



Staff Report

Community Services

Report To: Committee of the Whole
Meeting Date: June 25, 2018
Report Number: CSPW.18.054
Subject: Building Condition Assessments
Prepared by: Ryan Gibbons, Acting Director of Community Services

A. Recommendations

THAT Council receive Staff Report CSPW.18.054, entitled "Building Condition Assessments"; and
THAT Council accept the Building Condition Assessments as presented by Cion Coulter Corporation.

B. Overview

This report outlines the purpose of the BCA's (Building Condition Assessments), integration with the asset management plan, the asset management software. The assessments have also considered AODA (Accessibility for Ontarians with Disabilities Act) requirements and describes the funding that has been identified.

C. Background

The building condition assessments are a key component for an asset management plan which is required by the Province. "Every municipality shall prepare an asset management plan in respect of its core municipal infrastructure assets by July 1, 2021, and in respect of all of its other municipal infrastructure assets by July 1, 2023." "Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure". Although not all facilities are considered part of the core municipal infrastructure, the Town took advantage of a grant to have all Town owned facilities assessed.

The Town has worked with Cion Coulter Corporation to perform the BCA's. Cion Coulter is a multi-disciplined engineering and building science firm. The Town procured the services through a contract awarded by the Ontario Education Collaborative Marketplace in accordance with the Town's Purchasing Policy.

Cion Coulter has reviewed all Town owned facilities and provided detailed on-site assessments based on "UNIFORMAT II - Level 3". Uniformat is a standard for classifying building specifications, cost estimating, and cost analysis in the U.S. and Canada. The elements are major components common to most buildings. The system can be used to provide

consistency in the economic evaluation of building projects. It was developed through an industry and government consensus and has been widely accepted as an American Society for Testing Materials standard.

Community Services coordinated pre-inspection documentation (drawings, manuals, etc.), meetings with Staff as well as access to each building for the assessments.

The details of the building condition assessments will be entered in to the Town's asset management software, "Cityworks". Cityworks will aid staff with project prioritization, budgeting, and maintaining efficient facilities.

In addition to the BCA's, Cion Coulter performed an accessibility review. The accessibility review provides consideration for public access.

Funding was received through FCM (Federation of Canadian Municipalities) for 80% of the project cost and the Town contributed the remaining 20%.

D. Analysis

By approving this report Council will be providing staff direction for prioritization of projects within Town facilities for upcoming budgets as well as working towards Ontario Regulation 588/17.

E. The Blue Mountains Strategic Plan

Goal #1: Create Opportunities for Sustainability
Objective #5 Improved Visibility and Local Identity

Goal #3: Support Healthy Lifestyles
Objective #4 Commit to Sustainability

Goal #4: Promote a Culture of Organizational & Operational Excellence
Objective #1 To Be an Employer of Choice
Objective #3 To Consistently Deliver Excellent Customer Service
Objective #4 To Be a Financially Responsible Organization
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness

Goal #5: Ensure Our Infrastructure is Sustainable
Objective #1 Develop a Long-Term Asset Management Plan for the Maintenance, Renewal and Replacement of Existing Infrastructure
Objective #2 Avoid Unexpected Infrastructure Failure and Associated Costs and Liability
Objective #3 Implement Best Practices in Sustainable Infrastructure
Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

Some of the recommendations within the BCA's may have impacts on efficiency and the overall carbon footprint.

G. Financial Impact

Total Cost \$34,396.13

Funding from Federation of Canadian Municipalities \$27,517.05

Town of The Blue Mountains (Taxation) \$6,879.08

H. In consultation with

Sam Dinsmore, Deputy Treasure / Manager of Accounting and Budgets

Shawn Everitt, Interim Chief Administrative Officer

Connor O'Hara, Building Maintenance/Harbour/Cemetery

Serena Wilgress, Manager of Purchasing and Risk Management

I. Attached

1. Attachment 1 – Cion Coulter Presentation

Respectfully submitted,

Ryan Gibbons
Acting Director of Community Services

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BUILDING CONDITION ASSESSMENT (BCA) **SUMMARY PRESENTATION**

For the Town of Blue Mountains



June 20, 2018





Introduction

- Objective of BCA's:
 - Identify life cycle concerns/deficiencies
 - Develop asset management strategy
- Important step in guiding the Town to operationally and fiscally manage facilities while maintaining them in a good state of repair.
- A total of 43 sites were assessed and are listed in the next few slides. List of facilities are categorized depending on the type of facilities, primarily:
 - Main Facilities (23 sites)
 - Water Facilities (9 sites)
 - Wastewater Facilities (9 sites); and
 - Waste Facilities (2 sites)

Main Facilities (23 sites)



NO.	FACILITY	ADDRESS
1	The Blue Mountains Public Library	173 Bruce Street. S., Thornbury
2	Beavery Valley Community Hall	58 Alfred Street, Thornbury
3	Beavery Valley Arena	58 Alfred Street, Thornbury
4	Craigleith Community Centre	132 Lakeshore Road E., Craigleith
5	Craigleith Heritage Depot	113 Lakeshore Road E., Craigleith
6	Town Hall (including parking lots)	32 Mill Street, Thornbury
7	OPP Station	364 Clark Street, Thornbury
8	Fire Hall #1	Grey Road 19, Craigleith
9	Fire Hall #2	Clark Street, Thornbury
10	Harbour Office	41 Bruce Street N., Thornbury
11	Harbour Shower Building	41 Bruce Street, Thornbury
12	Tomahawk Operations Centre	10 th Line, Thornbury
13	Tomahawk Golf Course Shop	10 th Line, Thornbury
14	Parks Operations (Cedar Grove)	75 Bay Street E., Thornbury
15	Union Cemetery Chapel	4 Russell Street W., Thornbury
16	Ravenna Hall	628299 Grey Road 119, Ravenna
17	Roads Department Works Office	Grey Road 2, Ravenna
18	Roads Department Works Depot	Grey Road 2, Ravenna
19	Roads Department Works Shop	Grey Road 2, Ravenna
20	Nippising Ridge Park Washroom Building	205 Blueski George Crescent, Craigleith
21	Little River Washrooms	4 Harbour Street, Thornbury
22	Cedar Grove Washrooms	75 Bay Street E., Thornbury
23	Bayview Park Washrooms	60 Bay Street E., Thornbury



Water Facilities (9 sites)

NO.	WATER FACILITY
1	Wards Road Booster Pump Station
2	Camperdown Court Booster Pump Station
3	Camperdown Road Booster Pump Station
4	Happy Valley Road Booster Pump Station
5	Arrowhead Road Booster Pump Station
6	Thornbury – Reservoir & Booster Station
7	10 th Line Booster Pump Station
8	Water Operations Centre
9	Thornbury Water Treatment Plant



Wastewater Facilities (9 sites)

NO.	WASTEWATER FACILITY
1	Delphi Sewage Lift Station
2	Elgin Street Sewage Lift Station
3	Moore Crescent Sewage Lift Station
4	Sunset Boulevard Sewage Lift Station
5	Mill Street Sewage Lift Station
6	Lake Shore Sewage Lift station
7	Craigeith Main Sewage Lift Station
8	Thornbury Wastewater Treatment Plant
9	Craigeith Wastewater Treatment Plant



Waste Facilities (2 sites)

NO.	WASTE FACILITY
1	Landfill Operation Building
2	Scale House



Methodology

- Building Components assessed include:
 - Structural
 - Building Envelope
 - Interior Finishes
 - Fixtures/Fixed Furnishings
 - Mechanical, Electrical, and Life Safety Systems
 - Site Work
- Applicable Codes, standards, and systems were used to assess the facilities including:
 - Ontario Building Code
 - Building Code Act – O. Reg. 332/12
 - Occupational Health and Safety Act, 2011
 - ANSI/ASHRAE/IES 90.1-2013
 - ASTM E2018-08
 - ASTM E1557-09



Methodology

- Interviews conducted with various site personnel with site visitations coordinated with Mr. Connor O'Hara, Manager of Community Services
- Drawings were reviewed for each site, where available.
- Project Team includes:
 - Project Executive: Evan Scknolnik
 - Project Manager: Kevin Shaw
 - Project Coordinator: Claire Park
 - Mechanical Engineer: Sam Appuhamy



Repair Priority & Costing

- Repair Priority & Costing Tables outline the recommended repair timing based on priority along with preliminary budget estimates.
- Condition ratings for projects are described as follows:

CONDITION		DESCRIPTION
1	Very Poor	Facility or Component has failed, not operational, not viable, and unfit for occupancy or normal use, environmental/contamination/pollution issues exist.
2	Poor	Badly deteriorated, potential structural problems, inferior appearance, major defects, components fail frequently, observable deterioration requiring capital repair and the component failing.
3	Fair	Average condition, significant defects are evident, worn finishes require maintenance, services are functional but need attention, likely to become "poor" within a few years if not addressed.
4	Good	Minor defects, superficial wear and tear, some deterioration to finishes, major maintenance not required, not requiring capital expenditures.
5	Very Good	No defects, as new condition and appearance



Repair Priority & Costing (Priority Rating)

- Priority ratings for projects are described as follows:

PRIORITY	DESCRIPTION	APPROXIMATE ACTION TIME
1	Essential, currently critical (year 0, immediate) conditions requires immediate action be taken to correct that problem.	Priority-1: Critical - Immediate Action
2	Necessary, potentially critical conditions which, if not corrected expeditiously, will become critical within a year or two.	Priority-2: Potentially Critical - In 1-2 years
3	Necessary, but not yet critical conditions that require appropriate attention to preclude predictable deterioration or potential downtime associated damage or higher costs differed further.	Priority-3: Not yet Critical - In 3-5 years
4	Necessary, recommended improvements which require no action at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.	Priority-4: Recommended - In 5+ years
5	Desirable. Conditions in this category include items that represent a sensible improvement to existing conditions to maintain the building from becoming physically or functionally obsolescent.	Priority-5: Desirable



5-Year Cost Summary Table for All Sites

Main Facilities	2018	2019	2020	2021	2022	5 year
Bayview Park Washroom		\$ 500	\$ 3,500	\$ 4,500	\$ 8,500	
Beaver Valley ARENA	\$ 12,500	\$ 305,200	\$ 107,200	\$ 327,000	\$ 40,000	\$ 791,900
Beaver Valley Community	\$ 8,500	\$ 30,000	\$ 126,500	\$ 1,500		\$ 166,500
BM Public Library	\$ 10,500		\$ 38,000	\$ 51,500		\$ 100,000
Ceder Grove Washroom		\$ 9,000			\$ 4,000	\$ 13,000
Craigleith Community	\$ 34,000	\$ 41,000	\$ 500	\$ 12,000	\$ 14,000	\$ 101,500
Craigleith Fire Hall		\$ 23,000	\$ 30,000	\$ 10,500		\$ 63,500
Craigleith Heritage Depot	\$ 28,000	\$ 66,500	\$ 20,000			\$ 114,500
Harbour Shower Building	\$ 2,000	\$ 1,000	\$ 35,000	\$ 30,000	\$ 22,000	\$ 90,000
Harbour Office		\$ 18,000		\$ 11,500	\$ 5,000	\$ 34,500
Little River Washroom		\$ 4,000	\$ 6,000	\$ 9,000	\$ 4,000	\$ 23,000
OPP Station		\$ 2,000	\$ 1,000	\$ 1,500		\$ 4,500
Thornbury Fire Hall	\$ 2,000	\$ 28,000		\$ 78,500		\$ 108,500
Tomahawk Golf Course Shop		\$ 300			\$ 6,000	\$ 6,300
Town Hall	\$ 52,500	\$ 95,500	\$ 129,400	\$ 78,750	\$ 188,000	\$ 544,150
Union Cemetry Chapel	\$ 4,000	\$ 4,000	\$ 10,000	\$ 3,000		\$ 21,000
Total Reported	\$ 154,000	\$ 627,500	\$ 504,100	\$ 618,250	\$ 287,500	\$ 2,191,350
7 Sites in Progress*	\$ 26,000.00	\$ 102,000.00	\$ 84,000.00	\$ 104,950.00	\$ 48,700.00	\$ 365,650.00
Grand Total	\$ 180,000	\$ 729,500	\$ 588,100	\$ 723,200	\$ 336,200	\$ 2,557,000

* Factored based on Square footage



5-Year Cost Summary Table for All Sites

- Completed Water and Waste Water Sites

Water and Waste Water sites	2018	2019	2020	2021	2022	5 year
10th Line Booster Pump Station				\$ 6,500	\$ 5,000	\$ 11,500
Camperdown Court Booster Pump Station	\$	2,300	\$ 1,000		\$	3,300
Camperdown Road Booster Pump Station	\$ 3,000	\$ 50,000	\$ 30,000		\$ 6,000	\$ 89,000
Happy Valley Booster Pump Station		\$ 3,000				\$ 3,000
Thornbury Reservoir & Booster Station						\$ -
Wards Road Booster Pump Station	\$ 2,000					\$ 2,000
Arrowhead Road Booster Pump Station		\$ 3,000				\$ 3,000
Total Reported	\$ 5,000	\$ 58,300	\$ 31,000	\$ 6,500	\$ 11,000	\$ 111,800
13 Sites in Progress*	\$ 41,000	\$ 68,000	\$ 250,000	\$ 53,000	\$ 90,000	\$ 502,000
Grand Total	\$ 46,000	\$ 126,300	\$ 281,000	\$ 59,500	\$ 101,000	\$ 613,800



Summary of Costs

- Costs Broken down by Level 1 Group:

	5 year	5 Year %	5-10 year	11-25 Years
A-Substructure	\$ 48,000	2%	\$ -	\$ -
B-Shell	\$ 379,000	15%	\$ 168,000	\$ 1,925,000
C-Interiors	\$ 492,000	19%	\$ 186,000	\$ 975,000
D-Services	\$ 1,064,000	42%	\$ 556,000	\$ 1,713,000
E-Equipment & Furnishings	\$ 23,000	1%	\$ 40,000	\$ 145,000
G-Site	\$ 551,000	22%	\$ 172,000	\$ 927,000
Total	\$ 2,557,000		\$ 1,122,000	\$ 5,685,000



Level 1 Component List

- Typical components that make up level 1 group:

A-Substructure

Foundations

B-Shell

Building Envelope (roof, windows doors etc.)

C-Interiors

Interior Finishes (floors, walls, ceilings, doors)

D-Services

Mechanical, Electrical, Life Safety, Elevators

E-Equipment & Furnishings

Fixed Furnishings

G-Site

Parking Lots, Site Lighting, Sidewalks Fencing etc.,



Summary of Condition

- 5 year outlook

Row Labels	5 year	of Componentes
A-Substructure	\$ 48,000	36
2 - Poor	\$ 47,000	4
4 - Good	\$ 1,000	30
5 - Very Good	\$ -	2
B-Shell	\$ 379,000	145
1 - Very Poor	\$ 49,000	6
2 - Poor	\$ 200,000	42
3 - Fair	\$ 96,000	18
4 - Good	\$ 34,000	74
5 - Very Good	\$ -	6
C-Interiors	\$ 492,000	126
1 - Very Poor	\$ 34,000	5
2 - Poor	\$ 391,000	18
3 - Fair	\$ 67,000	16
4 - Good	\$ -	75
5 - Very Good	\$ -	13
D-Services	\$ 1,064,000	314
1 - Very Poor	\$ 13,000	5
2 - Poor	\$ 255,000	29
3 - Fair	\$ 752,000	88
4 - Good	\$ 44,000	156
5 - Very Good	\$ -	36
E-Equipment & Furnishing	\$ 23,000	16
2 - Poor	\$ 14,000	1
3 - Fair	\$ 9,000	2
4 - Good	\$ -	13
G-Site	\$ 551,000	72
1 - Very Poor	\$ 25,000	9
2 - Poor	\$ 377,000	8
3 - Fair	\$ 118,000	8
4 - Good	\$ 30,000	47
Grand Total	\$ 2,557,000	710

Row Labels	# of Components	%
1 - Very Poor	25	3%
2 - Poor	102	14%
3 - Fair	132	19%
4 - Good	394	56%
5 - Very Good	57	8%
Grand Total	710	



Summary of Costs

- Costs Broken down by Priority

	5 Year
1-Critical	\$ 19,000
C3020-Floor Finishes	\$ 2,000
C7007-Defibrillator Box	\$ 1,000
D4090-Other Fire Protection Systems	\$ 13,000
G2030-Pedestrian Paving	\$ 4,000
2-Potentially Critical	\$ 685,000
A1010-Standard Foundations	\$ 41,000
A1030-Slab-on-Grade	\$ 6,000
B2010-Exterior Walls	\$ 4,000
B2030-Exterior Doors	\$ 35,000
C1010-Interior Partitions	\$ 59,000
C3020-Floor Finishes	\$ 249,000
D2010-Plumbing Fixtures	\$ 4,000
D2033-Floor Drains	\$ 12,000
D3014-Air Conditioning Unit	\$ 3,000
D3020-Split systems	\$ 58,000
D3094-Pump	\$ 25,000
D4000-Fire Alarm Panel	\$ 41,000
D5020-Lighting & Branch Wiring	\$ 134,000
D5030-Communications & Security	\$ 12,000
G2040-Site Development	\$ 2,000
3-Not yet Critical	\$ 605,000
4-Recommended	\$ 1,181,000
5-Desirable	\$ 67,000
Grand Total	\$ 2,557,000



Questions/Comments?



The logo for Cion | Coulter features the word "Cion" in red with a stylized black roof-like graphic above the 'i', followed by a vertical bar and the word "Coulter" in dark blue.

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