

Municipality of Chatham-Kent
Infrastructure and Engineering Services
Asset Management

To: Mayor and Members of Council

From: Tom Skodak, P. Eng.
Manager, Municipal Assets

Date: September 30, 2020

Subject: 2020 Building Lifecycle Projects

Recommendation

It is recommended that:

1. All essential 2020 priority building lifecycle projects, estimated at \$3,017,700 as outlined in Appendix A, be approved and be funded from the Building Lifecycle Reserve.

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.

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 essential 2020 Building Lifecycle Projects with an estimated cost of \$3,017,700 are listed in the attached (Appendix A). The estimates of each individual project have been removed to ensure a competitive quoting environment.

It is important to note the 2020 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 2020 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

2020 Priority Projects Cost	
Estimated Cost of Essential Priority Projects for 2020	\$3,017,700
Funding Sources For Essential 2020 Priority Projects	
Building Lifecycle Reserves	\$3,017,700
Total Funding Sources	\$3,017,700

Prepared by:

Reviewed by:

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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 2020 Priority Building Lifecycle Projects

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2020 PRIORITY PROJECTS

Facility	Project Description	Estimated Cost
Fire/EMS Stations		
Fire Stn Chatham #1	Address water penetration issues	
Fire Stn Chatham #1	Replace perimeter heaters	
Fire Stn Chatham #2	Roof replacement	
Fire Stn Blenheim	Parking lot repairs	
Fire Stn Blenheim	Add a window to exterior wall	
Fire Stn Bothwell	Concrete in front of bay doors	
Fire Stn Dresden	Parking lot repairs	
Fire Stn Harwich	Water damage repairs / new AC	
Fire Stn Raleigh	Roof painting	
Fire Stn Thamesville	Parking lot repairs	
Fire Stn Tupperville	Parking lot repairs	
Fire Stn Wallaceburg	Upgrade windows	
EMS Wallaceburg	HVAC replacement	
Garages		
Coatsworth PW	Upgrade lighting	
Coatsworth PW	New eaves troughs / Salt shed doors	
Kent Centre PW	Lighting upgrades	
Raleigh PW	Floor and grate repairs	
Ridgetown Erie Street PW	Floor and grate repairs	
Thamesville PW	Salt barn overhead door replacement	
Thamesville PW	Interior and exterior lighting upgrades	
Tilbury PW	Lighting upgrades	
Valetta PW	New tube heaters	
Wallaceburg PW	Security cameras	
Wallaceburg PW	Windows	
Wheatley	Roof and trough repairs	
All PW garages	Misc. repairs/upgrades/etc...	
Libraries		
Bothwell Library	Auto door opener (washroom door)	
Chatham Library	Library Lane signage	
Dresden Library	Repairs to exterior stairs	
Dresden Library	Upgrade toilet to commercial grade	
Merlin Library	Replace washroom window	
Ridgetown Library	Roof replacement	
Thamesville Library	Furnace replacement / ventilation upgrades in IT server room	
Wallaceburg Library	New door with window	
Wallaceburg Library	Carpet replacement in back room	
Wallaceburg Library	Repairs and painting of soffit and fascia	
Municipal Centres etc...		
Capitol Theatre	Railing repairs/stairwell painting/stair tread repairs	
Civic Centre	Window replacements	
Cultural Centre -Art Gallery	Bathroom repairs (fixtures/plumbing/subfloor)	
Cultural Centre -Art Gallery/Museum	Exterior windows replacement	
HFS Building	Replace old section of roof - Design	
HFS Building	Dumpster Fence	
HFS Building	Elevator upgrades	
Highgate Hall	Furnace replacement	
Police Dillon Road	Repair foundations - Repair block/Install eave trough	
Police Dillon Road	Replace steel man door and frame	
Police Dillon Road	4 new garage doors	
Police HQ	Replace interlock brick at rear building	
PABC	HVAC system upgrades	
PABC	Transite Pipe Removal	
POC	HVAC system upgrades	
POC	2 Door Operators w/ Push Buttons	
Ridgehouse Museum	Repair side porch	
Riverview Gardens	Repair parking lot fence	
Wallaceburg Adult Activity	Window replacements	
WISH Centre	Replace gymnasium floor	
Various Buildings	Office reconfigurations / renovations / security upgrades	
Various Buildings	Other unforeseen building emergencies	
	TOTAL ESTIMATED COST	3,017,700.00