

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: April 26, 2021

Subject: 2021 Building Lifecycle Projects

Recommendation

It is recommended that:

1. All essential 2021 priority building lifecycle projects, estimated at \$3,412,900 as outlined in Appendix A, be approved and be funded from the Building Lifecycle Reserves.

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 2021 Building Lifecycle Projects with an estimated cost of \$3,412,900 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 2021 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 2021 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

2021 Priority Building Projects Cost	
Estimated Cost of Essential Priority Projects for 2021	\$3,412,900
Funding Sources For Essential 2021 Priority Projects	
Building Lifecycle Reserves	\$3,412,900
Total Funding Sources	\$3,412,900

Prepared 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 2021 Priority Building Lifecycle Projects

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**2021 Building Lifecycle Priority Projects
Estimated Costs Removed to Ensure a Competitive Bid**

Facility	Project Description	Estimated Cost
Fire/EMS Stations		
Fire Stn Chatham #1	Perimeter heaters/painting/lighting/leaks/new pole door	
Fire Stn Chatham #2	Paint walls/ repair flooring/door replacements	
Fire Stn Chatham North #5	New parking lot	
Fire Stn Chatham South #7	Interior painting	
Fire Stn Chatham South #7	Parking lot repairs	
Fire Stn Bothwell	Concrete in front of bay doors	
Fire Stn Bothwell	Roof and wall sheeting repairs	
Fire Stn Dover	Exterior upgrades/new fence	
Fire Stn Harwich	New AC unit	
Fire Stn Highgate	Pavement repairs	
Fire Stn Raleigh South	Roof painting	
Fire Stn Ridgetown	Parking lot repairs and interior renovation	
Fire Stn Thamesville	Parking lot repairs	
Fire Stn Thamesville	Floor/walls/ceiling repairs and lighting upgrades	
Fire Stn Tilbury	AC condenser replacement and carpet floor replacement	
Fire Stn Tupperville	Parking lot repairs	
Fire Stn Wallaceburg	New floor/shower upgrades	
EMS Stn Chatham	Partial roof replacement	
EMS Stn Ridgetown	Interior painting	
EMS Stn Wallaceburg	Interior painting	
Public Works Garages		
Blenheim PW	New insulation & garage door painting	
Blenheim PW	Cold storage building wall repairs and lighting upgrades	
Bothwell PW	Bathroom upgrades	
Kent Centre PW	New ceiling in the sign shop	
Raleigh PW	Wall repairs and lighting upgrades	
Ridgetown Erie Street PW	New garage doors	
Thamesville PW	New garage doors	
Tilbury PW	Repairs to steel and door frames around bay door	
Valetta PW	New exterior steel	
All PW garages	Misc. repairs/upgrades/etc...	
Libraries		
Blenheim Library	Card door access conversion	
Bothwell Library	Auto door opener (washroom door)	
Bothwell Library	Fix window and tint north side windows	
Bothwell Library	Replace entrance area carpet with tile	
Chatham Library	Ramp replacement	
Chatham Library	Library Lane signage	
Chatham Library	Paint children's area	
Chatham Library	Front stairwell painting /repairs/ wall crack repair (Library Lane side)	
Dresden Library	Flooring and stair upgrades	
Dresden Library	Stair repairs at main entrance	
Dresden Library	Replace basement windows	
Dresden Library	Circulation desk area renovation	
Dresden Library	Card door access conversion	
Highgate Library	Upgrade zone temperature controls	
Merlin Library	Flaking ceiling repairs	
Ridgetown Library	Paint exterior window frames	
Ridgetown Library	Window repair and new vent for furnace room door	
Ridgetown Library	New gravel for driveway	
Thamesville Library	Outside ramp repairs	
Tilbury Library	Strip and wax flooring	
Tilbury Library	Card door access conversion	
Wallaceburg Library	Safety window for back door	
Wallaceburg Library	Strip and wax flooring	
Wheatley Library	New handle and peep hole for rear entrance door	

Municipal Centres etc...		
Active Lifestyle Centre	Flooring upgrades	
Capitol Theatre	Exterior stucco repairs	
Capitol Theatre	Interior painting/floor/lighting/railing/wall repairs/kitchen upgrades	
Capitol Theatre	Livestreaming upgrades	
Capitol Theatre	PA system upgrades	
Capitol Theatre	Theatre area surface repairs	
Capitol Theatre	Acoustic shell upgrades	
Capitol Theatre	Loading dock lighting upgrade	
Chatham Airport	Lighting upgrades	
Civic Centre	Drain pipe replacement	
Convention Centre	Required surface and equipment damage repairs throughout the facility	
Cultural Centre	New HVAC unit for theatre section	
Cultural Centre	Upgrade lighting in hallway and Studio 1	
Cultural Centre-Milner House	Replace gutters	
Cultural Centre -Museum	Carpet replacement	
HFS Building	3rd floor painting and carpet replacement	
HFS Building	Replace HVAC - 1st floor	
HFS Building	2nd floor flooring	
HFS Building	Office wall painting/public area painting	
HFS Building	3rd Floor Controls	
HFS Building	New awning over north door and wheelchair ramp	
HFS Building	Elevator upgrades	
HFS Building	Outside signage upgrades (large sign at road a parking directional signs)	
Milner House Museum	Repair/replace/repaint "gingerbread" trim	
Dillon Police	LED Lighting Upgrade	
Police Dillon Road	Replace steel man door and frame	
Police Dillon Road	Concrete pad for storage containers	
Police HQ	Replace change room vanities	
Police HQ	Asbestos tile removal (basement)	
Police HQ	Repairs to underground sewer piping	
Police HQ	Replace interlock brick at rear building	
Police Ridgetown	Carpet replacement	
PABC	First floor HVAC controls	
PABC	Transite pipe removal	
POC	HVAC system upgrades	
McGeorge	HVAC	
Ridgehouse Museum	Remove old well and landscape area	
Ridgehouse Museum	Repaint front porch	
Ridgehouse Museum	Replace 2 windows	
Ridgehouse Museum	Repair/repaint fencing	
Riverview Gardens	Repair parking lot fence	
Riverview Gardens	Upgrade security doors	
Riverview Gardens	Cooling tower maintenance	
Riverview Gardens	Air handler repairs	
Riverview Gardens	Communication room AC unit replacement	
Wallaceburg Museum	Required elevator upgrade	
Wallaceburg Adult Activity	Floor upgrades, wall repairs and painting	
Wallaceburg Adult Activity	Lighting upgrades	
Wallaceburg Service Centre	Service Canada office flooring and painting	
WISH Centre	Public health unit exterior painting	
WISH Centre	Repair exterior stucco	
Various Buildings	Other unforeseen building emergencies	
Various Buildings	Office reconfigurations / renovations / security upgrades	
	TOTAL	\$3,412,900