



Committee of the Whole Report

Report Number: BP2024-001
Meeting Date: April 30, 2024
Title: Facility Condition Assessments Update For Various Facilities
Description: Evaluating future Capital Projects from Building Condition Assessments
Author and Title: James Smith, Manager of Buildings and Property

Recommendation(s):

That Report BP2024-001, **Facility Condition Assessments Update For Various Facilities**, be received.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Building and Property has undertaken the task of conducting Facility Condition Assessments (FCAs) to evaluate the state of its facilities. These assessments involve thorough inspections and evaluations of public facilities, administrative offices, fire halls, community centers, and other various municipal buildings. By examining the condition of these structures, the city gains valuable insights into potential maintenance needs, safety concerns, and opportunities for improvement.

Building and Property, along with Asset Management, are working on a strategic plan to continue conducting Facility Condition Assessments on an ongoing basis. Recognizing the importance of proactive maintenance and asset management, the City aims to allocate resources annually to complete as many assessments each year as the budget allows. The goal is to complete FCAs on all of the City's facilities and to use these assessments to input the capital projects into the long-term Capital forecast for a 20-year life cycle. This proactive approach enables the city to stay ahead of potential issues, prioritize projects effectively, and helps Building and Property prioritize projects that align with long-term sustainability goals or organizational objectives.

Facility condition assessments serve as a foundational tool for guiding future projects by offering a detailed assessment of a facility's current state. These reports provide insights into the condition of various facility components, ranging from structural integrity to mechanical systems performance. By highlighting areas of concern such as structural weaknesses, safety hazards, or equipment nearing the end of its lifespan, these reports help Building and Property prioritize projects that address immediate needs and mitigate potential risks. For example, if the report identifies issues with the facility's electrical wiring or HVAC system, Building and Property can prioritize projects aimed at rectifying these deficiencies to ensure the safety and comfort of occupants. By quantifying the severity of existing issues and estimating the projected lifespan of facility components, Building and Property can develop a strategic plan for allocating resources and scheduling maintenance or renovation projects. This involves weighing factors such as budget constraints, operational impact, and regulatory compliance to determine the order in which projects should be undertaken.

Building and Property has successfully conducted several FCAs in recent years. Three of these assessments are highlighted in this report, serving as crucial inputs to the City of Kawartha Lakes' 'Long-Term Capital Forecast'. Specifically, the FCA conducted for the Old Gaol Museum was instrumental following Council's approval of a substantial ten-year, \$4,000,000 capital budget starting in 2023. This assessment played a pivotal role in identifying the necessary renovations and revitalization efforts required for the facility.

Rationale:

The **Norland Fire Hall**, built in 1973 in Norland, Ontario, requires significant maintenance and upgrades. The exterior envelope assessment suggests replacing the roof with code-compliant elements, switching failed vinyl siding to metal siding, and addressing insulation deficiencies. Site grading and drainage issues causing flooding requires a Storm Water Management Plan. Mold remediation is needed, including replacing insulation to meet building codes. Estimated costs include \$195,000 for roof replacement, \$45,000 for vinyl siding, with additional costs for various repairs over the next decade.

The **Kinmount Fire Hall** in Kinmount, Ontario, with an unknown construction date, has undergone recent repairs post-2020 tornado. The metal roofing and gypsum board ceiling are in good condition. Windows, though past life expectancy, do not require immediate replacement. Recommendations include replacing windows within five years and main entrance doors within ten years. Site drainage issues causing spring flooding necessitate a Storm Water Management Plan. Mold remediation is advised, including replacing insulation for code compliance. Estimated costs of \$31,000 include immediate repairs such as replacing downspouts and investigating roof venting and flashing, along with future expenses for window replacements and other structural improvements costing \$90,000.

The **Lindsay Old Jail Museum**, built in 1863, faces various structural challenges. Water ingress through basement foundations and upper floor envelope penetrations is attributed to grading and drainage deficiencies and failing sealants. The exterior walls show deteriorating mortar joints, failing windowsills, and openings allowing rodents and bats to enter. Roofing issues include failing flashing details and biological growth on flat roofs. The entry portico and stairs require reconstruction, while windows need repairs and storm protection. Parapets and chimneys suffer from deteriorating masonry and failing sealants. Site drainage needs improvement to mitigate basement flooding. Interior walls exhibit damage to plaster and paint, especially in areas prone to water infiltration. Estimated costs for urgent, short-term, and long-term repairs totaling roughly \$4,000,000. These repairs will take place over the next 10 years and will be completed in three phases. Council has approved an annual budget of \$400,000 over the course of ten years for the renovation and revitalization of the Old Gaol Museum (Capital Project 953230301).

This project, spanning from 2023 to 2032, aims to prioritize the restoration of the building envelope, including the roof, exterior stonework, brick, chimneys, stairs, and other structural elements. Additionally, the project will encompass the replacement of HVAC and mechanical equipment, as well as electrical and interior renovations.

Other Alternatives Considered:

No other alternatives are recommended.

Alignment to Strategic Priorities

A Vibrant and Growing Economy

- Infrastructure investment
- Property development and increased value

An Exceptional Quality of Life

- Increased building functionality
- Safety assurance
- Enhanced comfort
- Foster civic pride
- Enhance community involvement

A Healthy Environment

- Identifying health hazards
- Optimizing energy efficiency
- Enhancing occupant comfort and well-being
- Promote sustainability

Good Government

- Ensure municipal assets are well maintained and well managed
- Effective management of the municipal building portfolio

Financial/Operation Impacts:

While there are no immediate impacts, these FCAs and future assessments will identify areas that will necessitate future Capital Requests. This approach allows the City to anticipate potential issues, prioritize projects effectively, and assists Building and Property in selecting projects that align with long-term sustainability goals and organizational objectives.

Servicing Implications:

There are no servicing implications associated with this report.

Consultations:

Attachments:



Facility Condition
Assessment Update

Department Head email: cshanks@kawarthalakes.ca

Department Head: Craig Shanks, Director of Community Services