

March 18, 2015

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- the floor joists are not adequate for the Code mandated 100 psf. floor loading for an "Assembly Occupancy", in order to bring them up to "Code" additional joists would be required (this would probably consist of "doubling" the joist).
- the floor structure was apparently failing one corner "soft", rot ?) in one area in the kitchen.
- The support beams are adequate,, however, the foundation supports (concrete blocks set on the surface) are considered substandard and should be upgraded. (footings are not buried below "frost level", normally approx.. 18")
- Currently there is no cross bracing between the support posts, in the event of an Earthquake it is possible that the building supports may fail.
- a perimeter foundation has been "recently" added, this appears to be adequate.
- insulation in the floor walls and ceiling inadequate compared to current standards
- interior wall and ceiling finishes are in poor condition.
- the other building "systems" were not reviewed, although it was noted that heat is provided by electrical "baseboard" units. The washrooms do not conform to current "accessibility" requirements, and upgrading within the existing building envelope will be difficult.

An "Order of Magnitude" cost estimate is attached for your information. It is estimated that total costs to upgrade the structure and improve the interior finishes will be in the order of \$75,000.00. this estimate does not include the costs associated with upgrading the electrical and mechanical components of the building and providing "accessible" washroom facilities.

I understand that the RDN are exploring the practicality of renovating this building for future use. Unless the building is considered to have historical or "sentimental" value it is not recommended that substantial efforts be made to renovate or upgrade the building. Our relatively cursory review of the structure has revealed a number of serious deficiencies. Electrical and heating were not part of our review and it is likely that a substantial amount of money would be required to upgrade these components.

If you have any questions after you have reviewed this report, or require additional information regarding either of these buildings please call.

Sincerely,

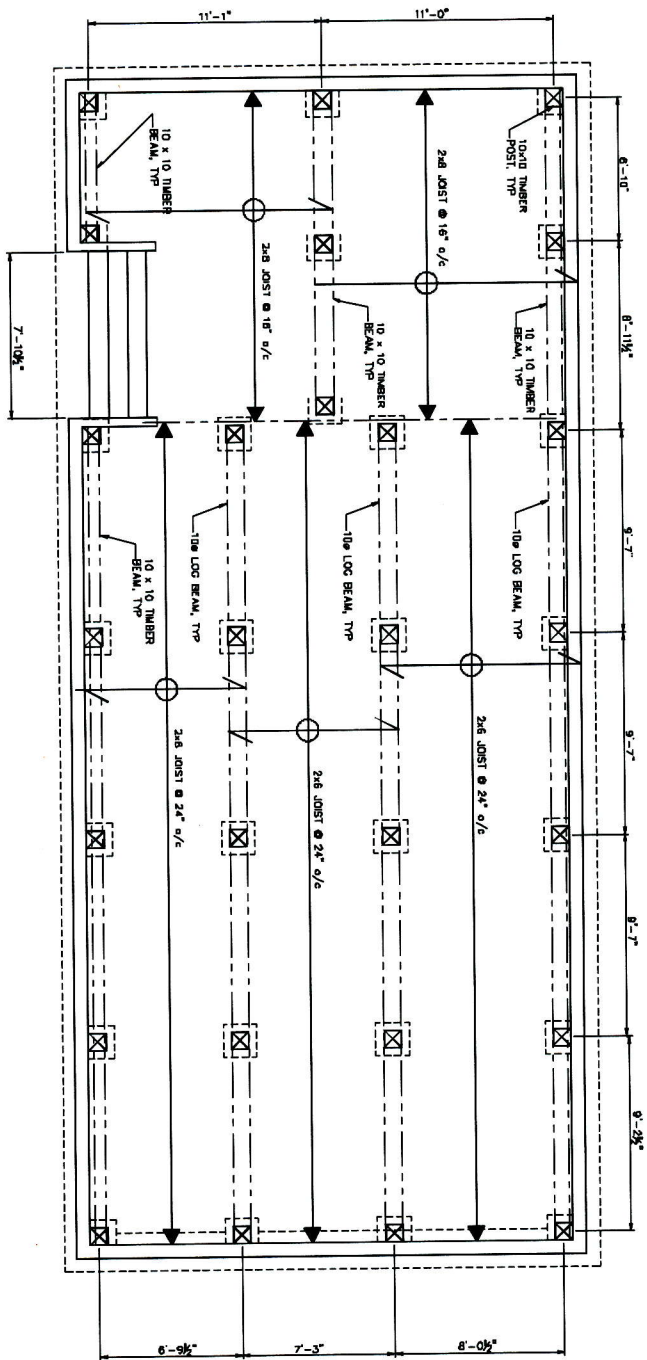
Robin Chapman, P. Eng.
Bayview Engineering Ltd.

Regional District of Nanaimo, Parks Branch.

Preliminary "Order of Magnitude" Cost estimate" Dashwood Community Hall

- replace the entire roof structure and re-roof	\$30,000.00
- upgrade floor structure	\$30,000.00
- replace subflooring and install new laminate flooring	\$15,000.00
- install drywall to interior	\$11,500.00
- replace exterior finishes with "Hardi-plank siding"	\$17,000.00
- install new insulation (floor, walls and ceiling)	\$7,000.00
- "Detailed" engineering, prepare contract documents	<u>\$10,000.00</u>
- Prel. Cost estimate	\$120,500.00

Note: this cost estimate does not include any allowance for upgrading washrooms , or mechanical/electrical systems.



REGIONAL DIST OF NANAIMO
PARKVILLE B.C.

BAYVIEW ENGINEERING LTD.

2895 Highway 248 NW
Nanaimo, BC V9S 4W7
Phone: 250-754-4891
Fax: 250-754-4892
email: bayview@bayviewpe.com

WOMENS INSTITUTE BLDG.
FOUNDATION PLAN

DATE	AUG 23 2011
SCALE	1:1
PROJECT	WOMENS INSTITUTE BLDG.
NO.	100-110
REV.	1
DATE	08-23-11

S-1



Professional Engineer
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2895 Highway 248 NW
Nanaimo, BC V9S 4W7
Phone: 250-754-4891
Fax: 250-754-4892
email: bayview@bayviewpe.com

Dashwood Hall

Ramp and Second Door - \$6,000

Drawings - \$3,000

Washrooms - \$10,000

Sewer - \$17,500

Total Additional Costs - \$36,000