



Rural Municipality of
WEST RIVER

Building Condition Assessment - Roy Mutters Sports Field and Park

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Project
Leaders

ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

- 1.0 Introduction 1
 - 1.1 Objectives 1
 - 1.2 Overview 1
 - 1.3 Inspection Procedure and Process 1
 - 1.4 Property Description..... 1
- 2.0 Limitations 2
- 3.0 Condition Assessment Observations 3
 - 3.1 General Observations 3
- 4.0 Financial Summary 7

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 the Roy Mutters Sports Field and 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

The Roy Mutters Sports Field and Park was visually inspected on November 30, 2023, by the Colliers Project Leaders Team. The Team completed a comprehensive visual review of the facility and captured a detailed photographic record of the property. The visual inspection reviewed the building and grounds which that included parking areas, walkways, infrastructure. The results of this inspection are found within the subsequent sections of this report.

1.4 Property Description

The Roy Mutters Sports Field and Park is a 37.8 acre site equipped with a sports field with goalposts, a baseball diamond with backstop, and various trails. The park also includes bleachers, benches, picnic table and shed. The Park received substantial improvements in the summer of 2022, including new gravel surfaced parking and access from West River, Route 9. The scope extended to Environmental Protection and Earthworks, including improvements of clearing, and resurfacing turf.

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.

This report is considered Colliers' professional work product and shall remain the sole property of the RMWR. Persons who use or rely on the contents of this report do so understanding and accepting that Colliers Project Leaders cannot be held liable for damages they may suffer in respect to the design, construction, purchase, ownership, use or operation of the subject property.

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 General Observations

The park has undergone extensive upgrades and as a result it is in very good condition.

3.1 Site Drainage and Playing Surfaces

There was no water present at the time of observation. The playing fields were well-maintained and in good condition.

The parking lot was level and sloped to enable drainage.



Figure 1 – Parking Lot



Figure 2 – Access Route



Figure 3 – Baseball infield



Figure 4 Field Drainage

Project Description	Recommended Budget	Recommended Timing	Comments
Rake infield surface annually and dress with material and every other year.	\$3,000	2024	Baseball infield in good condition.

3.3. Other Structure

The equipment shed is of wood construction with vinyl siding and asphalt singles. It is observed to be sitting level on concrete blocks. Significant expenditures related to the structure are not anticipated within the timeframe being considered in this report. We observed no signs of water penetration or damage. The shed appears to be in good condition

The metal and wood posts at the entrance gate were observed to be level and structurally sound. Minor paint chipping was observed, it is recommended to paint the gate every five (5) years.

The goal posts were observed to be level and structurally stable. It is recommended to inspect the structure annually to ensure that the in-ground mounts are secure, uprights are level, and that all connections are watertight showing no corrosion.



Figure 5 – Equipment Shed



Figure 6 – Rear of Shed



Figure 7 – Front Gate



Figure 8 – Goal Post

Project Description	Recommended Budget	Recommended Timing	Comments
Paint gate every five years.	\$2,500	2030	Gate entrance appears in good condition, operational
Paint metal goal posts every five years.	\$2,500	2029	Metal goal posts appear level and structure sound.

3.4 Fencing

The field perimeter and baseball backstop chain link fencing were observed to be in good condition, showing no signs of rust. The wood and chain fence separating the parking area from open area was observed to be in good condition. The wood posts show no sign of decay. Significant expenditures related to the fencing are not anticipated within the timeframe being considered in this report.



Figure 9 – Perimeter Fencing



Figure 10 -Perimeter Fencing



Figure 11 – Wood and chain fencing



Figure 12 Baseball Backstop Fencing

3.5 Movable Furnishings – Metal Bleachers, Wooden Benches and Picnic Tables

The park is equipped with several movable furnishings. The metal bleachers were observed to be in good condition. Significant expenditures related to bleachers is not anticipated within the timeframe being considered in this report.

The wooden benches and picnic table are functioning. Signs of weathering were observed likely from year-round exposure to seasonal weather. It is recommended to conduct annual inspection of the wooden structures with seasonal repairs.

Building Condition Assessment - Roy Mutters Sports Field and Park



Figure 13 – Metal Bleachers



Figure14 –Wooden Benches



Figure 15 – Wooden Picnic Tables

Project Description	Recommended Budget	Recommended Timing	Comments
Recommend annual inspection.	\$2500	2030	Wooden picnic tables & benches are in fair condition, beginning to show signs of weathering.

4.0 Financial Summary

The current deferred maintenance estimate as of 2024 is at \$ 3,000. Based on the observations and recommendations, the ten-year average annual maintenance cost is estimated at \$937.

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, it might be necessary to delay some 2030 costs until there is some maintenance fund availability in 2031.

The May 2021 CBRE report does not have an assessed value on the land, only on the improvements made in Roy Mutters Park. The CBRE report assessed the value of those improvements as \$109,367. Assuming 20% increase per year in value, Colliers estimates that the current replacement cost to build a new park is estimated at \$175,000.

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
E EQUIPMENT & FURNISHINGS	E20 Furnishings	E2020 Movable Furnishings	Metal Bleachers appear to be in good condition.	No action at this time.	2022	30 years	2052		2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E EQUIPMENT & FURNISHINGS	E20 Furnishings	E2020 Movable Furnishings	Wooden picnic tables & benches are in fair condition, beginning to show signs of weathering.	Recommend annual inspection of condition and season repair or replace end of life.	2022	5-10 years	2030	\$ 2,500	2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,163	\$ -	\$ -	\$ -	\$ -
F Site Conditions	F10 Travelled Surfaces	F1030 Access Route	Access Route into park appears level	No action at this time. Recommend inspect for grading semi-annually.	2022	n/a				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F Site Conditions	F20 Drainage and Other Structures	F2040 Other Structures	Gated Entrance appears good condition, operational	Recommend repainting metal gate every 5 years to maintain. Cost minimal.	2022	5-10 years	2030	\$ 2,500	2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,163	\$ -	\$ -	\$ -	\$ -
F Site Conditions	F10 Travelled Surfaces	F1050 Playing Surfaces	Grass Soccer / Football field level, and good drainage	No action at this time.	2022	n/a				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F Site Conditions	F20 Drainage and Other Structures	F2010 Fencing	Perimeter fencing and Baseball back stop appear in good condition	No action at this time.	2022	25-30 years	2046		2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F Site Conditions	F20 Drainage and Other Structures	F2020 Site Drainage	Baseball infield appears level, with good drainage	Recommend raking infield in the fall annually and adding material every other year to maintain.	2022	n/a	2024	\$ 3,000	2024	\$ 3,000	\$ -	\$ 3,245	\$ -	\$ 3,510	\$ -	\$ 3,796	\$ -	\$ 4,106	\$ -	\$ 4,441
F Site Conditions	F20 Drainage and Other Structures	F2040 Other Structures	Metal goal posts appear level and structure sound.	Recommend annual inspection to ensure structure secure and no corrosion. Repaint and caulk metal posts every 5 years to maintain	2022	8-10 years	2029	\$ 2,500	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,042	\$ -	\$ -	\$ -	\$ -	
F Site Conditions	F20 Drainage and Other Structures	F2040 Other Structures	Structure level. Siding on shed structure in good condition. Asphalt roof shingles in good condition.	No action at this time.	2022	20-25 years	2045		2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	9							\$ 10,500		\$ 3,000	\$ -	\$ 3,245	\$ -	\$ 3,510	\$ 3,042	\$ 10,123	\$ -	\$ 4,106	\$ -	\$ 4,441