



MEMORANDUM

TO: Wendy Marshall
FROM: Mark Dobbs
Parks Technician

DATE: March 19, 2010
FILE: BCRM-12010

**Re: Pre Acquisition Building Condition Report for
Moorecroft Camp Property
1563 Stewart Rd. Nanoose District
Lot A, DL 110, Plan 1777**

1.0 Introduction

Presented herein is a preliminary assessment of the buildings located on the Moorecroft Campground Property.

The purpose, of this assessment is to provide an inventory and generalized account of the condition of the buildings at Moorecroft Camp, respective to the potential acquisition of the Property.

2.0 Site Information

The Moorecroft Camp Property is an 85-acre parcel of land located in the Nanoose Bay Area. The property is mostly wooded with varied topography and includes 2800 ft of ocean front. The property is presently owned by The United Church of Canada and operated by the Moorecroft Camp Society.

Originally a private girls camp operating in the 1930's and 1940's and owned by Ms, Moore, the camp was sold to the Church in the mid 1950's

Camp facilities comprise of 27 buildings including a dining hall with commercial kitchen, main lodge, two group washroom buildings, caretaker's residence, first-aid building, storage and auxiliary buildings and 17 cabins.

Public utilities provide water and power to the site.

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3.0 Site Inspection

Staff carried out a site inspection on March 8th 2010 accompanied by Mr. Joe Skipsey of the Moorecroft Camp Society who provided a reconnaissance tour of the buildings.

Inspection of the buildings was completed by visual observation only and does not include inaccessible areas or testing of any nature.

The condition assessment was based on the nature and intended end use of the buildings. This report does not include an in depth study of fire protection requirements or occupant safety deficiencies, and does not include cost/value analysis information. Any/all costing information contained in this report should be considered preliminary information only.

Photographs of the site and point form descriptions of observations gathered at the time, along with information provide by Mr. Skipsey provide the basis for much of the information presented in this report.

Additional information was obtained at a later date from the RDN's Utilities and Building Departments along with several service providers to the camp.

4.0 Comments and Recommendations

Camp facilities consist of an aging infrastructure (50+ years old), seismic inadequacy, occupant safety concerns, poor accessibility, inefficient use of energy and water, and the inability to service changing needs into the future.

Evidence of deterioration, wear-out, functional obsolescence of mechanical and infrastructure systems, and compliance with safety requirements would make rehabilitation cost prohibitive for some of the buildings.

Of the buildings considered suitable for continued service, most will require a significant degree of planned major asset maintenance and upgrade projects within five and ten year terms.

Due to the long term occupation of the site, the use of oil-fired heating appliances, the probability of past building materials that may include lead and asbestos and on-site wastewater systems an environmental audit is highly recommended as part of the pre-acquisition research.

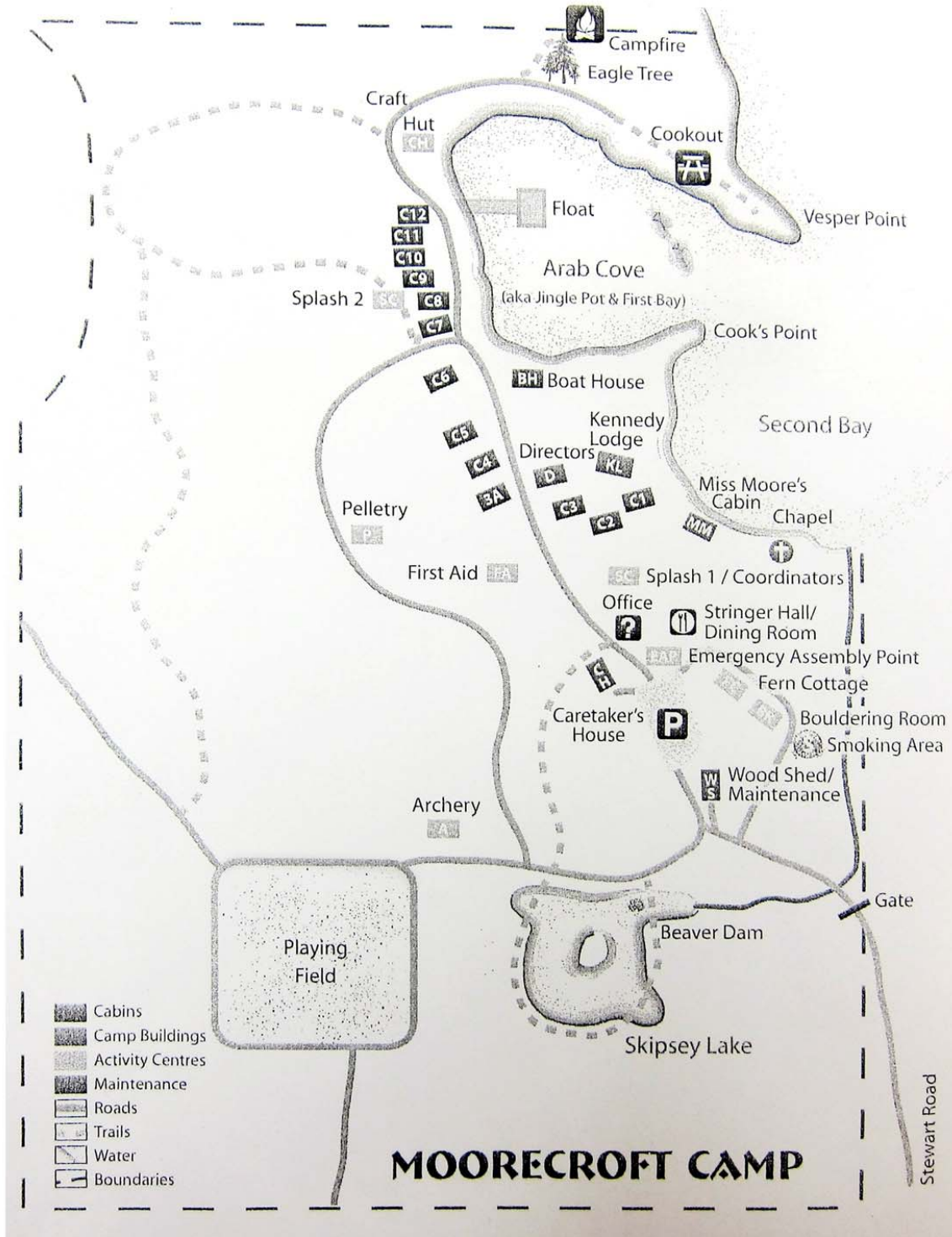
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5.0 Conclusion

Recommended next steps upon a successful acquisition include:

- A strategic plan for the removal of obsolete buildings and planned rehabilitation of others
- Alternatives to providing “hard” structures for seasonal use
- Production of a detailed Building Condition Report for all long term buildings including fire life safety analysis and capital expenditure plans.
- Five and ten year capital and major asset maintenance plans.

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Building Name: Bouldering Cabin

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Interior not accessible during site visit.

Building Area: 308 sq ft. 22'x14'	Building Age: Estimated age 60+ yrs.
Occupancy Classification:	Services: Cabin has power /heat / and is winterized.
Building Purpose/Current use: Currently used for recreational purposes and contains a small climbing apparatus. Original use unknown.	

Building Description and Construction Type:

Wood framed cabin supported on a post and pad foundation.

Building Condition Summary:

- Older building in poor overall condition and functionally obsolete.
- Insect damage is evident in areas of support structure.
- Building cladding and roof in poor condition.

Environmental: Not determined.

Fire Protection & Occupant Safety: Not determined, interior access not available.

Operations & Maintenance: N/A

Major Asset Maintenance / Capital Improvement Requirements: Recommend removal from service. Estimated removal cost \$3k

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Fern Cottage

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Interior access unavailable during site visit.

Building Area: 192 ft sq. 12' x 16'	Building Age: Older building. Estimated age exceeds 50 yrs.
Occupancy Classification: C	Services: Electricity and heat. Insulated.
Building Purpose/Current use: Currently used as a sleeping cabin for staff. Original use unknown.	

Building Description and Construction Type: A small, single room, wood framed cabin supported by a post on pad foundation.

Building Condition Summary: Older building in poor overall condition.

- May not be suitable for current use.
- Insect damage evident in exposed structure.
- Roof is in poor condition and lacks proper ventilation.
- Wooden access stairs are in poor and potentially dangerous condition.

Environmental: An unused oil tank is located to the side of the building.

Fire & Safety: To be determined.

Major Asset Maintenance / Capital Improvement Requirements: Recommend removal from service. Estimated removal cost \$3k

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Building Name: Wood Shed / Maintenance Building

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Difficult to view all parts of the building due to stored/stacked materials.

Building Area:	Building Age: Approx 34 yrs.
Occupancy Classification:	Services: Electricity.
Building Purpose/Current use: Presently used for workshop and wood/equipment storage. Originally constructed as vehicle garage.	

Building Description and Construction Type: Wood framed, partially open, shed type building constructed on concrete footings. Storage area has dirt/gravel floor only.
 Building Permit issued for construction in 1976

Building Condition Summary: Appears structurally adequate by initial observation, but roofing/siding require replacement.
 Ok for present use.

Environmental: Past practice of materials and vehicle storage.
 Area should be checked for contamination.

Fire & Safety: Appears compliant at this time.

Operations & Maintenance: N/A

Major Asset Maintenance / Capital Improvement Requirements:

Estimated major asset maintenance expenses for years 1 – 5 are \$6k order of magnitude.

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Building Name: Stringer Hall

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Some areas of the building were inaccessible for inspection. Access to areas of the crawlspace was blocked by debris and stored materials. There was no access to the mechanical/furnace room. Both access and time required to inspect this building were limited during the site visit of March 8th. It is suggested this building receive additional inspection detail.

Building Area:	Building Age: Moved on building. Estimated age of the original building is approx 55 yrs. Renovation dates unknown.
Occupancy Classification: A2 & C	Services: Electricity w/ separate meter. Oil-fired forced air heating Oil-fired hot water heater Propane fired cooking appliances. Water Septic field and separate gray-water field.
Building Purpose/Current use: Dining and Assembly Hall, Commercial Kitchen, Staff sleeping quarters located on main and lower floors, Laundry area and storage on lower floor.	

Building Description and Construction Type:

Single storey wood framed building supported partially on a concrete perimeter foundation, and partially on posts on pads. Most of the building is constructed over crawlspace; however a walk-out basement area is located towards the water side of the building. The building is reported to have originated in Port Alberni in the 1950's and was previously used as a dining hall during construction of the Port Alberni Pulp Mill. It was relocated to Moorecroft site about 1955 and serves as dining and recreation hall.

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A commercial kitchen is housed in a separate wing of the building adjacent the main dining hall. Kitchen equipment includes a Garland range, convection oven, stockpot range, commercial dishwasher, and bench top mixer, exhaust hood with fire suppression system along with prep tables, sink, racking and baking center.

A walk-in cooler and supply/storage area is located behind the main kitchen.

It is reported that the Kitchen has operated in compliance with Vancouver Island Health Authority (VIHA) regulations for the prior 2009 and 2008 operating seasons.

Two staff sleeping rooms are located immediately to the end of the main dining hall along with two public washrooms.

An additional staff suite and laundry area is located in the basement of the building, each with separate exterior access.

Heating is provided by an oil-fired forced air furnace located beneath the kitchen area.

Access to this area was unavailable.

Hot water is provided by an oil-fired water heater located within the working area of the Kitchen.

Venting for oil-fired equipment is provided by a brick interior chimney.

Building Condition Summary:

This building appears in fair overall condition, however major asset maintenance is required to:

- Remedy existing conditions
- Arrest further asset deterioration
- Improve the level of occupant safety

The building was partially resided about 2002, however the back of the building was not sided at the time as some degree of deterioration was discovered that would require additional repairs. The rear fire-exit doors lead to an elevated wooden deck with wooden stairs leading to the ground. This deck and stairs are in poor condition and exhibit wood decay and deterioration. Replacement is required. Wood decay from the deck may have spread into the building, further investigation is required to confirm.

The existing asphalt shingle roof is approx 14 years old with a remaining service life of approx 5 years. Roofing replacement along with any subsequently discovered roof deficiencies should be planned for 2016.

Exterior wooden access ramps, stairs, landings, and porch roof structures are generally in poor and deteriorated overall condition. This presents a potential safety hazard and a replacement plan would be advised within several years.

Kitchen equipment is older but reported to be generally functional by the present service provider Jemco Services; however the convection oven may require major repair.

Pest Control is on contract with Abell Pest in Nanaimo.

Fire suppression equipment is maintained by Mid Island Fire Equipment Ltd. And is reported to be in good order and compliant with regulations.

Access to view the furnace equipment was not available at the time of the site visit.

The condition of this equipment has not been determined, but older oil-fired heating equipment is inefficient to operate, requires additional ongoing maintenance, and requires bulk oil storage for fuel. If this building is to remain in service for several years or beyond it is recommended that

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consideration be given to replacing the existing space and water heating equipment with high-efficiency propane gas-fired equipment.

Environmental:

- An older single-wall steel fuel oil tank is located adjacent the basement level furnace room. Tank volume is estimated at 300 imperial gallons and there is no form of secondary containment.
- Floor coverings are of a type and age considered suspect for asbestos content.
- Building age would be consistent with the previous uses of lead based paints.
- Inefficient oil-fired space and water heating appliances.

Fire & Safety:

It is likely that this building has undergone renovations over the years that would have been subject to Building Permits and Approvals. No records could be found to support the issuance of any Building Permits or the benefit of inspection. The building contains both Assembly and Dormitory type occupancies that have fire protection and occupant safety requirements. Further investigation is required to confirm that a minimum level of safety exists. The discovery of safety related issues may cause the repurposing of some spaces to align occupancy types or trigger the need for building upgrades.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Estimated major asset maintenance expenses for years 1 – 5 are \$30k order of magnitude.

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Building Name: Splash 1 Washroom Building

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Building was shut down for winter. Plumbing and mechanical systems where not operational.

<p>Building Area: 840 sq ft 28x30</p>	<p>Building Age: Moved on building. Estimated age of the original building is approx 55 yrs. Renovation dates unknown.</p>
<p>Occupancy Classification: A2 & C</p>	<p>Services: Electricity. Oil-fired forced air heating Oil-fired hot water heater Water and Septic Field</p>
<p>Building Purpose/Current use: Male/Female - Public shower and toilet facilities. Self contained staff suite located in rear portion of building.</p>	

Building Description and Construction Type:

Single storey wood-framed building with a small masonry block addition that houses mechanical equipment.

Building was originally constructed as a construction or logging camp washroom facility and was relocated to the site to provide for the same purpose.

A staff suite is located within an area to the rear of the building.

The main portion of the building is constructed and supported on large wooden skids (beams) that are supported on pads on ground. The crawlspace area below the building is enclosed with plywood skirting.

Washrooms have painted plywood interiors with concrete topped wooden floors.

Each washroom has two showers two water closets and a gang wash sink.

Heating is provided by an oil-fired forced air furnace, and hot water is provided by an oil-fired water heater. Both appliances are circa 1968 and are located in the small masonry addition.

Building Condition Summary:

The overall condition of this building is considered poor.

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Access stairs, ramps and landings are in poor condition and should be repaired or replaced in the near future.

Building exterior is wood cladding and requires paint. Intersecting areas between roofs and walls along with other elements are poorly flashed in some locations.

There is an obvious structural sag in the roof deck and minor sagging was noted in one of the interior washroom ceilings.

New roof covering was installed in 2009 however the attic space lacks adequate roof ventilation. Additional inspection would be necessary to confirm the existence or extent of any potential structural problems.

There is no mechanical exhaust ventilation provided and the plywood interior indicates signs of moisture damage and mould.

Plumbing pipes in the crawlspace are exposed and could be subject to freeze up if not drained and winterized.

Space heating and water heating appliances are very old but reported to be functional. Older oil-fired heating appliances are inefficient to operate, require additional ongoing maintenance, and require bulk oil storage for fuel. If this building is deemed to remain in service beyond several years then consideration should be given to replacing the existing space and water heating equipment with high-efficiency propane gas-fired units.

Environmental:

- An above ground fuel oil tank is located adjacent the building.
- Floor coverings in the suite are of a type and age that may be suspect for asbestos content.
- Inefficient oil fired space and water heating appliances.
- Building age would be consistent with previous uses of lead based paints.
- The older conventional toilets are not water efficient,

Fire & Safety: The building contains both Assembly and Dormitory type occupancies that have fire protection and occupant safety requirements. Further investigation is required to confirm that required safety levels exist. The discovery of safety related issues may trigger the need for building upgrades. Building does not meet barrier free access requirements.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Building could continue to provide some use for the short term, but replacement or removal from service is recommended.

Estimated rehabilitation costs for mid term continued use is \$15k over 5 yrs.

Estimated removal costs \$10k w/o ACM or environmental remediation's.

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Directors Residence

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 640 sq ft. 20' x 32'	Building Age: Est 40 + Constructed in 1960's
Occupancy Classification: C	Services: Electricity, water, septic field. (No permanent heat source)
Building Purpose/Current use: Self contained staff accommodations	

Building Description and Construction Type:

Site built single storey dwelling unit on a conventional concrete foundation.
 Comprised of: Kitchen/Washroom/Living Room/Single Bedroom.

Building Condition Summary: Fair overall condition.

- Roof is in poor condition and leaks. Replacement roof covering required.
- Roof deck and trim show evidence of some moisture and rot damage, repair required.
- Siding in fair and serviceable condition but should have additional clearance from the ground in some areas.
- Windows are in poor condition.
- Original oil-fired space heater was previously removed and heating is presently provided by using plug-in portable electric heaters only.
- Interior condition - Fair

Environmental: Flooring suspect for asbestos containing materials (ACM) content. Building was previously heated with oil.

Fire & Safety: No issues noted, bedroom egress not confirmed.

Major Asset Maintenance / Capital Improvement Requirements

Building is serviceable with required repairs. Installation of a propane gas-fired space heater should be considered. Estimated major asset maintenance expenses for years 1 – 5 are \$7k order of magnitude.

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Building Name: Kennedy Lodge

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No access to mechanical room at time of inspection.
 It is suggested this building receive additional inspection detail.

Building Area: 1152 sq ft 24' x 48'	Building Age: Older Building. Estimated age 60 yrs +
Occupancy Classification: A2	Services: Electricity and Oil fired furnace.
Building Purpose/Current use: Assembly Hall.	

Building Description and Construction Type:

Single storey wood framed building constructed on post and pad foundation.
 Original building constructed or located on site in 1940's
 Addition to main building added in 1950's
 Small wood framed addition houses an oil-fired forced air furnace.
 Wood siding and fibre-cement type roof single.
 Interior is open, with wood flooring and a stone faced fireplace.
 Interior walls and ceilings are finished primarily with a painted fiberboard product.
 The fireplace was constructed in the mid 1990's by a donation.

Building Condition Summary:

On first observation the building appears in fair condition, however inspection of the wooden foundation system indicates structural component distress, with compression/tilt and insect damage all noted. Additional inspection and/or building intrusive investigation would be required to confirm the extent of the foundation problems. Structural repairs will be necessary to correct existing conditions.

The roof was replaced with a fibre-cement type roofing product approx 15yrs ago.

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These roofing products typically have a very long service life but often require a roof and building structure capable of supporting the additional weight load imposed by the product. Additional investigation is required to confirm the structural condition of the building.

The oil-fired furnace was inaccessible to view.

Environmental: Heating oil tank located beside addition.

Fire & Safety:

Further investigation is required to confirm that the minimum required level of safety exists. Emergency lighting should be upgraded and maximum occupancy loads should be established and posted.

The original building and addition appear to predate the requirements for Building Permits; however a permit should have been obtained to construct the fireplace. The Fireplace should be inspected by a certified technician.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Further inspection may uncover additional unforeseen conditions; however consideration should be given to the following items if this building is to remain functional:

- Structural repairs
- Upgrades and improvements to fire protection, occupant safety and accessibility
- Replacement of inefficient oil-fired heating system.

Estimated major asset maintenance expenses for years 1 – 5 are \$10k order of magnitude.

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Boat House

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area:	Building Age: Est 32 yrs. Site built about 1978
Occupancy Classification: F3	Services: Electricity
Building Purpose/Current use: Building provides for storage and repair of the boats and accessories used in the programs.	

Building Description and Construction Type:

Wood framed shed type building on pier type foundation.
 Site built about 1978 from materials (primarily cedar) milled on site.

Building Condition Summary:

- Building construction is unconventional, no obvious signs of distress or failure where noted.
- Roof replacement will be required within several years.

Environmental: No concerns noted.

Fire & Safety: At the time of construction this building may have required Building Permits and Approvals. No records could be found to support the issuance of any Building Permits or the benefit of inspection. Safety upgrades should include the installation of emergency lights and a portable fire extinguisher.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Miss Moore's Cabin

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Further investigation would be required to determine the cause/condition of roof sag.

Building Area:	Building Age: Older building, estimated age 60+ years.
Occupancy Classification: C	Services: Electricity Electric and wood heat (pellet stove)
Building Purpose/Current use: Sleeping cabin – seasonal use.	

Building Description and Construction Type:

Small wood framed two room seasonal cabin constructed hillside on a pad and post foundation. Interior is finished with cedar paneling and painted panel board on ceilings. Electricity is provided and heating is provided by electric baseboard and pellet stove.

Building Condition Summary:

- Cabin is considered to be in fair overall condition.
- Roof deck shows some structural sag and there is inadequate roof ventilation.
- New roof covering is required.
- Siding ok.
- Stairs and ramps ok.

Environmental: No issues noted.

Fire & Safety:

Major Asset Maintenance / Capital Improvement Requirements

Building requires new roof cover and may require some structural repairs. With regular maintenance cabin could continue to provide service. Estimated major asset maintenance expenses for years 1 – 5 are \$5k order of magnitude.

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Building Name: Cabin #1

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No interior access

Building Area: 300 sq ft. approx 15' x 20'	Building Age: Unknown
Occupancy Classification: C	Services: Electricity
Building Purpose/Current use: Seasonal use sleeping cabin.	

Building Description and Construction Type:

Small wood framed single room cabin supported on a post and pad foundation.

Building Condition Summary: Overall condition “fair”

- Insect damage observed in exposed structural components.
- New stairs and landing required.

Environmental: No issues noted.

Fire & Safety: Egress requirements where not confirmed.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

With additional maintenance cabin could continue to provide service.

Estimated major asset maintenance expenses for years 1 – 5 are \$2k order of magnitude.

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Building Name: Cabin #2

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 300 sq ft. approx 15' x 20'	Building Age: Unknown.
Occupancy Classification: C	Services: Electricity.
Building Purpose/Current use: Seasonal use sleeping cabin.	

Building Description and Construction Type:

Small wood framed single room cabin constructed on post and pad foundation.

Building Condition Summary: Fair condition

- Foundation structure in poor condition, repairs required.
- Insect damage is evident in structural components, siding and fascia boards.
- Siding in fair overall condition.
- Roof in poor condition and requires replacement.

Environmental: No issues noted.

Fire & Safety: Egress requirements where not confirmed.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Repairs required for continued service.

Estimated major asset maintenance expenses for years 1 – 5 are \$4k order of magnitude.

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Building Name: Cabin #3

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No access available to view interior.

Building Area: 320 sq ft. 16' x 20'	Building Age: Estimated age 25 yrs Constructed on site in 1980's
Occupancy Classification: C	Services: Electricity
Building Purpose/Current use: Seasonal cabin.	

Building Description and Construction Type:

Small single storey wood framed cabin construction on strip foundation and pad on post opposite.

Building Condition Summary:

- Exterior of building appears in good order.
- Roof requires repairs or new roof cover.
- Rear access ramp has soft spots.

Environmental: No issues noted.

Fire & Safety:

Built in the 1980's, and subject to the requiring of a Building Permit.
 No records could be found to support the issuance of a Permit.

Major Asset Maintenance / Capital Improvement Requirements

Building will continue to function with repair and routine maintenance.
 Estimated major asset maintenance expenses for years 1 – 5 are \$3k order of magnitude.

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Building Name: Cabin #3A

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No access available to view interior
 Limited ability to view underside of structure / foundation system.

Building Area: 240 sq ft. 12' x 20'	Building Age: Older Building
Occupancy Classification: C	Services: Electricity provided.
Building Purpose/Current use: Seasonal cabin.	

Building Description and Construction Type:

Single storey wood framed cabin constructed on a post and pier foundation.
 Building area skirted to enclose crawlspace area.

Building Condition Summary:

- Older building considered in poor overall condition.
- Cladding in fair condition.
- Skirting in poor condition.
- Stairs / Landing in poor condition.

Environmental: No issues noted.

Fire & Safety:

Operations & Maintenance: Egress requirements where not confirmed.

Major Asset Maintenance / Capital Improvement Requirements

Estimated removal costs \$3k

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Building Name: Cabin #4

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No interior access available at the time of site tour.

Building Area: 224 sq ft 16' x 14'	Building Age: Older building
Occupancy Classification: C	Services: None
Building Purpose/Current use: Single room, used as sleeping quarters. Seasonal use only.	

Building Description and Construction Type:

Small single storey wood framed cabin on post and pier foundation.
 One of the original cabins on the site.

Building Condition Summary:

- Older building in fair condition.
- New roof required.
- Cladding in fair condition.
- Some insect damage observed in floor structure.
- New stairs and landings required.

Environmental: No issues noted.

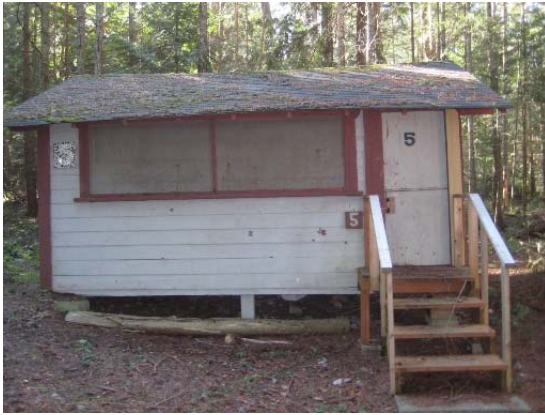
Fire & Safety: Egress requirements to be confirmed.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Building is nearing the end of its service life.
 Estimated removal cost \$2k

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Cabin #5

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 224 sq ft 16' x 14'	Building Age: Older building
Occupancy Classification: C	Services: None
Building Purpose/Current use: Single room, used as sleeping quarters. Seasonal use only.	

Building Description and Construction Type:

Small single storey wood framed cabin on post and pier foundation.
 One of the original cabins on the site.

Building Condition Summary:

- Older building in poor overall condition.
- Decay in structural supports.
- Considerable roof sag and under supported roof structure.
- Poor structural condition.

Environmental: No issues noted.

Fire & Safety: Egress requirements to be confirmed

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.

Estimated removal cost \$2k

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Cabin #6

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 320 sq ft. 16' x 20'	Building Age: Older building
Occupancy Classification: C	Services: None
Building Purpose/Current use: Single room, used as sleeping quarters. Seasonal use only.	

Building Description and Construction Type:

Small single storey wood framed cabin on post and pier foundation.
 One of the original cabins on the site.

Building Condition Summary:

- Older building in poor overall condition.
- Roof sag noted.
- New roof covering required.
- Cladding in poor condition.
- Deterioration noted in support structure (compression).

Environmental: No issues noted.

Fire & Safety: Egress requirements to be confirmed

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.

Estimated removal cost \$2k

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Building Name: Cabin #7

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No interior access available during site visit.

Building Area: 320 sq ft 16' x 20'	Building Age: Est 25 yrs Site built 1980's
Occupancy Classification: C	Services: Electricity provided
Building Purpose/Current use: Single room, used as sleeping quarters.	

Building Description and Construction Type:

Small single storey wood framed cabin on post and pier foundation.

Building Condition Summary:

- Some recent repairs made to the foundation and structure supporting the building.
- Roof sheathing and coverings have been replaced and are in reasonable condition.
- Siding in fair and serviceable condition.
- Cabin could continue to be serviceable with some additional repairs.

Environmental: No issues noted.

Fire & Safety: Built in the 1980's, and subject to the requiring of a Building Permit.

No records could be found to support the issuance of a Permit.

2nd egress door may be required.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Estimated removal cost \$3k

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Cabin #8

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 320 sq ft approx 16' x 20'	Building Age: Est 25 yrs Site built 1980's
Occupancy Classification: "C"	Services: Electricity provided
Building Purpose/Current use: Single room, used as sleeping quarters.	

Building Description and Construction Type:

Small single storey wood framed cabin on post and pier foundation.

Building Condition Summary:

Poor overall condition and appears to be have foundation/floor system failure.

Environmental: No issues noted.

Fire & Safety: Built in the 1980's, and subject to the requiring of a Building Permit.
 No records could be found to support the issuance of a Permit.

Major Asset Maintenance / Capital Improvement Requirements

Building should be removed from service due to overall structural deterioration.
 Estimated removal cost \$3k

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Building Name: Cabin #9

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area:	Building Age: Older building One of the original cabins on the site
Occupancy Classification: "C".	Services: No electricity provided.
Building Purpose/Current use: Single room, used as seasonal sleeping quarters.	

Building Description and Construction Type:

Small single storey wood framed cabin on pier and post foundation.

Building Condition Summary:

Older building in poor overall condition.

Environmental: No issues noted.

Fire & Safety: Egress

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Cabin may suffice for several more seasons with repairs, but is recommended to be removed from service. Estimated removal cost \$2k

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 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Cabin #10

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 224 sq ft. approx 14' x 16'	Building Age: Older building One of the original cabins on the site
Occupancy Classification: "C"	Services: No electricity provided.
Building Purpose/Current use: Single room, used for seasonal sleeping quarters.	

Building Description and Construction Type:

Small single storey wood framed cabin on pier and post foundation.

Building Condition Summary:

- Older building in poor overall condition.
- Structural deterioration.
- Not considered suitable for continued use.

Environmental: No issues noted.

Fire & Safety: Egress

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.

Estimated removal cost \$2k

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Cabin #11

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 224 sq ft. approx 14' x 16'	Building Age: Older building One of the original cabins on the site
Occupancy Classification: "C"	Services: No electricity provided.
Building Purpose/Current use: Single room, used for seasonal sleeping quarters.	

Building Description and Construction Type:

Small single storey wood framed cabin on post and pier foundation.
 One of the original cabins on the site. 1940's?

Building Condition Summary:

- Older building in poor overall condition.
- Structural deterioration and roof sag noted.
- Not considered suitable for continued use.

Environmental: No issues noted.

Fire & Safety: Egress

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.
 Estimated removal cost \$2k

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Cabin #12

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 224 sq ft approx 14' x 16'	Building Age: 1940's? One of the original cabins on the site
Occupancy Classification: "C"	Services: No electricity provided
Building Purpose/Current use: Single room cabin used as seasonal sleeping quarters.	

Building Description and Construction Type:

Small single storey wood framed cabin on pier and post foundation.

Building Condition Summary:

- Older building in poor overall condition.
- Foundation repairs completed in 2008.
- Not considered suitable for continued use.

Environmental: No issues noted.

Fire & Safety: Egress?

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.

Estimated removal cost \$2k

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Splash 2 Washroom Building

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Male washroom and storage/furnace room where not accessible for inspection. Building was shut down for winter and plumbing and mechanical systems where not operational.

Building Area: 680 sq ft. approx - 20' x 34'	Building Age: Est 42 yrs Constructed circa 1968
Occupancy Classification: A2	Services: Electricity. Oil-fired forced air heating Oil-fired hot water heater Water and Septic Field
Building Purpose/Current use: Male/Female - Public shower and toilet facilities.	

Building Description and Construction Type:

Single storey concrete block building with wood framed gable roof.
 Building layout is rectangular with male facilities on one end and female on the other.
 Space and water heating appliances are located in a center section of the building.
 Heating is provided by oil-fired forced air furnace.
 Hot water is provided by oil-fired water heater.
 Both appliances are estimated to be original to the date of construction.
 There is no mechanical ventilation in the washrooms, opening windows provide for the only source of ventilation and moisture control.

Building Condition Summary:

- Building is in fair overall condition.
- The roof covering was replaced in 2009.
- Exterior doors and jambs are in poor condition and require replacement.
- Interior fixtures and partitions are worn and tired.

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

- Space heating and water heating appliances are reported to be functional; however these older oil-fired heating appliances are inefficient to operate, require additional ongoing maintenance, and require bulk oil storage for fuel. If this building is to remain in service it is recommended that consideration be given to replacing the existing space and water heating equipment with high efficiency propane gas-fired units.
- Washroom facilities do not meet the accessibility requirements for persons with disabilities.

Environmental:

- An above ground fuel oil tank is located behind the building.
- Inefficient oil fired space and water heating appliances.
- Building age would be consistent with previous uses of lead based paints.
- The older conventional toilets are not water efficient.

Fire & Safety: Emergency lighting should be provided.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Building could remain functional for the short term with regular maintenance, however an interior refit of the washrooms and fixture upgrades is recommended, and these should include accessibility requirements.

Estimated major asset maintenance expenses for years 1 – 5 are \$25k order of magnitude.

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Craft Hut Building

Date of Inspection: March 8th 2010

Inspection Conditions / Notes:

Building Area: 980 sq ft. approx – 35’ x 28’	Building Age: Older building Estimated age 60+ years.
Occupancy Classification: A2	Services: Electricity provided
Building Purpose/Current use: Arts and craft classes and shop	

Building Description and Construction Type:

Small single storey wood framed building constructed on a post and pad foundation.
 One of the original buildings on the site, (1940’s?)

Building Condition Summary:

- Poor overall condition.
- Structural deterioration throughout the wood foundation extending to sections of the walls. Insect damage apparent in structural and cladding components.
- Rot and deterioration in sections of roof overhang.
- Building appears to be slightly “raked” out of plumb.
- Stairs and landing in poor and potentially unsafe condition.

Environmental: No present heat source but there is the remains of a chimney,

Fire & Safety: Not suited for current use.

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.

Estimated removal cost is \$4k.

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: First Aid Cabin.

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Unable to view crawlspace portion of addition.

Building Area: 604 sq ft 14' x 36' & 10' x 10' addtn.	Building Age: Older Building
Occupancy Classification: B2 / C	Services: Electricity, Electric Heat, Water and Septic services
Building Purpose/Current use: Used as first aid station/infirmary and also contains sleeping quarters.	

Building Description and Construction Type:

Relocated single storey wood framed building with a small site built addition attached to the rear, and forming part of the infirmary. Main building and addition are supported on pad and post foundations with plywood skirting enclosing the crawlspace areas.

The addition houses a full washroom and provides additional storage.

The age of the building is unknown but is believed to have been previously part of a logging camp operation or similar.

Sewerage is discharged to the same field as serves the Directors residence.

Interior finishes include painted plywood and drywall, ceiling tile, Composition floor tile and sheet vinyl. Building appears to have had some thermal insulation added.

Building Condition Summary:

- Older building in poor overall condition.
- Addition was poorly constructed and is not code compliant.
- Exterior stairs and covered landings are in very poor condition.
- Exposed water piping in crawlspace could be subject to freezing.
- Plumbing installations are not code compliant.
- Crawlspace insulation is damaged and dislodged.

Environmental:

- Floor covering is suspect for ACM content.
- Building age would be consistent with previous uses of lead based paints.

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PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

Fire & Safety:

The addition and other subsequent renovations were likely carried out after Building Inspection requirements came into effect, and would have been subject to the requirements of a Building Permit and inspections. No records could be found to support the issuance of Permits.

Code compliance has not been confirmed, however noted items for follow up include:

- Fire separation requirements between adjoining occupancies.
- Emergency Lighting.
- Exiting.

Operations & Maintenance:

Major Asset Maintenance / Capital Improvement Requirements

Recommend removal from service.

Estimated removal costs w/o ACM remediation is \$4k.

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Office

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: Crawl space not inspected.

Building Area:	Building Age: Older Building Est 50+ yrs
Occupancy Classification: D	Services: Electricity
Building Purpose/Current use: Camp Office	

Building Description and Construction Type:

A small single storey wood frame building constructed on a post and pier foundation. The post and pier foundation is skirted in plywood to enclose the crawl space area. Relocated to the site in the mid 1950's and believed to have been previously part of a logging camp operation or similar. Interior finish includes painted plywood wall finish, ceiling tile, and composition sheet flooring. Heating appears to be by plug-in electric portable heaters. A partially removed and decommissioned brick chimney is located on the rear of the building.

Building Condition Summary:

- Older relocated building in poor overall condition.
- Building exterior in fair condition. Roofing requires repair/replacement.
- Stairs, landing, ramps, and porch roof in very poor condition.
- Rear deck in poor condition.

Environmental:

- Floor covering should be considered for possible ACM content.
- Building age would be consistent with previous uses of lead paint.
- Building may have been previously heated with oil.

Fire & Safety: Emergency lighting required.

Major Asset Maintenance / Capital Improvement Requirements

Further inspection required to confirm the option of building rehabilitation. Estimated major asset maintenance expenses for years 1 – 5 are \$3k order of magnitude.

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Caretakers House.

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No interior access available at the time of inspection
 It is suggested this building receive additional inspection detail.

Building Area:	Building Age: Older Building
Occupancy Classification: C	Services: Electricity with separate meter. Oil & Wood Heat. Water & Septic.
Building Purpose/Current use: Residential use for on-site Caretaker	

Building Description and Construction Type:

Two storey wood framed house.

Older building, relocated to the site from Port Alberni area in the 1950's and placed on a conventional perimeter concrete foundation.

Siding is a mix of wall shingles and clapboard with a painted finish.

Building Condition Summary:

Building appears to have had renovations and upgrades over the years including additional living space added, however, no timelines are known.

The house appears to have received some degree of maintenance however the overall condition has not been determined.

The post and footing supporting the partially enclosed rear porch is failing and causing the porch floor, wall and roof structure to sag. Repairs should be made as soon as possible.

Environmental: Fuel oil tank located to the rear of the building

Fire & Safety: Not determined.

Major Asset Maintenance / Capital Improvement Requirements

Not determined.

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Building Name: Flammable Storage Shed

Date of Inspection: March 8th 2010

Inspection Conditions / Notes: No interior access available.

Building Area: < 80 ft sq	Building Age: Unknown
Occupancy Classification: Not defined	Services: None
Building Purpose/Current use: Fuel and other Storage.	

Building Description and Construction Type:

Small wooden shed type building.

Poor condition and not considered appropriate for use.

Environmental: Identified for its potential as a source of hydrocarbon and chemical contamination only.

Replacement recommended.

Costs TBD

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

Building Name: Site Infrastructure

Date of Inspection: March 8th 2010

Water Services

Municipal water is supplied to the site by a 2" water service line.

The water meter is located on the South side of the property.

According to RDN Water Services hydrant pressure near the water meter is 36psi however water pressure downhill from the meter in the camp location is expected to be closer to 64 psi. Total water consumption for 2009 was 1510 cubic meters or 332,200 gallons per year. None of the fixtures inspected were of the water conservation type.

The water service pipe is primarily poly; the service grade could not be confirmed.

The age of the pipe varies by section and parts of the system may date back to the 1970's.

None of the pipe is believed to be sand bedded.

Wooden valve and distribution boxes are located throughout the property. It is reported that many of the valves are old and are difficult to operate. Older valve gates may not fully seat and it may become difficult to completely shut off some lines.

The water line runs approximately down the center of the property and is reduced in size from 2" to 1.5" near the director's cabin. A drain valve is located at the end of the line and terminates on the beach near the boathouse.

Standpipes and hose stations have been installed in various locations for the purpose of emergency fire fighting. The property contains two concrete encased dug wells that are no longer in use. The reported depth of these wells is approximately 15 ft. One well is located near the playfield area and the other is located near the Craft Hut.

On site requirements for firefighting water have not been determined, however, RDN Water Services has confirmed that water mains in the area are of adequate size to support additional water demands if deemed necessary for fire protection requirements.

On Site Waste Water Disposal

Sewerage is disposed of on-site through several septic systems located about the property.

Stringer hall uses a separate gray water system and septic system.

- Splash 1 has its own system shared with the Caretakers house that is located between the building and Splash house. This system was installed approximately 1974.
- The Directors house uses a pressurized system with a mound type field located behind the house.
- The First-Aid building is connected to the same field used by the Directors house.
- Splash 2 has a separate field located between the building and Cabin 7 that was reportedly repaired or replaced approximately 5 yrs ago.

Septic tanks have been pumped out every 2 years (reported – unconfirmed)

It is recommended that all fields be inspected by a Registered Waste Water Practitioner.

Power

Power is provided by overhead service to the site and redistributed after BC Hydro demarcation by overhead service from a main switch panel located near the present office building. Stringer Hall and the Caretakers residence are individually metered.

Four new power poles were installed approximately 4 yrs ago and 4 remaining poles are due for replacement in the near future at an estimated cost of \$10k.

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

Additional Photos:



Commercial kitchen in Stringer Hall



Structural deterioration of balcony and siding at Stringer Hall

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PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

Additional Photos:



Interior view of Kennedy Lodge



Structural condition at Kennedy Lodge.
Many of the wooden structural components of this building show evidence of Powder post beetle infestation and the resulting damage.

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Rot and decay are evident in many parts of the older cabins.
Shown in windowsill here.



Severe structural deterioration shown in Craft Hut Building

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PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



Interior views of one of the older cabins (typical interior)



MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

BUILDING CONDITION SUMMARY

BUILDING NAME	Foundation	Structure	Roofing	Cladding	Ext. Access	Interior	Mechanica	Electrical	Fire Safety	Enviro	REMARKS	Costs to Remove	Maintenance/ Capital Impr. Costs 1-5 years
Stringer Hall	2	3	2	3	3	2	4	6	3	Oil tank			\$30,000
Splash 1	3	4	4	3	3	3	4	6	3	Oil tank		\$10,000	
Directors Res	2	3	5	3	2	2	6	6	3				\$7,000
Kennedy Lodge	4	3	3	2	2	2	4	6	3	Oil tank			\$10,000
Splash 2	2	2	2	2	2	3	4	6	3	Oil tank			\$25,000
Office	6	6	3	2	4	3	N/A	6	3			\$3,000	
Caretakers Res	6	6	2	2	3	6	6	6	6	Oil tank	Unable to view Int.		?????
Storage Building	2	2	4	4	N/A	2	6	6	2				\$6,000
Boat Building	2	2	3	3	2	6	N/A	6	2				\$4,000
Bouldering Cabin	4	4	4	4	4	6	6	6	6		Unable to view Int.	\$3,000	
Fern Cottage	4	4	4	4	5	6	6	6	6	Oil Tank	Unable to view Int.	\$3,000	
Moore Cottage	2	3	4	2	2	2	N/A	6	2				\$5,000
First Aid Cabin	3	2	3	3	4	2	N/A	6	3			\$4,000	
Craft Hut	4	4	4	4	4	N/A	N/A	6	3			\$4,000	
Total Costs												\$27,000	\$87,000

CONDITION : 1. GOOD CONDITION 2. FAIR CONDITION 3. REQUIRES ATTENTION 4. POOR CONDITION
 5. REQUIRES IMMEDIATE ATTENTION 6. UNABLE TO DETERMINE /ADDITIONAL DETAIL REQUIRED.

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

BUILDING CONDITION SUMMARY

BUILDING NAME	Foundations	Structure	Roofing	Cladding	Ext. Access	Interior	Mechanical	Electrical	Fire Safety	REMARKS	Costs to Remove	Maintenance/ Capital Impr. Costs 1-5 years
Cabin 1	3	3	2	2	4	6	N/A	6	6	Unable to view Interior		\$2,000
Cabin 2	4	4	4	3		6	N/A	6	6			\$4,000
Cabin 3	1	1	4	1	3	6	N/A	6	6	Unable to view Interior		\$3,000
Cabin 3A	6	6		2	4	6	N/A	6	6	Unable to view Interior	\$3,000	
Cabin 4	3	3	4	2	4	6	N/A	N/A	6	Unable to view Interior	\$2,000	
Cabin 5	4	4	4	4	4	4	N/A	N/A	6		\$2,000	
Cabin 6	4	4	4	4	4	4	N/A	N/A	6		\$2,000	
Cabin 7	2	2	2	2	2	6	N/A	6	6	Unable to view Interior	\$3,000	
Cabin 8	4	5				3	N/A	6	3	Appears to have structural failure of floor system	\$3,000	
Cabin 9	3	3	4	4	4	4	N/A	N/A	6		\$2,000	
Cabin 10	4	4	4	4	4	4	N/A	N/A	6		\$2,000	
Cabin 11	4	4	4	4	4	4	N/A	N/A	6		\$2,000	
Cabin 12	3	4	4	4	4	4	N/A	N/A	6		\$2,000	
Total Costs											\$23,000	\$9,000

CONDITION : 1. GOOD CONDITION 2. FAIR CONDITION 3. REQUIRES ATTENTION 4. POOR CONDITION
 5. REQUIRES IMMEDIATE ATTENTION 6. UNABLE TO DETERMINE /ADDITIONAL DETAIL REQUIRED.

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

COSTS

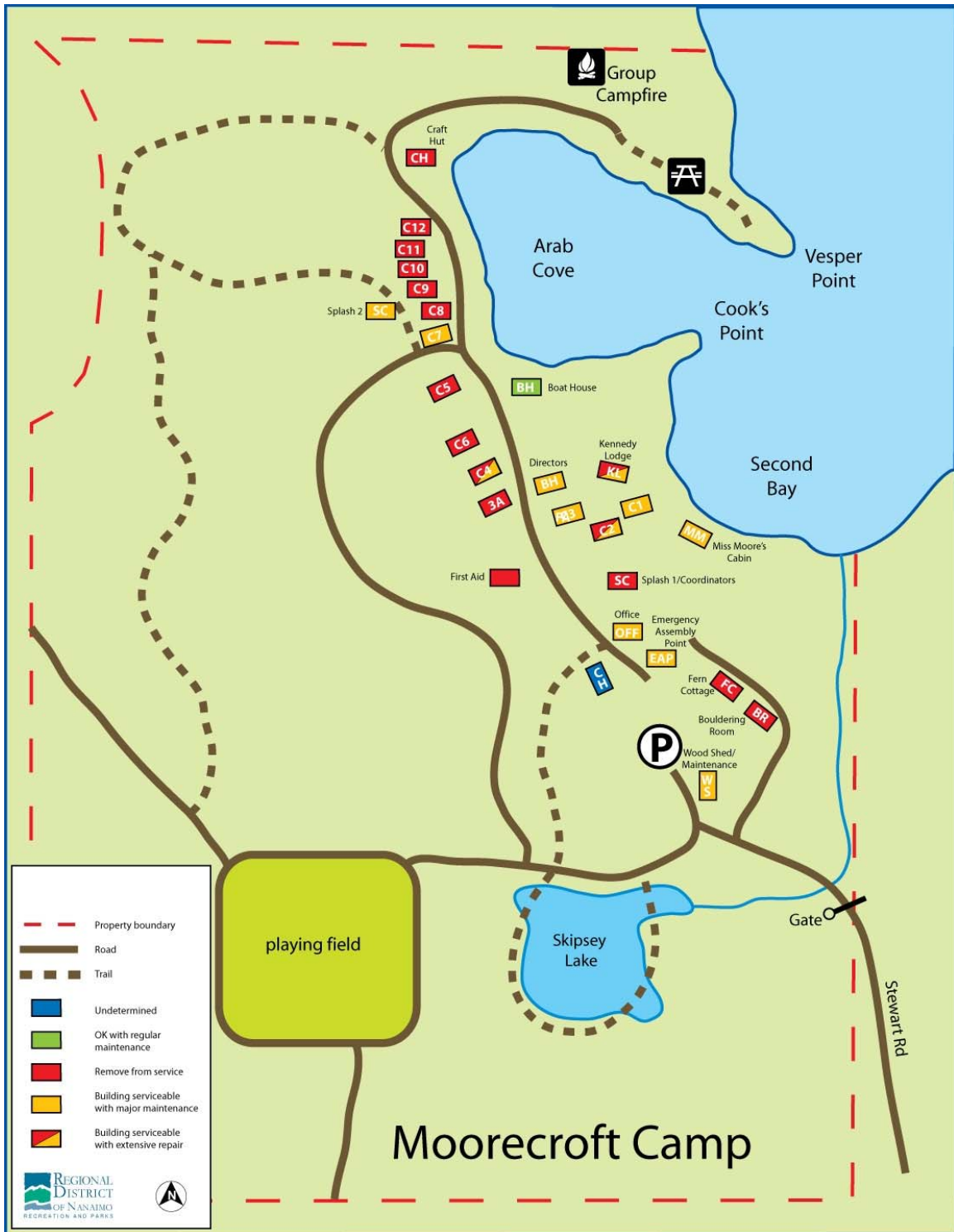
Total Removal Costs for Buildings	\$27,000
Total Removal Costs for Cabins	\$23,000
Total Maintenance Costs for Buildings	\$87,000
Total Maintenance Costs for Cabins	\$ 9,000
Other Costs Hydro Poles and Water Line Repairs	<u>\$12,000</u>
 Total Estimated Costs	 \$158,000

Costs do not include ACM or environmental remediation. It should also be noted that these costs are based on a preliminary investigation and could change significantly upon a more detailed assessment. Costs for some buildings could not be determined. The building removal costs would drop if several or all buildings identified were removed at the same time generating an economy of scale savings in the range of 30%.

Future costs will include replacement of camping structures. This could be low cost for the development of camping sites and higher for the use of yurts or new cabins.

Other costs not included here are expenditures related to grounds developments ie. Trail remediation.

MOORECROFT CAMP
 PRE ACQUISITION BUILDINGS CONDITION REPORT 2010



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The attached is a sample base year budget for typical landlord responsibility O&M
 This budget does not include major or minor asset improvements.

Moorecroft Camp Annual Operations & Maintenance Base Year Budget Estimate (Landlord Maintenance)		
Function	Description of service	Annual Budget
Fire Safety	Maintenance and Inspection of extinguishers, e-lights and kitchen hood suppression	\$ 600
HVAC	Annual service and filter change	\$1100
Electrical	Minor maintenance and repairs including lighting	\$1000
Plumbing	Minor maintenance and repairs.	\$ 400
Kitchen Equipment	Inspection, service repairs and exhaust hood cleaning	\$1200
Minor Repairs	Minor building repairs.	\$ 600
Roof Maintenance	Annual roof inspections, roof and gutter cleaning and minor repairs	\$ 500
Pest Control	Annual contract	\$ 600
Grounds Maintenance	Hazard tree and contractor services	\$1000
Energy	<i>Site user cost</i>	
Cleaning / Garbage	<i>Site user cost</i>	
Utilities	<i>Pass thru cost to site user</i>	
Snow Removal	<i>Site user cost</i>	
Security	<i>Site user cost</i>	
Total O&M (Landlord Cost)		\$7,000.

The estimated costs for major and minor asset maintenance projects based on a five year projection will be provided on request.

MOORECROFT CAMP
PRE ACQUISITION BUILDINGS CONDITION REPORT 2010

End of Report.