

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OI-2017-0029

**FOR THE CONSIDERATION OF
COUNCIL
SEPTEMBER 20, 2017**

SUBJECT: BUILDING CONDITION ASSESSMENT (BCA) FOLLOW UP

1. RECOMMENDATION:

- 1. That Council receive Report No. OI-2017-0029 prepared by the Parks and Facilities Division, Operations and Infrastructure Department dated September 20, 2017, respecting the Building Condition Assessment (BCA) Follow Up.**
- 2. That Council direct staff to report back with a draft multi-year facility investment/divestment plan .**

2. PURPOSE:

To seek Council's support for the development of a multi-year facility investment/divestment plan to guide continued facility investment and to establish a framework for the process of considering divestiture of facilities that are no longer feasible to maintain and have reached the end of their life expectancy.

3. BACKGROUND:

Governments at all levels are currently experiencing and managing significant issues with aging infrastructure across Canada. Underinvestment in maintenance repair activities as well as competing priorities at all levels of government have led to the current state of infrastructure and its decline. Realizing the importance of investment in infrastructure, the federal government over the last several years has launched numerous programs to improve the country's infrastructure. The federal government has pledged to invest more than \$180 billion over the next 12 years in five main infrastructure priorities: public transit infrastructure, green infrastructure, social infrastructure, trade/transportation infrastructure, and rural/northern communities' infrastructure. Government at all levels are constantly striving to improve respective infrastructure portfolios with the limited financial resources at their disposal. In order to make sound investment decisions in the present and the future the following report has been generated for information purposes.

In a report to Council on July 13, 2016, the Operations and Infrastructure Department recommended the award of a service contract to Brown and Beattie Limited to undertake Building Condition Assessments (BCAs) at various facilities across the Town. Council subsequently approved the recommendation and Brown and Beattie Limited were awarded the contract for the completion of BCAs across the Town. These assessments

have been completed and staff have now had an opportunity to review the findings of these reports. The purpose of conducting BCAs were to develop an understanding of current maintenance deficiencies as well as proactively plan for future capital projects so that funding could be properly budgeted for in order to ensure facilities are being invested in at appropriate times and that every dollar spent is being put to the highest priority.

Within the BCAs, Brown and Beattie Limited identifies deficiencies in relation to the Ontario Building Code, shortcomings from an Accessibility for Ontarians with Disabilities Act (AODA) perspective, life-cycle replacement of various building system components that have an expected life span, and discretionary improvements/upgrades to Town facilities. The maintenance and repair costs presented within the reports are based on a rough order of magnitude cost in present day dollars. The costs can be used as general guidance, however, more detailed cost analysis as well as investigative works needs to be completed in order to properly develop scopes and cost estimates for the capital improvements identified within the reports. Additionally, maintenance and repair work below a \$5000 value were not identified within the BCAs. BCAs did not include any destructive investigation or materials testing.

This report provides an overview of the assessments which in turn will allow Council to make appropriate investment decisions regarding Town facilities.

4. ANALYSIS:

Found in Attachment 1 is a detailed listing of the infrastructure assets currently in the Town's portfolio. The attachment also provides information pertaining to the square footage, year constructed, current occupancy levels, life expectancy, Realty Replacement Cost (RRC), depreciated value, deferred maintenance cost, a Facility Condition Index (FCI), investment requirements, reserve contribution requirements, level of subsidy for each facility, reserve contribution requirements, and costs required to improve the overall health of the infrastructure portfolio. It should be noted that the financial information provided in this report is based on rough order of magnitude costs pertaining to the RRC for replacement facilities of the same size and scope of current facilities. Changes in facility footprint size have not been accounted for in this report.

The Facility Condition Index (FCI) is an industry term that is used to determine the overall health of a facility with respect to the deferred maintenance cost compared to the RRC. The FCI for a facility is calculated by dividing the deferred maintenance cost by the RRC. Accordingly, the FCI scoring metrics are as follows:

Scores <0.02 = Excellent Condition
Scores between 0.02-0.05 = Good Condition
Scores between 0.05 to 0.1 = Fair Condition
Scores >0.1 = Poor Condition

To summarize the attachment, the following Table represents how the various facilities have rated based on their respective FCI. Facilities with FCIs >0.1 require substantial investment in order to improve their rating to a manageable level. The alternative to

investment in the facility is to divest the facility in order better allocate limited financial resources.

Facility	FCI Rating
Keswick Library Waterworks Building	Excellent
Pefferlaw Ice Pad ROC Canteen(Splash Pad Bldg) Parks Yard/Greenhouse Belhaven Equipment Depot	Good
ROC Chalet Ice Palace Leisure Pool Sutton Arena Keswick Fire Hall Sutton Fire Hall Egypt Community Hall Pioneer Village Administration Building	Fair
Civic Centre Operations Centre Keswick Senior's Centre/SLT The Link (Phase II and III) Pefferlaw Library Sutton Library Parks Administration Building Animal Shelter GTTI Jackson's Point Harbour Washrooms Sutton Senior's Centre Pefferlaw Youth Centre Pefferlaw Fire Hall Georgina Art Centre Georgina Lawn Bowling Structure De La Salle Chapel De La Salle Office and Change Rooms De La Salle Washroom and Change Room Oasis Concession Booth Pefferlaw Lion's Community Centre Kin Community Hall Belhaven Hall Port Bolster Hall Elmgrove Hall Virginia Community Hall Memorial Hall Roaches Point Tourist Booth Hwy 48 Sutton Family Life Centre	Poor

Holmes Point Washroom	
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*Note: Udora Community Hall is not listed in the above chart due to a BCA not being completed for the hall. The Link Phase I has also not been included due to recent renovations and the lack of a BCA for this portion of the building.

The following Table summarizes all facilities within the Town that either has an FCI rating >0.5 and a % Depreciated value greater than 70%. A % depreciated value provides for an alternate means to assess whether a facility is worth investing in. The % depreciated is a reflection of the age of the facility and a percent annually that the assets depreciates. For the purposes of this report a 2% non-compounding depreciation rate was used for information purposes. Based on this information, the following facilities should be reviewed for investment/divestiture:

Facility	% Depreciated	FCI Rating
Civic Centre	118	1.05
Operations Centre	26	0.51
Keswick Senior's Centre and SLT	70	0.32
The Link (Ph II and III)	92	0.20
Sutton Library	70	0.18
Pefferlaw Fire Hall	114	0.13
Sutton Fire Hall	90	0.09
Egypt Equipment Depot	88	No BCA Completed
Oasis Concession Booth Jackson's Point	98	0.50
Pefferlaw Youth Centre	172	0.68
De La Salle Chapel	54	0.56
De La Salle Washroom and Change Room	54	1.69
Georgina Art Centre	100	1.06
Georgina Lawn Bowling Structure	70	0.56
Pefferlaw Lions Community Centre & Seniors Centre	84	0.12
Jackson Point Harbour Washrooms	34	1.61
Port Bolster Hall	108	0.36
Elmgrove Hall	272	1.05
Virginia Community Hall	234	1.06
Memorial Hall Roaches Point	80	0.23
Tourist Booth Hwy 48 Sutton	74	0.35
Holmes Point Washroom	108	0.73
Family Life Centre	180	0.11

Additionally, facilities that have an FCI rating of >0.1 and <0.5 should be invested in substantially in order to bring the FCI rating to a Good Condition range (0.02-0.05). The

following facilities should be invested in in order to reduce the FCI into the Good range. Facilities include:

Facility	Current FCI
GTTI	0.11
Pefferlaw Library	0.18
Kin Community Hall	0.21
Animal Shelter	0.27
Parks Yard Administration Building	0.29
Sutton Senior's Centre	0.31
Belhaven Hall	0.39
De La Salle Offices and Washrooms	0.40

The proposed investment/divestiture review framework would include assessment of occupancy levels, available alternative spaces in either existing or new facilities if the current occupancy level justifies relocation etc.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal(s):

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 4: "Provide Exceptional Municipal Service" – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

6. FINANCIAL AND BUDGETARY IMPACT:

At this point in time this report is being generated in order to be utilized to assist in the preparation of the 2018 budget and beyond with respect to capital project investment and reserve contribution requirements.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

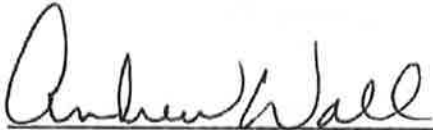
N/A

8. CONCLUSION:

This report acknowledges the issues associated with aging infrastructure and the associated drain on financial resources being experienced by all levels of government. In order to facilitate responsible future investment decisions, the report recommends the creation of a multi-year facility investment/divestiture plan for Town facilities, particularly those exceeding an FCI of 0.5 and depreciated value >70%.

Prepared by:

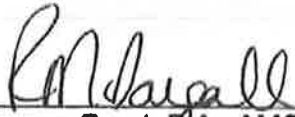
Recommended by:



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as per 
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Attachment 1: Town of Georgina Facilities Analysis

