



Rural Municipality of  
**WEST RIVER**

## Building Condition Assessment – Bonshaw Community Center

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Project  
Leaders

## **ACKNOWLEDGEMENTS**

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Rural Municipality of West River  
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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 Bonshaw Community Center. 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

Bonshaw Community Center 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 both the interior and exterior of the building. The external visual inspection reviewed ancillary equipment as well as the building grounds which that included 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 within the subsequent sections of this report.

## 1.4 Building Description

The Bonshaw Community Center was built in 1970 but the interior was fully refurbished in 2022. It has a full concrete foundation and a wood-frame first storey. It is a two-level building that supports a range of community activities. The upper level includes several large meeting and activity spaces, accessible washrooms and a kitchen that offers a basic food service capability. The lower level has meeting spaces and accessible washrooms. There is no elevator in the building.

## 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 Exterior Observations

The exterior of the Community Center was in good general condition. The siding and soffits has accumulated some significant grime in some areas as well as showing signs of wear or paint peeling. There are a lot of places where the siding has been breached to allow for the installation of heat pump ducting, conduits to be affixed to the building or other brackets. While these observations do not pose any immediate concern, they could be the location of future moisture penetration.



Figure 1 – Paint Peeled on Siding



Figure 2 – Wood Siding at End of Life



Figure 3 – Paint Peeled on siding



Figure 4 – Paint Peeled on Siding

Project Description	Recommended Budget	Recommended Timing	Comments
Repair/replace damaged siding and paint the exterior of the building.	\$15,000	2024	Wood panel siding deteriorated in front of the building. Shingles appear sound but need painting.

#### 3.1.1 Site Drainage and Parking.

The parking area is in excellent condition and will likely not require maintenance for at least ten years. Painted symbols and lines are all new. Drainage conditions were not observed.



Figure 5 – Main Parking Lot



Figure 6 – Main Parking Lot

### 3.1.2 Building Structure

The building structure is a wood frame construction on a concrete foundation. Other than the work recommended for the siding mentioned above, the exterior of the building appears to be in good condition. The concrete foundation is in fair condition with some minor areas observed that require patching.



Figure 7 – Crack in Front Steps



Figure 8 – Crack in Front Steps



Figure 9 – Minor Cracks



Figure 10 – Minor Cracks

Project Description	Recommended Budget	Recommended Timing	Comments
Address minor cracks around foundation.	\$TBC	2024	Cracking does not appear significant, but they should be investigated immediately.
Surface patch cracks in front steps concrete to minimize further damage.	\$2,500	2024	Minor cracking of porch steps slab. Steps might need to be completely replaced within the next 10 years.

### 3.1.3 Roofing

The steel roof was observed from ground level and appeared to be in good condition. No evidence of leaking was observed inside the building.



Figure 11 – Steel Roof



Figure 12 – Steel Roof



### 3.1.4 Exterior Access – Entryways, Stairs, and Ramps

There are two entrances to the Bonshaw Community Center: one in the front, and one in the back of the building. The steps and ramps to these entrances are in excellent condition and require no maintenance in the short-term.



Figure 13 – Front Steps to Front Door



Figure 14 – Accessible Ramp to Back Door

### 3.1.5 Windows and Doors

The windows and doors are all new and are estimated to have a life cycle of at least 25 years.



Figure 15 – New Window



Figure 16 – New Window

## 3.2 Interior Observations

The inside of Bonshaw Community Center was fully refurbished in 2022 and is in excellent condition. It was completely refurbished in 2022 and from an infrastructure management perspective, it should be managed as a new building. Many of the building components' life cycles extend past the assessment point of this report.

### 3.2.1 Mechanical and Plumbing Systems

The tanks and plumbing components for water supply and heating are all in excellent condition.



Figure 17 – Expansion Tank



Figure 18 – Hot Water Tank

### 3.2.2 Heating Systems

There are six new heat pumps providing heating and cooling to the building. Heat pumps are expected to last between 10 to 15 years before breakdowns and repairs become necessary. It is recommended that planned replacement for these systems be built into the ongoing capital plan for Bonshaw Community Center.



Figure 19 – Heat Pumps



Figure 20 – Electric Radiators

Project Description	Recommended Budget	Recommended Timing	Comments
Replace heat pumps.	\$56,000	2034	Heat pumps installed in 2022.

### 3.2.3 Electrical Systems

The Cummins propane generator was installed in 2022 and is in excellent condition. It has an expected life cycle of 20-25 years. It is recommended that RMWR follow the supplier's annual maintenance program.

The Electric Vehicle charger was installed in 2022 and is in good condition.



Figure 21 – Cummins Generator



Figure 22 – Charging Station for Electrical Vehicles

### 3.2.4 Lighting

The lights are all new throughout the building. The life cycle extends beyond the ten year point of this study.

### 3.2.5 Kitchen

The kitchen is in excellent condition. The counters and the mini rollup access window are all new as of 2022. There is a commercial grade refrigerator refrigerator/display case. Most of the kitchen equipment is domestic grade equipment.



Figure 23 – Kitchen



Figure 24 – Kitchen Appliances

### 3.2.6 Interior Finishes

The interior finishes are in excellent condition and should be monitored for wear and maintained accordingly. The building's interior was painted in 2022. It is recommended that preventative maintenance be planned within 10 years of paint application.

Project Description	Recommended Budget	Recommended Timing	Comments
Paint the building interior.	\$12,000	2032	Preventative maintenance 10 years after paint was applied.

### 3.2.7 Flooring

The flooring was all upgraded as part of the refurbishment and should not require any preventative maintenance within the next 10 years.

### 3.2.8 Safety Systems

The smoke alarms are all new as of 2022. They are expected to have an 8-10 life cycle and planning for replacement in 2032 is recommended. It is recommended that a fire safety specialist be consulted for specific guidance on maintenance of any alarm or fire safety system.



Figure 25 – Security Camera



Figure 26 – Security Camera

Project Description	Recommended Budget	Recommended Timing	Comments
Obtain expert opinion on replacement date.	\$3,000	2032	No observable issues with smoke alarms.
Replace security cameras.	\$2,500	2032	There are three security cameras. Plan replacement based on a 10 year life cycle.

## 4.0 Financial Summary

The current deferred maintenance estimate as of 2024 at \$17,500. Based on the observations and recommendations, the ten-year average annual maintenance cost is estimated at \$10,684. The table below summarizes the costs highlighted in this report.

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 desirable to address some of the predicted maintenance items from 2032 in 2031. Alternatively, it might be necessary to delay some 2034 costs until there is maintenance fund availability in 2035 and 2036.

In 2021, CBRE estimated the building to be worth \$839,501. This number is before the renovations performed in 2022 and, therefore, does not reflect the additional value of those renovations. Colliers Project Leaders estimates that the current replacement cost to build a new building is estimated at \$1,746,880. This estimate used the 2023 Construction Cost Guide<sup>1</sup> for the Halifax region and was adjusted by an additional 10% for 2024.

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

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
A1010 Standard Foundations	Minor cracking of porch steps slab. Steps might need to be completely replaced within the next 10 years.	Surface patch cracks in front steps concrete to minimize further damage. Address other minor cracks around foundation as needed.	1970		2024	\$ 2,500	2024	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B3010 Roof Coverings	Steel roof on main building in good condition.	No action at this time.	2022	40-70 years	2060		2060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2010 Exterior Walls	Wood panel siding has deteriorated in the front of the building. Shingles appear structurally sound but need painting.	Repair/replace damaged siding and paint the exterior of the building.	1970	20-40 years	2024	\$ 15,000	2024	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2020 Exterior Windows	Windows are new.	No action at this time.	2022	25 years	2047		2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2030 Exterior Doors	Doors are new.	No action at this time.	2022	30 years	2052		2052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2030 Exterior Doors	Accessibility door openers and door hardware are new.	No action at this time.	2022	30 years	2037		2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C3010 Wall Finishes	Newly painted and in good condition.	No action at this time.	2022	10-15 years	2032	\$ 12,000	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,423	\$ -	\$ -
C3020 Floor Finishes	Commercial Laminate	No action at this time.	2022	35 years	2057		2057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D2040 Rain Water Drainage	Eavestroughs appear in good condition.	Perform yearly maintenance to optimize life and performance of heat pump.	2022	20 years	2042	\$ -	2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3020 Heat Generating Systems	Heat pump model Tosot TW36HQ382DO in good condition.	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 10,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,802
D3020 Heat Generating Systems	Heat pump model Tosot TW36HQ382DO in good condition.	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 10,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,802
D3020 Heat Generating Systems	Heat pump model Tosot TW36HQ382DO in good condition.	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 10,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,802
D3020 Heat Generating Systems	Heat pump model Tosot TW36HQ382DO in good condition.	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 10,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,802
D3020 Heat Generating Systems	Heat pump model Tosot TW36HQ382DO in good condition.	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 6,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,881
D3020 Heat Generating Systems	The four electrical heaters are new and in good condition.	No action at this time.	2020	10-15 years	2035		2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D2010 Plumbing Fixtures	Bathrooms are in new condition.	No action at this time.	2022	15-20 years	2037		2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D2020 Domestic Water Distribution	The water tank Model RE24056-1NCP is in new condition.	No action at this time.	2023	6-12 years	2035		2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3020 Heat Generating Systems	Flexcon water pressure tank 33.4 gal Ser H2P3531205 appears to be in good condition.	No action at this time.	2023	15-25 years	2048		2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3090 Other HVAC Systems & Equipment	Air Exchanger appears to be in good condition.	No action at this time.	2022	15-20 years	2042		2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D4010 Sprinklers	Appear to be in good condition.	No action at this time.		15 year	2033			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D4030 Fire Protection Specialties	Smoke alarms are in good condition.	Annual serviceability verification. Seek expert opinion on replacement date.	2022	8-10 years	2032	\$ 3,000	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,106	\$ -	\$ -
D5030 Communications & Security	Security cameras appear to be in good condition.	No action at this time.	2022	10 years	2032	\$ 2,500	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,421	\$ -	\$ -
D5090 Other Electrical Systems	Cummins Generator recently installed.	Recommend replacing at 10,000 to 20,000 run hours. Consult with supplier. No action at this time.	2022	20 - 25 years	2047		2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E2010 Fixed Furnishings	Newly renovated.	No action at this time.	2023	15-25 years	2048			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3010 Energy Supply	Electrical panel. Good condition with room to expand.	No action at this time.	1990	25-50 years	2040		2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E1010 Commercial Equipment	Commercial Fridge / Coolers are new.	No action at this time.	2023	10-15 years	2038		2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F1020 Integrated Construction	Exterior wooden steps, ramp, and decking recently replaced.	No action at this time.	2022	15-20 years	2038		2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F1040 Parking Surfaces	Asphalt recently installed and pavement lines and symbols new.	No action at this time.	2022	15-20 years	2038		2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ 91,000		\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,950	\$ -	\$ 82,894