Building Condition Assessment Report

BLUE MOUNTAINS PUBLIC LIBRARY
173 BRUCE STREET SOUTH
THORNBURY, ON

Town of The Blue Mountains
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1. INTRODUCTION

At the request of the Town of the Blue Mountains, Cion | Coulter has prepared a Building Condition Assessment (BCA) for the BLUE MOUNTAINS PUBLIC LIBRARY, located at 173 Bruce Street South, Thornbury, ON. Documentation provided indicates that the building has a gross floor area of approximately 10,700 square feet. We were informed that the main building was constructed in 1995.

The objective of the BCA was to complete a thorough visual inspection of the building and its components to identify life cycle concerns, deficiencies, and to assist the Town in developing an asset management strategy and a Replacement for Reserve Funding Plan. This is an important step in guiding the Town to operationally and fiscally manage its facility, while maintaining it in a good state of repair.

The findings in the BCA are based on visual inspections and discussions with The Town of Blue Mountains personnel.

2. General Description

The building under review is the BLUE MOUNTAINS PUBLIC LIBRARY, located at 173 Bruce Street South, Thornbury, ON. The building consists of a multi-purpose room/gallery, the main library, board room, washrooms, kitchen, service rooms, and a courtyard.

The main building is generally clad in masonry brick, stone, metal siding, and wood framed windows. The roof systems include flat built-up roof and sloped standing seam metal roofing.

The site finishes include stone tile walkways, curbs, and asphalt parking lot.

3. METHODOLOGY

3.1 Standards

The Building Condition Assessment was prepared utilizing the following recognized standards/systems:

- Ontario Building Code, Building Code Act – O. Reg. 332/12
- Occupational Health and Safety Act, amended 2011
- ANSI/ASHRAE/IES 90.1-2013
- ASTM E2018-08 – Standard Guide for Property Condition audits: Baseline Property Condition audit Process.
- ASTM E1557-09 – Standard Classification for Building Elements and related Sitework – Uniformat II.

3.2 Document Review

The following documentation was reviewed in the preparation of the audit:

- Site plans, architectural layout plans, and mechanical drawings were available for review.

3.3 Project Team

The project team for this site consisted of the following:

Project Executive

Mr. Evan Shkolnik, Director of Operations, was responsible for oversight and coordination of the project team.

Project Manager

Mr. Kevin Shaw, B.Tech. (Arch.Sc.), Manager, Building Science was the dedicated Project Manager for the contract.

Building Science Specialist

Claire Park, EIT, BSSO, Project Coordinator, undertook field inspections and Assessment preparation for the Architectural systems of the building.

Sam Appuhamy, P.Eng., Mechanical Engineer, undertook field inspections and Assessment preparation for the mechanical, electrical, and life safety systems of the building.

3.4 Building Inspections

Detailed visual inspections of readily accessible/visible building components were conducted on April 25, 2018. The purpose of the building inspections was to assess the current condition of the major components in order to determine the need for major remedial repairs. Areas requiring attention are identified in the audit.

No destructive testing was undertaken. Where appropriate, recommendations for further investigations and/or testing are provided.

Design evaluations to confirm component capacities or required performance expectations were not undertaken.

As part of the survey process, we made note of found evidence of non-compliance with current applicable codes, regulations, etc.

The areas/components inspected included the following:

Structural

Visible structural components (foundations, roof deck, and floor slabs, etc.) were inspected for evidence of structural distress. Inspections included an overall exterior review from several accessible vantage points and accessing the main function space.

The scope of work excluded undertaking design checks of the structural systems.

Building Envelope

The building envelope components (including the exterior walls, doors and roofing) were visually inspected from available vantage points (grade and roof surface).

Interior Finishes

Inspections of the interior of the building were undertaken to assess overall installations and condition.

Mechanical, Electrical and Life Safety Systems

Inspection of the existing mechanical, electrical and life safety systems was undertaken during the course of the review. The audit did not include for undertaking detailed design checks to verify capacities of the existing systems.

Site Work

The exterior site work was visually inspected.

3.5 Interviews

Interviews were conducted with the following Town of the Blue Mountains personnel during the course of the assessment:

- Building Staff: Mr. Connor O'Hara, Building Maintenance

3.6 Reporting

Sections 4.0 through 10.0 of the audit provide descriptions of the inspected components as well as assessments regarding their condition and recommendations regarding necessary repairs. Section 11.0 comments on the barrier-free accessibility of the building.

Photographs have been included to support our observations (Appendix B).

3.7 Repair Priority & Costing

The Repair Priority & Costing Tables included in Appendix A outline the recommended repairs (based on priority), timing along with preliminary budget estimates.

The estimated budget figures included in the table are based on a combination of the following:

- Consultants project database (figures derived from our experience with providing project management services for building restoration projects).
- Industry published construction cost data (sources such as "RS Means" and "Yardsticks"). These resources were used with specific paid attention to the geographic area of proposed work, i.e. Greater Toronto Area.
- Discussions with contractors familiar with these types of buildings and projects.
- All estimated budgets have taken into account the cost for installation, engineering fee and contingency (where applicable).

Estimated quantities of the major building components were determined using the inspections and the drawings provided. Quantities will be provided when repairs/replacement are required.

The condition ratings of the project are described as follows:

Condition		Description
1	Very Poor	Facility or Component has failed, not operational, not viable, and unfit for occupancy or normal use, environmental/contamination/pollution issues exist.
2	Poor	Badly deteriorated, potential structural problems, inferior appearance, major defects, components fail frequently, observable deterioration requiring capital repair and the component failing.
3	Fair	Average condition, significant defects are evident, worn finishes require maintenance, services are functional but need attention, likely to become "poor" within a few years if not addressed.
4	Good	Minor defects, superficial wear and tear, some deterioration to finishes, major maintenance not required, not requiring capital expenditures.
5	Excellent	No defects, as new condition and appearance

The priority ratings based on time of the project are described as follows:

Priority	Description	Approximate Action Timeline
1	Essential, currently critical (year 0, immediate) conditions requires immediate action be taken to correct that problem.	Priority-1: **Critical** - Immediate Action
2	Necessary, potentially critical conditions which, if not corrected expeditiously, will become critical within a year or two.	Priority-2: **Potentially Critical** - In 1-2 years
3	Necessary, but not yet critical conditions that require appropriate attention to preclude predictable deterioration or potential downtime associated damage or higher costs differed further.	Priority-3: **Not yet Critical** - In 3-5 years
4	Necessary, recommended improvements which require no action at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.	Priority-4: **Need Improvement** - In 5+ years
5	Desirable. Conditions in this category include items that represent a sensible improvement to existing conditions to maintain the building from becoming physically or functionally obsolescent.	Priority-5: **Desirable**

4. BUILDING INSPECTIONS – STRUCTURE

The building components that make up the structural system for the property were visually reviewed, where accessible, from within the interior space and from the exterior at grade level. Further, several structural elements that are contained within other components or are sub-surface, such as reinforcing steel and footings were not accessed for review. Structural load and integrity checks were not undertaken. It is recommended that all accessible structure be reviewed regularly to determine if any structural distress or movement is present.

The building is constructed of cast-in-place concrete foundation walls and a slab-on-grade. The foundation wall, where accessible for review, were noted to be in good condition. The slab-on-grade, where exposed, was generally noted to be in good condition. Some cracks to the slab was note in the service rooms, however, these are not considered critical.

Documents show that the roof and wall structures of the building are constructed of concrete, wood, and steel decking. Concrete, where exposed, was noted to be in good condition with no deficiencies observed. The steel decking was obstructed by interior and exterior finishes and could not be observed. Wood ceiling is exposed in most areas of the building and were generally noted to be in good condition. Isolated areas of damaged/cracked wood panels and water stained panels were observed. The site personnel noted that the water leaks have been remediated and are no longer of concern.

The front and rear entrances to the building are supported by wood beams and posts. The base of the wood posts show corrosion staining from the fasteners. The wood beams have split in some areas and appear to be original to the building construction.

Recommendations:

1) An allowance has been allocated to repair local areas of the wood ceiling in the next 2 years. Allow to repair wood ceiling every 25 years.

2) It is recommended to replace the wood structures at the entrances in the next 2 years.

5. BUILDING INSPECTIONS – BUILDING ENVELOPE

5.1 Wall Systems – Metal Siding, Masonry, and Stone

Observations/ Deficiencies:

- Prefinished metal siding panels are present above the first level and are noted to be in good condition.
- Masonry bricks are present below the first level and is in good condition. Some of the mortar joints appear to have cracked or are missing.
- Stone walls are present at the courtyard located by the front entrance and at the Tower. The stone walls are in fair condition with cracked mortar joints particularly at the Tower. Water staining and the presence of organic was observed on the coping stones of the stone wall at the courtyard.

Recommendations:

1) Replace metal siding in the next 15 to 18 years.
2) Repair the masonry and stone walls in the next 3 years. Allow to repair every 15 years.
3) Consider to clean the coping stones from organic growth/staining.

5.2 Wall Systems – Windows and Skylight

Observations/ Deficiencies:

- Original windows are typically wood framed with insulated glazing units dated 1995. The windows have been clad with metal on the exterior.
- The site personnel noted that windows at the Tower and select windows in the building were replaced with vinyl framed windows in 2015.
- The windows installed at the Tower (2015) are incomplete as noted by missing sealant and window sills. In some locations, the sealant appears to have been improperly installed as noted by air bubbles in the sealant.

- The site personnel noted that select clerestory windows have been leaking and those windows will be replaced at the time of roof replacement later in the year (2018). The cost for this replacement work is not included in the cost table.
- Water staining to the wood frames of windows along the library were typically observed.
- A skylight is present and is in good condition.

Recommendations:

1) It is recommended to complete the rehabilitation of the windows at the Tower, which includes installing window sills and new sealant, and replacing improperly installed sealant with new. It is recommended that this work be completed within the year.

2) Given the age of the windows and the water staining observed at the windows located on the north and northwest elevations, it is recommended to replace these windows in the next 5 years.

3) It is expected that the remaining original windows would have to be replaced in the next 10 years with good maintenance.

4) It is recommended that the skylight be replaced in the next 20+ years.

5.3 Exterior Doors

Observations/Deficiencies:

- There are two (2) commercial-grade aluminium framed glazed entrance doors and they are generally in good condition. One entrance door is original to the construction and the other was replaced in 2011. Both entrance doors are barrier-free.
- Metal service doors throughout the facility are generally found to be in poor condition. The site personnel noted that one of the service doors does not open easily.

Recommendations:

1) It is recommended to replace the original entrance door in the next 5 to 8 years. The other entrance door is expected to last for the next 20+ years.

2) Replace exterior doors on an as needed basis. An allowance has been allocated in the next 2 years.

5.4 Exterior Sealants

Observations/Deficiencies:

- Sealants around windows and control joints are in poor condition. Window perimeter sealants and control joints were found to have failed/deteriorated as noted by crazing, splitting, and cracking.

Recommendations:

1) Replace all sealants in the next 1 to 3 years.

5.5 Roofing – Built Up Roof and Metal Deck

Observations/Deficiencies:

- The built up roofing is present; the site personnel noted that the built up roofs will be replaced later on in the year (2018) due to the water ingress noted at the roof and clerestory windows.
- Prefinished standing seam metal deck roofing is present and is in good condition with no major deficiencies noted.

Recommendations:

1) It is expected that the built up roof will be replaced in 15 years following the installation this year.

6. BUILDING INSPECTIONS – INTERIORS

6.1 Interior Partitions

Observations/Deficiencies:

- Interior windows in the library are in good condition.
- Metal washroom stall partitions are noted to be in good condition.

Recommendations:

1) Allow to replace the washroom stall partitions in the next 15 to 18 years.

6.2 Interior Doors

Observations/Deficiencies:

- Wood, wood glazed, and hollow metal interior doors are generally in good condition with no major damages noted.
- Sliding wood doors are present at the entrance to the Multi-Purpose room. The sliding door appears to be in good condition as well.
- A roll up door in the kitchen is in good condition.
- The sliding security fence to the library main entrance is in good condition.

Recommendations:

1) Replace interior doors on an as-needed basis. Allowance is allocated every 10 years.

2) The service life of the roll up door has been extended due to its infrequent use. It is recommended to replace the roll up door in the next 5 to 8 years.

3) Replace the security fence at the library main entrance in the next 5 to 8 years.

6.3 Wall Finishes

Observations/Deficiencies:

- Painted masonry units and painted gypsum board walls are generally in good condition. The site personnel noted that the interior spaces have been painted within the last year.
- The portion of the exterior masonry and stone walls extend into the interior space at the entrances. These walls are in good condition with some cracking noted at the mortar joints. Cost to rehabilitate the walls is included under 6.1 Wall Systems.

Recommendations:

1) Repaint the interior walls every 10 years.

6.4 Floor Finishes

Observations:

- Stone tiles are present in the gallery and are observed to be in good condition.
- Ceramic tiles are present in the washrooms and are in good condition. The surface of the ceramic tiles appear to be weathering.
- Laminate flooring is present throughout the building and were noted to be in good condition.
- Carpet is present in the Board room and at the seating area inside the Tower. Local areas of staining were noted, however, it is generally in good condition.

Recommendations:

1) Allow to seal the stone and ceramic tiles in the year to extend the service life. It is recommended to recoat the tiles every 10 years.
2) The service life of the laminate flooring has been extended due to its good condition; it is recommended to locally replace the laminate flooring in the next 10 years.
3) Allow to replace the carpet in the next 7 years.

6.5 Ceiling Finishes

Observations:

- Acoustic ceiling tiles throughout the facility are found to be in good condition. Local areas of stained ceiling tiles were observed.
- Painted gypsum board ceilings and painted wood ceilings are in good condition.

Recommendations:

1) Allow to replace damaged acoustic ceiling tiles under operation and maintenance budget.
2) Allow to replace the acoustic ceiling tiles in 15 to 18 years.
2) Allow to repaint ceilings every 10 years.

6.6 Fixed Furnishings

Observations/Deficiencies:

- Kitchen cabinets in the staff room and the laminate countertops in the washrooms are in good condition.
- The front desks at the library are generally in good condition. Some minor wear to the wood surface was noted.

Recommendations:

1) Replace cabinets and countertops in the next 17 years.
2) Replace front desks in the next 12 years.

7. BUILDING INSPECTIONS – FIRE PROTECTION

7.1 Fire Safety Detection Systems and Equipment

Observations/Deficiencies:

- The defibrillator in the main vestibule is in good condition.
- The building is equipped with a fire alarm system. The fire alarm panel is manufactured by "Mircom" that appears to be equipment installed in the early circa 2000s and is located in the main vestibule. The fire alarm panel is wired to the initiating and signaling devices throughout the building. This includes smoke detectors in the gallery and the reading areas and heat detectors in the service rooms, flow switches on sprinkler mains and manual pull stations near exit doors. The fire alarm panel is in fair condition.
- A four (4) inch diameter wet type sprinkler riser equipped with a check valve and a supervised valve is located in the sprinkler room and provides fire suppression to the building. Individual sprinkler heads can be replaced as part of regular operation and maintenance (O&M). The sprinkler system is in good condition.
- Wall mounted fire extinguishers located throughout the building provide additional fire suppression to the building. Older extinguishers can be replaced out of the operation and maintenance (O&M) budget.
- Maintenance tags from "Georgian Bay Fire & Safety Inc." indicate that the fire alarm system, sprinkler system and fire extinguishers have had their annual inspection last year and it is due on this month. They appear to be maintained in good condition.
- Illuminated exit signs throughout the facility are in good condition.
- Battery- operated emergency lighting units provide emergency lighting. The emergency lighting units are wired to remote heads.
- Some sprinkler piping, electrical conduits and drain piping penetrations on the wall were observed in the electrical room.

Recommendations:

1) Allow for defibrillator replacement in the long term.

2) Allow to replace the "Mircom" fire alarm panel in the long-term (within 6-10 years). Individual fire detection devices can be replaced as part of regular operation and maintenance. (O&M).

3) Allow to replace the check valve, the supervised valve and other accessories in the long-term (within 6-10 years).

4) Allow to replace exit lights with battery-operated emergency lighting units in the long-term (within 6-10 years).

5) Allow to fire seal all piping penetration in the electrical room in the immediate term.

8. BUILDING INSPECTIONS – MECHANICAL

8.1 Plumbing

Observations/Deficiencies:

- The washrooms consist of water closets and lavatories that are connected to the sanitary sewer. Most of the drainage piping serving the plumbing fixtures is concealed in wall cavities. The sanitary main collects and discharges effluent to the municipal sanitary main.
- An electric insulated domestic hot water tank heater located in the Janitor room (B4). The tank heater has a 3000W heating element and a storage capacity of 145 litres. The hot water tank heater appears to be in fair condition.
- Plumbing fixtures (ceramic sinks in washrooms, terrazzo mop sinks and kitchen stainless steel sink, and ceramic water closets and urinals) throughout the building are original and in fair condition.
- Domestic cold and hot water piping are original and they are in good condition.
- 1 ½ inch municipal incoming water supply enters the building in the sprinkler room and is connected to a meter complete with backflow preventer and shut – off valves.

Recommendations:

1) Allow to replace the hot water tank heater in the short-term (within1-5 years). The probable cost to replace this item is below the threshold report level.

2) Allow to upgrade the plumbing fixtures in the short-term (within 1-5 years).

3) Allow to replace the domestic cold/ hot water piping in the long-term (within 15-20 years).

8.2 HVAC

Observations/Deficiencies:

- Wall mount force flow heaters generate heating to the entry vestibules. The force flow heaters are generally in fair condition. Force flow heaters can be replaced as part of regular operation and maintenance (O&M).

- Electric baseboard heaters generate heating to the service rooms and the washrooms. Force flow heaters can be replaced as part of regular operation and maintenance (O&M).

- Heating and cooling to the building is provided by four gas-fired rooftop units. The rooftop units are equipped with economizers to fresh air, and are electrically controlled by dedicated thermostats. The supply air is distributed through ductwork and diffusers which are located in the ceiling space. Refer the given table for the details of the rooftop units.

Mfg./ Model	No of units	Refrigerant type	Age/years	Tons	MBH	Remarks
Carrier/ 48HCFA07A	2	R-410A	2	6	150	Good condition
Carrier/ 48HCFA011A	1	R-410A	2	10	250	Good condition
Lennox/ TGA120S2	1	R-22	11	10	240	Fair condition

- Washrooms exhaust is provided by the roof mounted exhaust fan. Celling located exhaust air grills are connected to ductwork that connects to the roof mounted central exhaust fan. Exhaust fan can be replaced as part of regular operation and maintenance (O&M).

Recommendations:

1) Allow to replace the "Lennox" rooftop unit in the long-term (within 6-10 years).
2) Allow to replace the three "Carrier" rooftop units in the long-term (within 15-20 years).
3) Allow to replace ductwork in long-term (within 10-15 years).

9. BUILDING INSPECTIONS – ELECTRICAL

9.1 Incoming Power

Observations/Deficiencies:

- The electrical power supply is fed from an outdoor transformer mounted on a concrete housekeeping pad.
- 'Siemens' main switchgear and main electrical distribution panel rated for 600A, 120/208V located in the Electrical room are in good condition.

Recommendations:

1) Allow to replace main switchgear and main electrical distribution panel in the long-term (within 15-20 years).

9.2 Distribution

Observations/Deficiencies:

- 'Siemen' electrical panels for lighting and receptacles throughout the facility, rated mainly for 225A, 120/208V are in good operating condition.
- Original transformer located in the electrical room is generally in good condition.

Recommendations:

1) Allow to replace electrical distribution panels in the long-term (within 6-10 years).

9.3 Lighting

The building is equipped with interior and exterior lighting.

Observations/Deficiencies:

- Combination of T5 and T8 fluorescent light fixtures, pot lights throughout the building are in good condition.
- HID lighting fixtures provide lighting to the community hall/ gallery. (See Picture ME 23).

- Combination of LED and regular wall packs on building walls are in good condition.

Recommendations:

1) Allow to upgrade exterior and interior lighting system in the long term. (within 6-10 years).

9.4 Communication and Security

Observations/Deficiencies:

- Presently there is no CCTV security system in the building.

Recommendations:

1) Allow to install the CCTV security system in the building in the short term.

10. Building Inspections – Site Work

10.1 Site Finishes

Observations/ Deficiencies:

- Asphalt parking lot in front of the building was found in good condition. Longitudinal cracking and local settlement at the catch basin was noted.
- Concrete curbs were generally in good condition. In local areas, the curb has cracked.
- Stone tile walkway is present at the entrance near the parking lot of the building and is in good condition. No major damages were noted.
- The building sign is located west entrance to the building and appears to be original to the building. The sign is in fair condition.
- Chain link fencing is present along the east and south perimeter of the site. The fencing is in poor condition as noted by missing and loose metal posts. Corrosion to the metal posts were also noted.
- Four (4) light stands are present around the perimeter of the site. Two (2) of the lampstands are dated 2006 and are in good condition. The remaining two (2) appear to be original and are in poor condition. The light stands have spalled and cracked concrete bases.

Recommendations:

1) Replace asphalt pavement in the next 12 years. Consider to replace the concrete curbs at the same time as the asphalt pavement.
2) An allowance has been allocated to grout and seal the stone tiles for protection in the next 5 years. An allowance is allocated every 10 years.
3) Replace the building signage in the next 2 years.
4) Replace the chain link fencing in the next 2 years.
5) Repair the two older light stands in the next 2 years.

11. ACCESSIBILITY REVIEW

An accessibility review was undertaken in reference to the 1997 Ontario Building Code (OBC). The following observations were noted

- There are four (4) barrier-free/accessibility parking spaces in the parking lot. A depressed curb is present from the parking lot to the east entrance to the library allow access for people with wheelchairs to access the building.
- The west entrance to the library has a level walkway from the public sidewalk.
- Both entrances to the public library have automatic door openers.
- The following notes were made regarding the mens and womens washrooms:
    - Automatic door openers with door widths of 2-5/6'
    - Handicap stalls are present with two (2) grab bars located 2-2/3' above the floor.
    - The grab bar next to the toilet was noted to be horizontal in orientation. The OBC requires that the grab bar be mounted at a slope or be L-shaped.
    - The sink fixture has a short paddle lever.
    - The clearance between the sink and the floor is measured to be 2-1/3'.
- Based on our review, it appears that a person with a wheelchair is able to access most areas of the library with the exception of the Story Tower, which is only accessible via steps.

Recommendations:

1) It is recommended to re-orient the grab bar at a sloped angle for ease of use in the barrier-free washroom stalls.

12. PRIORITIZATION & BUDGET ESTIMATE

The Repair Priority & Costing Table included in the Appendix outlines the list of recommended repairs/replacements. The table includes the estimated replacement year along with preliminary budget estimates. The preliminary budget estimates were prepared utilizing in-house costs consultants as well as discussions with restoration contractors and published costs data resources. The table headings are described below:

- Uniformat Numbering: Uniformat numbering up to three levels is shown in the first three columns.
- Component: Item description/heading for each building component/element.
- Location Description: Description of location of component/element.
- Manufacturer/Model Number/Serial Number: Equipment description (where available).
- Year of Installation (Estimated Age): This is the estimated current age of the building component. If exact age is not known, the component is assumed to be original.
- Effective Age: For various reasons, a component may be wearing faster or slower than would normally be expected for its age. The Effective Age is an adjudged age of the component based on its current condition and expected remaining life.
- Service Life: The service life is an estimate as to the duration of time between when a component is new and when it will require repair or replacement. Estimated life expectancies are based on manufacturer's recommendations and on our past experience with the performance of similar buildings and construction. Actual service lives may be found to be longer than estimated, however it is recommended that funds be available for repair or replacement at the earliest time that failures are likely to occur.

  In some cases, service life represents the frequency of repair/replacement, not the overall life of the component. For example, repairs to exterior masonry walls being undertaken every 15 years would display a "service life" on the table of 15 years, though the masonry walls themselves would have an indefinite service life (life of the building).
- Remaining Life: This is the time remaining in years before the corrective work is estimated to be required. It is the difference between the Service Life and the Effective Age.

- Section Reference: Reference to written report section.
- Photo Reference: Reference to pictures included in the photo summary.
- Condition rating: A series of basic condition ratings (1 to 5) which are used to qualify condition (Very Poor to Excellent).
- Priority rating: A series of priority ratings (1 to 5) which are used to highlight those components that have been identified as having recommended remedial work within the 25-year span of this assessment.
- Quantity / Units: Quantity measurements and units of measure for components where applicable.
- Yearly Expenditures - 2018 through 2043.

13. TERMS & CONDITIONS

1. The site inspections are strictly visual in nature. No destructive testing or laboratory analysis is undertaken. Assumptions pertaining to a component's current condition and remaining service life are based upon the visual observations of those systems, structures and components exposed to view and apparent as of the day of the inspection. Deficiencies that exist but not recorded are not apparent given the limited level of the building condition audit offered and commissioned. The building condition audit does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the property. This audit is limited in scope to only those components which are specifically referenced. It is likely that conditions not uncovered by the building condition audit exist which may affect the costs, timing or effectiveness of the recommendations detailed in the building condition audit.

The review associated with the building condition audit is limited to technical and construction items. Cion Coulter Corp. has not/will not conduct(ed) investigations into the nature and reasoning for the deficiencies found at the site and property whether visually inspected or of an inherent, hidden nature. As such, no legal survey, soil tests, assessment for environmental contaminants, engineering investigations, and detailed quantity survey compilations, nor exhaustive physical examinations are made, nor are they within the Scope of the building condition audit.

The inspections and reporting associated with the building condition audit will not address environmental issues including, but not limited to, the existence, competence or performance of fuel storage tanks or the existence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne illness or disease.

2. Verification as to the accuracy or completeness of the drawings and information provided are not undertaken. Quantities were determined using the drawings except where otherwise noted or determined from the site inspections or from information provided by the Client. Cion Coulter Corp. relies upon the information (in terms of accuracy and completeness) provided by the client and/or its agents.

3. In the preparation of the building condition audit, it is assumed that a normal level of maintenance outside of what is called for in the Building condition audit will be undertaken.

4. This report is intended solely for the Client named. The material in it reflects Cion Coulter Corp. best judgement in light of the information available at the time of the building condition audit.

It shall not be distributed without the knowledge and permission of Cion Coulter Corp. It shall not be relied upon for any other purpose than as agreed with the Client without the written consent of Cion Coulter Corp. It shall not be used or relied upon by any other person unless that person is specifically named in the proposal of offer of services submitted prior to the engagement. The client agrees to maintain the confidentiality of the report and reasonably protect the audit from distribution to any other persons. If the client or its agent directly or indirectly causes the audit to be distributed to any other person, the client shall indemnify, defend, and hold Cion Coulter Corp. harmless against the claim of any third party.

It shall not be used to express or imply warranty as to the fitness (both physically and financially) of the property. No portion of this audit may be used as a separate entity.

5. Cost estimates presented in the building condition audit are based on estimated quantities and the Consultant's best judgement and experience with similar projects. The cost estimates are preliminary and meant as order of magnitude budget estimates only, and are subject to confirmation by competitive tendering and also subject to change and are dependent upon factors over which Cion Coulter Corp. has no control, including but not limited to: market conditions; contractor availability; methods and bidding practices; and the cost of labour, materials and equipment.

6. Any time frame given for undertaking future repair or replacement work represents a best guess opinion based upon the component's apparent condition and level of maintenance. Failure of the item or optimum repair/replacement times may occur sooner or later than shown in the building condition audit.

7. Cion Coulter Corp. shall not be responsible for any consequential loss, injury or damages suffered by the Client including but not limited to loss of use and earnings.

In issuing the building condition audit, the Consultant does not assume any of the duties or liabilities of the designers, builders or past or present owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of the audit do so with the understanding as to the limitations of the documents reviewed, the general visual inspections undertaken and understand that the Consultant cannot be held liable for damages they may suffer in respect to the purchase, ownership or use of the subject property.

8. The total amount of all claims the Client or its agents may have against Cion Coulter Corp. under this engagement and all future engagements pertaining to updates to the building condition audit, including but not limited to claims of negligence, negligent misrepresentation and breach of contract, shall be strictly limited to direct loss or damage arising from such breach of contract or such tort or such negligence and further, shall be strictly limited to the policy limits of the company's errors and omissions insurance policy.

9. The company assumes no liability whether in contract or in tort and including the negligence of the company for:

1. The actual, alleged or threatened inhalations of, ingestion of, contact with, exposure to, existence of, growth or presence of; or

2. Any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or

3. The actual or alleged failure to detect, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of any fungi or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of fungi.

"Fungi" means any form of fungus, including but not limited to, yeast, mould, mildew, rust, smut or mushroom.

10. By engaging Cion Coulter Corp. to undertake the services as outlined in this audit, the Client agrees to the above conditions.

14. APPENDICES

These appendices are included on the pages which follow:

A Costing Table

B Photographs

A Costing Table

Cion|Coulter
Engineers & Building Scientists

REPAIR PRIORITY & COSTING TABLE
TOWN OF THE BLUE MOUNTAINS
BUILDING CONDITION ASSESSMENT
BUILDING NAME BLUE MOUNTAIN PUBLIC LIBRARY

LEVEL 1 MAJOR GROUP ELEMENT	LEVEL 2 GROUP ELEMENT	LEVEL 3 INDIVIDUAL ELEMENT	COMPONENT	LOCATION DESCRIPTION	MANUFACTURER	MODEL NUMBER	SERIAL NUMBER	YEAR OF INSTALLATION (ESTIMATED AGE)	EFFECTIVE AGE	SERVICE LIFE (YEARS)	REMAINING LIFE (YEARS)	RECOMMENDATIONS	RECOMMENDATIONS / OBSERVATIONS Ref.	PHOTO REFERENCE	CONDITION RATING	PRIORITY RATING	QUANTITY	UNITS	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
A-Substructure	A10-Foundations	A1010-Standard Foundations	Cast-in-place Concrete	Throughout				1995	23	100	77		4.0		4 - Good	4 - Recommended	1	LS																										
A-Substructure	A10-Foundations	A1030-Slab-on-Grade	Slab on grade	Ground Floor				1995	23	100	77		4.0		4 - Good	4 - Recommended	10,650	Sq. Ft.																										
B-Shell	B10-Super Structure	B1020-Roof Construction	Roof Structures	Throughout				1995	23	25	2	Replace wood structures at the entrances; repair wood ceiling in the next 2 years.	4.0	SO1-04	2 - Poor	3 - Not yet Critical	1	LS			$15,000																							
B-Shell	B20-Exterior Enclosure	B2010-Exterior Walls	Metal Siding	Throughout				1995	23	40	17	Replace metal siding in the next 15 to 18 years.	5.1		4 - Good	4 - Recommended	3,830	Sq. Ft.																	$40,000									
B-Shell	B20-Exterior Enclosure	B2010-Exterior Walls	Masonry; Stone	Throughout				1995	12	15	3	Repair masonry and stone walls in the next 3 years. Allow to repair every 15 years.	5.1	ENV 01, 02	3 - Fair	3 - Not yet Critical	4,495	Sq. Ft.				$10,000																$8,000						
B-Shell	B20-Exterior Enclosure	B2010-Exterior Walls	Windows and Skylights	Throughout				1995	25	30	5	Replace windows on north and northwest elevations in the next 5 years. Replace remaining original windows in 10 years. Replace skylight in 20+ years.	5.2	ENV 03, 04	3 - Fair	3 - Not yet Critical	1,473	Sq. Ft.	$5,000					$30,000						$70,000										$5,000					
B-Shell	B20-Exterior Enclosure	B2030-Exterior Doors	Entrance Glazed Vestibule Doors	Main Entrance				1995	23	30	7	Replace one door in next 5 to 8 years. Replace other door in 20+ years.	5.3		4 - Good	4 - Recommended	2	Units								$4,000															$4,000		
B-Shell	B20-Exterior Enclosure	B2030-Exterior Doors	Exterior Doors	Throughout				1995	23	25	2	Replace on as needed basis.	5.3		2 - Poor	4 - Recommended	5	Units			$10,000																						
B-Shell	B20-Exterior Enclosure	B2030-Exterior Doors	Sealant	Throughout				1995	13	15	2	Replace all sealant in the next 1 to 3 years.	5.4	ENV 05	2 - Poor	3 - Not yet Critical	1	LS			$5,000																						
B-Shell	B30-Roofing	B3010-Roof Covering	Built Up Roof (BUR)	Throughout				1995	15	15	0	Noted to be replaced later this year.	5.5		2 - Poor	4 - Recommended	1,940	Sq. Ft.																$15,000									
B-Shell	B30-Roofing	B3010-Roof Covering	Standing Seam Metal Deck	Throughout				1995	23	50	27	None.	5.5		4 - Good	4 - Recommended	7,450	Sq. Ft.																										
C-Interiors	C10-Interior Construction	C1010-Interior Partitions	Interior Windows	Throughout				1995	23	60	37	None.	6.1		4 - Good	4 - Recommended	1	LS																										
C-Interiors	C10-Interior Construction	C1010-Interior Partitions	Washroom Stalls	Washrooms				1995	23	40	17	Replace in the next 17 years.	6.1		4 - Good	4 - Recommended	1	LS																				$10,000						
C-Interiors	C10-Interior Construction	C1020-Interior Doors	Interior Doors	Throughout				1995	5	10	5	Replace on an as needed basis; allowance is allocated every 10 years.	6.2		4 - Good	4 - Recommended	20	Units						$5,000						$5,000					$5,000								$5,000
C-Interiors	C10-Interior Construction	C1020-Interior Doors	Roll Up Door	Kitchen				1995	23	30	7	Replace in 7 years.	6.2		4 - Good	4 - Recommended	1	Units								$2,000																	
C-Interiors	C10-Interior Construction	C1020-Interior Doors	Security Door	Library Entrance				1995	23	30	7	Replace in 7 years.	6.2		4 - Good	4 - Recommended	1	Units								$5,000																	
C-Interiors	C30-Interior Finishes	C3010-Wall Finishes	Painted Masonry/Gypsum Board	Throughout				2018	0	10	10	Repaint every 10 years.	6.3		5 - Very Good	4 - Recommended	1	LS												$6,000									$6,000				
C-Interiors	C30-Interior Finishes	C3020-Floor Finishes	Stone/Ceramic Tiles	Lobby				1995	10	10	0	Coat the surface every 10 years.	6.4	INT 01	2 - Poor	4 - Recommended	1,279	Sq. Ft.	$5,000											$5,000									$5,000				
C-Interiors	C30-Interior Finishes	C3020-Floor Finishes	Laminate Flooring	Throughout				1995	25	35	10	Locally replace laminate flooring where required in the next 10 years.	6.4		4 - Good	4 - Recommended	7,631	Sq. Ft.												$40,000									$40,000				
C-Interiors	C30-Interior Finishes	C3020-Floor Finishes	Carpet	Board Room				1995	23	30	7	Replace in the next 7 years.	6.4	INT 02	4 - Good	4 - Recommended	350	Sq. Ft.								$4,000																	
C-Interiors	C30-Interior Finishes	C3030-Ceiling Finishes	Acoustic Ceiling Tiles	Throughout				1995	23	40	17	Replace acoustic tiles in the next 17 years.	6.5		4 - Good	4 - Recommended	2,972	Sq. Ft.																				$10,000						
C-Interiors	C30-Interior Finishes	C3030-Ceiling Finishes	Painted Gypsum Board/Wood	Throughout				2018	0	10	10	Repaint every 10 years.	6.5		4 - Good	4 - Recommended	4,060	Sq. Ft.												$10,000									$10,000				
D-Services	D-Safety equipment	C7007 - Defibrillator Box	Defibrillator Box	Vestibule				2011	7	10	3	The defibrillator in the main lobby is in fair condition. Allow for defibrillator replacement in the short term.	8.1	ME01	3 - Fair	5 - Desirable	1	LS				$1,500																					
D-Services	D40 -Fire protection	Fire Alarm System	Main Fiar alarm Panel	Vestibule				2004	14	20	6	The fire alarm panelis in fair condition.	8.1	ME02	3 - Fair	4 - Recommended	1	LS							$12,000																	
D-Services	D40 -Fire protection	Sprinkler System	The check valve, the supervised valve and other accessories.	Sprinkler room				2010	7	15	8	The sprinkler system is in good condition. Allow to replace the check valve, the supervised valve and other accessories in the long-term	8.1	ME03	4-Good	4 - Recommended	1	LS									$6,000																
D-Services	D40 -Fire protection	D4090-Other Fire Protection Systems	Illuminated exit signs with emergency lighting units	Throughout				2015	3	20	17	Illuminated exit signs with emergency lighting units throughout the facility are in good condition	8.1	ME05 & ME06	4-Good	4 - Recommended	1	LS																			$15,000						
D-Services	D40 -Fire protection	D4090-Other Fire Protection Systems	Some sprinkler piping and electrical conduits penetrations	Electrical room.				1995	22		0	Allow to fire seal all piping and conduits penetration in the electrical room in the immediate term.	8.1	ME07	1 - Very Poor	1 - Critical	1	LS	$500																									
D-Services	D20-Plumbing	D2010-Plumbing Fixtures	Ceramic sinks in washrooms, terrazzo mop sinks and kitchen stainless steel sink, and ceramic water closets and urinals.	Throughout				1995	22	25	3	Ceramic sinks, urinals, and water closets in washrooms, terrazzo mop sinks and kitchen stainless steel sinks throughout the building are original and in fair condition. Allow to upgrade plumbing fixtures in the short-term.	9.1	ME 09, ME 10 and ME 11	3 - Fair	5 - Desirable	16	LS				$25,000																						
D-Services	D20-Plumbing	D2020-Domestic water distribution piping	Domestic cold water and hot water piping.	Throughout				1995	22	40	18	Allow to replace the domestic cold/ hot water piping in the long-term	9.1		4 - Good	3 - Not yet Critical	1	LS																			$20,000						
D-Services	D30-HVAC	D3020 - Rooftop units	Lennox/ TGA120S2 rootop unit	Rooftop	Slant Fir	GXH-300PZED	31716	2007	11	20	9	Lennox rooftop unit generates heating and cooling to the building and the unit is in fair condition. Allow to replace the rooftop unit in the long-term.	9.2	ME 15	3 - Fair	3 - Not yet Critical	1	LS										$20,000															
D-Services	D30-HVAC	D3020 - Rooftop units	Carrier/ 48HCFA07A and Carrier/ 48HCFA011A rootop units	Rooftop				2015	3	20	17	Three Carrier rooftop units generate heating and cooling to the building and the unit is in good condition. Allow to replace the rooftop unit in the long-term.	9.2	ME 15 & ME 16	4- Good	3 - Not yet Critical	3	LS																			$50,000						
D-Services	D30-HVAC	D3020 - Air Distribution System	Ductwork	Ceiling space				1995	22	35	13	The supply air is distributed through ductwork .Allow to replace ductwork in long-term	9.2		3 - Fair	3 - Not yet Critical	1	LS															$15,000									
D-Services	D50-Electrical	D5000 - Electrical Panel	Main switchgear and main electrical panel	Electrical room	Federal Pioneer			1995	22	40	18	Siemens' main switchgear and main electrical distribution panel rated for 600A, 120/208V located in the Electrical room are in good condition. Allow to replace main switchgear and main electrical distribution panel in the long-term	10.1	ME 19	4 - Good	3 - Not yet Critical	1	LS																			$20,000						
D-Services	D50-Electrical	D5000 - Electrical Panel	Electrical Panels	Throughout	Square D			1995	22	40	18	Siemen' electrical panels throughout the building, rated mainly for 225A, 120/208V are in good operating condition.	10.2	ME 20	4 - Good	3 - Not yet Critical	2	LS																	$10,000						
D-Services	D50-Electrical	D5020-Lighting & Branch Wiring	Exterior and interior lighting system.	Throughout				1995	22			Combination of T5 and T8 fluorescent light fixtures, pot lights throughout the building and HID lighting fixtures provide lighting to the community hall/ gallery are in good condition.	10.2	ME21, ME22 and ME 23	4-Good	3 - Not yet Critical	1	LS							$15,000																		
D-Services	D50-Electrical	D5030-Communications & Security	CCTV System	Throughout							0	Presently there is no CCTV security system in the building. Allow to install the CCTV security system in the building in the short term.	10.3				1	LS				$15,000				$9,000																	$9,000		
E-Equipment & Furnis	E20-Furnishings	E2010-Fixed Furnishings	Cabinets and Countertops	Kitchen, Washrooms				1995	23	40	17	Replace in the next 17 years.	6.6		4 - Good	4 - Recommended	32	Ft.																			$12,000						
E-Equipment & Furnis	E20-Furnishings	E2010-Fixed Furnishings	Front Desks	Library				1995	23	35	12	Replace in the next 12 years.	6.6	INT 03	4 - Good	4 - Recommended	50	Ft.																$10,000									
G-Site	G20-Site Improvements	G2020-Parking Lots	Asphalt Parking Lot	Parking Lot				1995	23	35	12	Replace in the next 12 years.	10.1	SITE 01	4 - Good	4 - Recommended	7,900	Sq.Ft.																$40,000									
G-Site	G20-Site Improvements	G2020-Parking Lots	Concrete Curbs	Parking Lot				1995	23	35	12	Replace at the time of asphalt replacement, the next 12 years.	10.1		4 - Good	4 - Recommended	742	Ft.																$10,000									
G-Site	G20-Site Improvements	G2030-Pedestrian Paving	Stone Tiles	Throughout				1995	5	10	5	Grout and seal stone tiles as necessary in the next 5 years.	10.1		4 - Good	4 - Recommended	2,200	Sq. Ft.						$8,000											$8,000								$8,000
G-Site	G20-Site Improvements	G2040-Site Development	Sign	Site				1995	23	25	2	Allow to replace the sign in the next 2 years.	10.1	SITE 02	2 - Poor	4 - Recommended	1	LS			$2,000																						
G-Site	G20-Site Improvements	G2040-Site Development	Chain Link Fencing	Site				1995	23	25	2	Replace in the next 2 years.	10.1	SITE 03	1 - Very Poor	3 - Not yet Critical	225	Ft.			$2,000																						
G-Site	G40-Site Electrical Utilities	G4020-Site Lighting	Lightstands	Site				1995	23	30	2	Replace two light stands in the next 2 years.	10.1	SITE 04	1 - Very Poor	3 - Not yet Critical	4	Units			$4,000																						

B Photographs

Photo Reference Pages – Overall

Picture A 01
View – South elevation

Picture A 02
View –East elevation

Picture A 03
View – Partial North elevation

Picture A 04
View – Partial North elevation

Picture A 05

View –West elevation

Picture S 01
Components – Wood ceiling
Location – Library

Picture S 02
Components – Wood ceiling
Location –Entrance vestibule

Picture S 03
Components – Wood structure
Location –Entrance

Picture S 04
Components – Wood posts
Location – Entrance

Picture ENV 01
Components – Stone wall
Location – Tower

Picture ENV 02
Components – Masonry wall
Location – Throughout

Picture ENV 03
Components – Windows, missing sill
Location – Tower

Picture ENV 04
Components – Wood window
Location – East elevation

Photo Reference Pages - Envelope

Picture ENV 05

Components – Sealant
Location – Throughout

Photo Reference Pages - Interior

Picture INT 01
Components – Stone tiles
Location – Lobby

Picture INT 02
Components – Carpet
Location – Board room

Picture INT 03
Components – Front Desk
Location – Library

Photo Reference Pages – Site Components

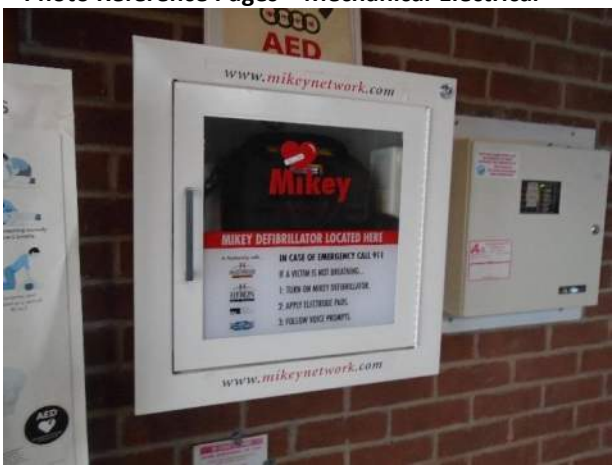
Picture SITE 01
Components – Pavement
Location – Parking Lot

Picture SITE 02
Components – Building Sign
Location – Near Building Entrance

Picture SITE 03
Components – Chain link fence
Location – Parking lot

Picture SITE 04
Components – Light stand
Location – Parking lot

Photo Reference Pages – Mechanical-Electrical



Picture ME 01
Components – Defibrillator
Location – Vestibule

Picture ME 02
Components – Fire alarm panel
Location – Vestibule

Picture ME 03
Components – Sprinkler system
Location – Sprinkler room

Picture ME 04
Components – Wall mounted fire extinguishers
Location – Throughout the building

Picture ME 05
Components – Exit Sign
Location – Throughout the building

Picture ME 06
Components – Emergency lighting unit
Location – Throughout the building

Picture ME 07
Components – Sprinkler/ electrical conduit/drain piping penetrations
Location – Electrical room.
Deficiency – Wall penetration.

Picture ME 08
Components – Insulated domestic hot water tank heater
Location – Janitor's room

Picture ME 09
Components – Ceramic urinal and lavatories.
Location – Washroom

Picture ME 10
Components – Stainless steel sink
Location – Kitchen

Picture ME 11
Components – Ceramic Water closet
Location –Washroom

Picture ME 12
Components –Mmunicipal incoming water supply
Location – Sprinkler room

Photo Reference Pages – Mechanical-Electrical

Picture ME 13
Components – Wall mounted force flow heaters
Location – Vestibule.

Picture ME 14
Components – Baseboard heaters
Location – Washrooms/ service rooms

Picture ME 15
Components – HVAC units
Location – Rooftop
.

Picture ME 16
Components – HVAC unit
Location – Rooftop

Picture ME 17
Components – Central exhaust fan
Location – Rooftop

Picture ME 18
Components – Power transformer
Location – Outdoor area.

Picture ME 19
Components – Main switchgear
Location – Electrical room

Picture ME 20
Components – 225A Eelectrical panel
Location – Various places.

Picture ME 21
Components – T8 lighting fixtures
Location – throughout the building

Picture ME 22
Components – T5 lighting fixtures
Location – Office spaces

Picture ME 23
Components – HID lighting fixtures
Location – Gallery

Picture ME 24
Components – Regular wall pack
Location – Exterior wall

Picture ME 25
Components – LED wall packs
Location – Exterior wall