

Municipality of Chatham-Kent
Infrastructure and Engineering Services
Asset Management

To: Mayor and Members of Council

From: Tom Skodak
Manager, Municipal Assets

Date: April 11, 2018

Subject: 2018 Building Lifecycle Projects

Recommendation

It is recommended that:

1. The 2018 Building Lifecycle Projects valued at an estimated amount of \$2,191,500 be approved.

Background

The Asset Management Division is responsible for 115 municipal buildings including Municipal Service Centre office buildings, Police, Fire and Emergency Medical Services (EMS) Stations, Libraries, Public Works Garages/Offices, Theatres, Museums and a number of buildings leased to various businesses.

Each year, Council approves base budget funding for lifecycle projects that address regular building lifecycle upkeep of mechanical and electrical systems, building envelope repairs and other exterior and interior improvements.

The Asset Management team, in consultation with representatives from all departments occupying the buildings, prioritize the building lifecycle projects to be completed each year.

Lifecycle demands have increased due to a number of legislated requirements as well as an aging infrastructure. There is also a need to address security issues within municipally owned buildings.

A master list of potential lifecycle projects was compiled from requests from various departments occupying the affected municipal buildings and priorities identified by the Asset Management department. Additional consideration was given to projects identified but not completed during previous years.

The projects were separated into those being recommended for completion in 2018 and those to be considered in future years.

The list of proposed 2018 Building Lifecycle Projects with an estimated cost of \$2,191,500 is attached (Appendix A). The subsequent list of projects to be considered at a later date is also attached (Appendix B).

It is important to note that the 2018 list is also subject to additional changes as urgent repairs emerge which may shift priorities.

Comments

Administration is continuing to investigate possible building divestitures through the co-location of municipal operations. This requires working with community representatives and groups where appropriate. As opportunities arise, location specific reports will be brought forward for Council's approval.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

- Economic Prosperity:
Chatham-Kent is an innovative and thriving community with a diversified economy
- A Healthy and Safe Community:
Chatham-Kent is a healthy and safe community with sustainable population growth
- People and Culture:
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- Environmental Sustainability:
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

- Financial Sustainability:
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- Open, Transparent and Effective Governance:
The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership
- Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Representatives from the following departments were consulted and assisted the Asset Management team with prioritizing all identified issues into projects to be addressed in 2018 and the remaining projects to be addressed during future opportunities:

- Infrastructure and Engineering Services
- Health and Family Services
- Fire and Emergency Services
- Police Services
- Corporate Services
- Community Development

Financial Services and Budget and Performance Services were also consulted.

Financial Implications

2018 Priority Project Cost	
Estimated Cost of Priority Projects for 2018 (Appendix A)	\$2,191,500
Funding Sources For 2018 Priority Projects	
2018 Base Building Lifecycle Budget	\$2,824,620
Total Funding Sources	\$2,824,620
Remaining Funds for Unforeseen Building Emergencies	\$633,120

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- c. Purchasing Officer, Financial and Performance Services
 - Health and Family Services
 - Fire and Emergency Services
 - Police Services
 - Library Services
 - Corporate Services
 - Community and Development Planning Services

Attachments: Appendix A - List of 2018 Priority Building Lifecycle Projects
Appendix B -List of Potential Future Building Lifecycle Projects

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Appendix A - 2018 Building Lifecycle Priority Projects

Facility	Project Description	Estimated Cost
Fire/EMS Stations		
Fire Stn Chatham #1	Address water penetration issues	
Fire Stn Chatham #1	Painting of stairwell	
Fire Stn Chatham #1	Resurface floor in engine room	
Fire Stn Chatham #1	New flooring in Captains office	
Fire Stn Chatham #1/#2	New signage for both stations	
Fire Stn Blenheim	Add a window to exterior wall	
Fire Stn Harwich	Water damage repairs	
Fire Stn (various)	Parking lot/driveway repairs	
Garages		
Garage- Harwich	Upgrade garage oil separator system	
Garage- Blenheim	Lighting upgrades	
Garage- Blenheim	New gas service for heating upgrades	
Garage- Coatsworth	New garage door	
Garage- Fleet PABC	Upgrade ventilation system	
Garage- Kent Centre	Drainage and interceptor replacement	
Garage- Raleigh	New garage door	
Garage- Thamesville	Floor repairs @ old PUC property	
Garage- Thamesville	Office space/training room renovations	
Garage- Tilbury (Valetta)	Replace windows	
Garage- Tilbury (Valetta)	New 2" water service	
All PW Garages	Miscellaneous repairs/upgrades	
Libraries		
Library- Chatham	Replace meeting room carpet/paint walls	
Library- Chatham	Replace exterior meeting room door, library lane door and loading dock door	
Library- Chatham	Repoint brick around lower sections of building	
Library- Chatham	Front staircase cleaning	
Library- Dresden	Interior painting	
Library- Dresden	Main entrance stair repairs	
Library - Ridgetown	Interior renovations	
Library - Tilbury	Interior painting	
Library - Tilbury	Replace furnace	
Library - Wallaceburg	Replace furnace	
Municipal Centres etc...		
Airport	Upgrade septic system	
Airport	Lighting upgrades	
Post Office- Blenheim	Replace flooring	
Capitol Theatre	Regrading at side ally for proper drainage (basement leakage issue)	
Capitol Theatre	Interior damage surface repairs in foyer and lobby	
Convention Centre	Damaged interior wall repairs / lighting upgrades	
HFS Building	Replace old section of roof	
HFS Building	Office floor replacements	
HFS Building	Auto door opener for first floor waiting room bathroom	
HFS Building	Office wall painting	
PABC	New flooring (rooms 218, 225, 227)	
PABC	Paint 2nd floor hallways and classrooms	
PABC	New window treatment for room 218	
POC Court	Front lobby improvements	
Police HQ	Sewer piping repairs	
Police HQ	Replace ECO Centre A/C unit	
Police HQ	Interlocking bricks repairs	
Police HQ	Sally Port concrete repairs	
Police HQ	Replace air exchanger	
Police Tilbury	Resurface parking area	
Ridge House Museum	Replace side porch	
Ridge House Museum	Repair/replace fence	
Ridge House Museum	Repaint front porch	
Ridge House Museum	Replace door and add a storm door	
Riverview Gardens	Elevator Upgrades	
Riverview Gardens	HVAC air handlers need new air sensors	
Riverview Gardens	Replace domestic water heater	
Riverview Gardens	New security door readers	
Riverview Gardens	Repair parking lot fence	
WISH Centre	Replacement of roof top units	
Various Buildings	Lighting upgrades	
Various Buildings	Office reconfigurations/renovations/security upgrades	
TOTAL		\$2,191,500.00

Appendix B - Potential Future Building Lifecycle Projects

Facility	Project Description	Estimated Cost
Fire Stations / EMS		
Fire Stn #1 Chatham	Admin area renovations	
Fire Stn Bothwell	Install steel cladding on interior walls	
Fire Stn Erieau	Install two ceiling fans	
Fire Stn Orford	New drain in parking lot	
Fire Stn Raleigh South	Install alum siding inside of station	
Fire Stn Ridgetown	Co-location of Ridgetown EMS and Fire	
Fire Stn Thamesville	Paint roof on training room	
Fire Stn Wallaceburg	Addition to South-East corner of building for boat storage	
Fire Stn Wallaceburg	New valances and shades for all living areas	
Fire Stn Tupperville	Garage ventilation upgrades	
Fire Stn Longwoods Road	Garage ventilation upgrades	
Fire Stn Thamesville	Garage ventilation upgrades	
Fire Stn Bothwell	Garage ventilation upgrades	
Fire Stn Orford	Garage ventilation upgrades	
Fire Stn Ridgetown	Garage ventilation upgrades	
Fire Stn Harwich	Garage ventilation upgrades	
Fire Stn Erieau	Garage ventilation upgrades	
Fire Stn Raleigh North	Garage ventilation upgrades	
Fire Stn Raleigh South	Garage ventilation upgrades	
Fire Stn Tilbury	Garage ventilation upgrades	
Fire Stn Wheatley	Garage ventilation upgrades	
EMS Ridgetown	Garage ventilation upgrades	
EMS Thamesville	Garage ventilation upgrades	
EMS Wallaceburg	Tool room addition	
Garages		
Garage - Blenheim	Paint exterior of garage	
Garage - Bothwell	Paint exterior of garage	
Garage - Ridgetown (Reeders)	Install 2 inch water connection	
Garage - Ridgetown (Reeders)	New fuel storage building	
Garage - Ridgetown (Erie)	Replace rusted steel panels	
Garage - Ridgetown (Erie)	New concrete blocks for the yard	
Garage - Thamesville	Upgrade lighting	
Libraries		
Library - Chatham	Additional storage	
Library - Chatham	Replace green overhang above Library Lane door	
Library - Chatham	Replace old soffit and fascia	
Library - Chatham	Resurface parking areas	
Library - Highgate	Renovate washrooms for accessibility	
Library - Highgate	Repair crack in floor	
Library - Highgate	Replace HVAC unit and upgrade controls	
Library - Ridgetown	Renovate washroom for accessibility	
Library - Ridgetown	Replace flooring	
Library - Ridgetown	New accessible entrance	
Library - Ridgetown	Relocation to youth centre	
Library - Thamesville	Renovate washroom for accessibility	
Library - Tilbury	Reduce the grade on south side of building	
Municipal Centres etc...		
HFS Building	Re-insulate roof top duct work	
Capitol Theatre	Stairwells and lobby painting	
Capitol Theatre	Theatre floor painting	
Capitol Theatre	Decorative painting touch ups throughout	
Convention Centre	Replace the original expo steel cladding	
Museum - Milner House	Paint the exterior	
Police HQ	Various office windows tinting	
Total Estimated Cost		\$1,058,000.00