

October 6, 2021

Mr. Chris Boudreau, P. Eng  
Director of Public Works / Municipal Engineer  
Municipality of the County of Richmond  
2357 Highway 206  
Arichat, NS, B0E 1A0

Via email: caboudreau@richmondcounty.ca  
Our file no: 2101072

**Re: Former West Richmond Education Centre  
Building Condition Assessment  
19 School Road, Evanston**

Chris,

Thank you for choosing the services of Capital Management Engineering Limited (CMEL) to complete the Building Condition Assessment of the former West Richmond Education Centre (WREC).

CMEL has been aiding municipalities in their capital planning and decision making for more than a decade. During this time we have been able to provide our expertise in the assessment of hundred facilities similar to the West Richmond Education Centre. Further to our building condition assessments, we have been able to consult on the re-investment and divestment of several facilities in similar physical states as the WREC.

One such facility was the former Bloomfield school located in downtown Halifax. This school was previously the property of the Halifax Regional School Board (now HRCE), was closed and then provided to the City of Halifax. We completed a similar building condition assessment and 25-year capital plan for the City in 2019 for Bloomfield allowing them to quantify the deferred maintenance and make decisions based on the state of the facility.

In a similar fashion, CMEL completed a re-invest / divest of the Halifax Forum. Though this facility had not been closed, the Halifax Forum was in great need of investment due to deferred maintenance and a failing exterior envelope. Through the assessment of the facility we identified these short comings and were able to provide an estimate of the required costs to address the old and failing systems. After discussions with the Municipality and other stake holder's further assessments were completed to determine the possible renewal and re-investment into the facility.

We have included a short summary list on the following page of previous projects we have completed with similar assessments and deliverables.

Kind regards,



Gerard Wttewaall, CMEL

2101072 West Richmond Education Centre

**City of Saint John,  
Property Condition and Energy Assessments and 25 Year Capital Plan**

The City of Saint John (Saint John) publically tendered, the assessments and planning to support the development of a portfolio wide twenty-five year master plan for 33 facilities. CMEL was awarded a contract through a competitive bid process to complete the assessment and develop the capital plans including energy audits.

**Nova Scotia Transportation and Active Transit,  
Property Condition and Energy Assessments and 25 Year Capital Plan**

Nova Scotia Transportation and Active Transit (NSTAT) publically tendered, the assessments and planning to support the development of a portfolio wide twenty-five year master plan and energy assessments for 32 facilities included several historical and heritage buildings. CMEL was awarded two contracts through a competitive invited bid process to complete and develop the planning process and was successful in all phases of the public tender process which represented assessments of their buildings in two separate tenders.

**Halifax Centre for Education,  
Property Condition and Twenty-five Year Capital Plan**

The Halifax Centre for Education publically tendered, the assessments and planning to support the development of a portfolio wide twenty-five year master plan for 110 facilities. This included several annexed schools. CMEL was awarded a contract through a competitive bid process to complete the assessments and develop the capital plans.

**City of Dieppe  
Property Condition and Energy Assessments 25 Year Capital Asset Management Plan**

The City of Dieppe has worked with CMEL on phased property condition and energy assessments since 2009. In 2017, CMEL completed an overall review of 19 facilities in keeping with the ASTM E2018 - 15 standard, including energy assessments on 17 of those facilities to NB Power CBRP standards, to support the development of a portfolio wide twenty-five year capital asset management plan (AMP) for the City. The AMP included the main components of the City's water system.

**Halifax Regional Municipality  
Property Condition and Energy Assessments and 25 Year Capital Asset Management Plan**

Halifax Regional Municipality (HRM) publically tendered, in a phased approach, the assessments and planning to support the development of a portfolio wide twenty-five year capital asset Management plans for 160 facilities. CMEL was awarded two contracts through a competitive invited bid process to complete and develop the planning process and was successful in all phases of the public tender process. CMEL conducted property and building condition as completing detailed energy assessment for all properties. Twenty-five year capital plans were developed for each site incorporating energy efficiency measures.

**City of Moncton  
Property Condition and Energy Assessments and 25 Year Capital Asset Management Plan**

The City of Moncton publically tendered phased property condition and energy assessments to support the development of a portfolio wide twenty-five year capital asset management plan for 33 facilities. CMEL proposed a methodology to complete the initial work under one contract, and was awarded the contract in the fall of 2015. The Project, initial scheduled to be completed over a multiyear period was completed early and on budget.

CMEL conducted the building condition assessments on all 33 facilities in keeping with the ASTM standards as well as filing detailed energy assessments for 26 of the properties with *Energy Smart*.