**C3010 Wall Finishes**	Interior walls appear to be in good condition.	No action at this time.	2004	30 years	2034	$ 9,000	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,322
C INTERIORS	**C30 Interior Finishes**	**C3020 Floor Finishes**	Interior floors appear to be in good condition.	No action at this time.	Unknown	15-20 years	2039		2039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D SERVICES	**D20 Plumbing**	**D2010 Plumbing Fixtures**	Bathrooms appear to be in good condition.	No action at this time.	Unknown	10-15 years	2035		2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D SERVICES	**D20 Plumbing**	**D2020 Domestic Water Distribution**	Fiberwound Pressure tank appears to be in good condition.		Unknown	15-20 years	2039		2039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
E EQUIPMENT &FURNISHINGS	**D50 Electrical**	**D3010 Energy Supply**	Electrical panel is in good condition with room to expand.	No action at this time.	2004	25-50 years	2040		2040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D SERVICES	**D50 Electrical**	**D5020 Lighting and Branch Wiring**	Interior Overhead Lighting & Emergency Battery powered lighting appears to be in good condition.	Replace as needed.	2004	20-25 years	2029	$ 2,500	2029	$ -	$ -	$ -	$ -	$ -	$ 3,042	$ -	$ -	$ -	$ -	$ -
D SERVICES	**D50 Electrical**	**D5030 Communications &Security**	Appear to be in good condition.	No action at this time.	2016	10 years	2026	$ 1,500	2026	$ -	$ -	$ 1,622	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
E EQUIPMENT &FURNISHINGS	**E20 Furnishings**	**E2010 Fixed Furnishings**	Kitchenette and equipment appear to be in good condition.	Could be renovated / replace counter and taps However operational	2004	15-25 years	2029	$ 7,000	2029	$ -	$ -	$ -	$ -	$ -	$ 8,517	$ -	$ -	$ -	$ -	$ -
F Site Conditions	**F10 Travelled Surfaces**	**F1040 Parking Surfaces**	Potholes throughout the drive way and parking area.	Fill the potholes and grade the driveway and parking area within the next 2 years	Unknown	5-10 years	2026	$ 4,000	2026	$ -	$ -	$ 4,326	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
F Site Conditions	**F10 Travelled Surfaces**	**F1010 Special Structures**	Playground equipment appear to be in good condition.	No action at this time.	2020	10-20 years	2035		2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
F Site Conditions	**F10 Travelled Surfaces**	**F1030 Access Route**	Polyethylene access pathway to the beach appears to be in good condition.	No action at this time.	2018	20 years	2038		2038	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
F Site Conditions	**F20 Drainage and Other Structures**	**F2010 Fencing**	Chain fencing around perimeter of property appears to be in good condition.	No action at this time.	Unknown	10 years	2034	$ 5,000	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,401
F Site Conditions	**F20 Drainage and Other Structures**	**F2010 Fencing**	Polypropylene rope fencing appears to be beginning to fray. Wooden posts appears to be in good condition.	Replace rope within 4 years.	Unknown	10 years	2028	$ 3,000	2028	$ -	$ -	$ -	$ -	$ 3,510	$ -	$ -	$ -	$ -	$ -	$ -
Total	**18**							$ 49,000		$ -	$ -	$ 5,949	$ -	$ 3,510	$ 32,241	$ -	$ -	$ -	$ -	$ 20,723