



**The Corporation of the  
Town of Tecumseh**

Parks & Recreation Services

**To:** Mayor and Members of Council

**From:** Ray Hammond, Manager Facilities

**Date to Council:** December 11, 2018

**Report Number:** PRS-2018-21

**Subject:** 2019 - 2023 Buildings Five (5) Year Capital Works Plan

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**Recommendations**

It is recommended:

**That** the following renovation and repair projects to Municipal facilities **be approved** for 2019;  
**And that** the 2019 – 2023 Buildings Five (5) Year Capital Works Plan **be approved**.

		Previously	Requested for	Total
No.	Capital Works Plan	Approved	2019	Costs
	<b>Buildings</b>			
1	Parks Buildings upgrades (paint, block repair, fixtures)		\$ 15,000	\$ 15,000
2	Lakewood Pro Shop HVAC		\$ 17,000	\$ 17,000
3	Fire Hall #1 garage floor		\$ 8,000	\$ 8,000
4	St Clair Beach CC fire alarm panel		\$ 3,000	\$ 3,000
	Sub-total	\$ -	\$ 43,000	\$ 43,000
				\$ -
	<b>Buildings Lifecycle Reserve</b>	\$ -	\$ 43,000	\$ 43,000

**Background**

The above noted projects are intended to upgrade existing municipal buildings according to the building lifecycle plan based on expected useful life of major components including roofing, mechanical systems, flooring, interior and exterior work. The Department completed visual

inspections for those building components beyond their expected useful life, to confirm the need for the recommended maintenance.

Administration is committed to developing a detailed Building Asset Management Plan (Plan) which will guide proposed improvements to buildings beyond 2019. The following points will be used as a guide to develop the Plan:

- Inventory buildings and major equipment components as well as assessing and rating each component.
- Building assessments and changing priorities
- Proposed equipment replacements on a 20 – year cycle will only be implemented if detailed inspections justify the replacements. If the equipment is still in good condition and does not pose any safety concerns, the replacement will be delayed, or alternative improvements will be proposed

## Comments

The following are identified for improvements under the proposed Five (5) Year Capital Plan:

### Facilities 2019 – 2023

#### 2019

Parks Buildings Upgrades \$15,000

- There are various Parks Buildings in different states of repair. Examples of the upgrades required are:
  1. St. Mary’s Park: there are multiple buildings that require interior repairs such as painting and concrete block repair. These upgrades will extend the useful life of these buildings at this facility and will enhance the overall appearance and operation.
  2. Weston Park: the washroom building fixtures are in need of replacement. Due to the nature of this facility, it requires fixtures that are more robust to withstand possible vandalism at this remote facility.
  3. More and more Pavilions are being used by citizens and they are in need of minor repairs to enhance the appearance and prolong their expected life.

Lakewood Pro Shop HVAC Replacement \$17,000

- The HVAC unit is approaching the end of its lifecycle and requires replacement. This unit is vandalised regularly so it is recommended to enclose it behind a fence or elevate it off the ground. The new unit will reduce energy consumption for the operation of this piece of equipment by a possible 25%. It is planned to replace this 60% efficient unit with at least an 85% efficient unit.

Fire Hall #1 Garage Floor Repairs \$8,000

- The floors of the fire truck parking bays at Fire Hall #1 have begun to deteriorate and are cracked and breaking away from around the two (2) trench floor drains that run the length of the entire floor. It is recommended that the floor be repaired to prevent the further destruction of the floor to the point of extensive damage. This is a meticulous procedure due to the existing in-floor heating coils. This repair will extend the life of the floors for an estimated 10 years.

St. Clair Beach Community Centre Fire Alarm Panel Replacement \$3,000

- The fire alarm panel has reached the end of its life expectancy and is in need of replacement. This will ensure the safety of the users of this facility and keep the building compliant with the fire code.

**2020**

Environmental Building Interior Upgrades \$15,000

- This facility is in need of refurbishment. This would include interior painting, floor replacement, internal hardware and washroom fixture replacement as needed. There have been minor repairs to some of the interior, but a more extensive upgrade is needed.

St. Clair Beach Community Centre Interior Upgrades \$6,000

- The upgrades to this facility would include complete repainting the interior, modification to some hardware to maintain AODA compliance, and refurbishment of washroom fixtures as needed.

Cada Library HVAC Replacement (2) Units \$20,000

- These units will be at the end of their useful life. The typical lifecycle for this type of equipment is 10 to 15 years. These units were installed in 2006. Administration conducts the required annual maintenance of these units, and they have performed well. There have been minor repairs required over past years and they are showing signs of fatigue and should be replaced. There is the possibility of energy consumption reduction due to the efficiency rating of the new units compared to the rating of the existing units. A possible 25% is an estimated reduction.

## 2021

Town Hall HVAC Replacement (4) Units \$40,000

- All the HVAC Units of the Town Hall are the same age and will be at their expected lifecycle. Administration wants to target 4 units for replacement that will not be affected by a possible Town Hall renovation. With the units connected to the building management system there is potential for lowering energy consumption due to the efficiency rating of the units. The new units would have an 85% operating efficiency rating compared to 60% rating of the existing units.

Cada Library HVAC Replacement (1) Units \$10,000

- This would be the last unit replaced at the Cada Library. It would be at its lifecycle for this piece of equipment. The reduction in energy consumption would exist for this unit as it falls into that efficiency rating similar to the ones replaced in the previous year.

Fire Hall #1 HVAC Replacement \$10,000

- This unit will have reached its lifecycle. From initial investigation into this asset, it is in good running order. Administration will monitor its performance over the coming years and re-evaluate the life of this piece of equipment to determine if replacement is warranted.

Fire Hall #2 Interior Upgrades \$10,000

- Fire Hall #2 will require some upgrades to the interior of this building. The upgrades will be in the form of painting, hardware and washroom fixture replacement as needed.

Public Works South Building Upgrades \$10,000

- Over the years, this building has received some minor repairs. There has been no real refurbishment completed on this building. There will be investigations completed to determine the extent of the possible refurbishment not to exceed the budgeted amount.

## 2022

Town Hall HVAC Replacement (3) Units \$30,000

- All the HVAC units of the Town Hall are the same age and will be at or beyond their expected lifecycle. Administration wants to target 3 units for replacement that could remain after a possible Town Hall renovation. All the units are controlled by the building management system there is potential for lowering energy consumption due to the efficiency rating of the units. The new units would have an 85% operating efficiency rating compared to 60% rating of the existing units.

St. Clair Beach Community Centre HVAC Replacement \$10,000

- The units at this facility will have reached their lifecycle. There could be some modification done to this facility to reduce the number of units needed to handle the demands of this building. An in-depth analysis of this building will be completed to get an accurate demand for the units at this facility. At this time Administration will target the individual units for replacement with an updated plan to come in future reports.

## 2023

Town Hall HVAC Replacement (3) Units \$30,000

- All the HVAC Units of the Town Hall are the same age and will be at or beyond their expected lifecycle. Even with the units hooked up to the building management system there is potential for lowering energy consumption due to the efficiency rating of the units. An 85% operating efficiency rating compared to 60% of the existing units.

St. Clair Beach Community Centre HVAC Replacement \$10,000

- The units at this facility will have reached their lifecycle. There could be some modification done to this facility to reduce the number of units needed to handle the demands of this building. An in-depth analysis of this building will be completed to get an accurate demand for the HVAC units at this facility. At this time administration will target the individual units for replacement with an updated plan to follow in future reports.

## 2020 - 2023

Annual General Replacement Allocations 2019 \$65,000, 2020 - 2021 \$90,000 and 2022 - 2023 \$110,000

- This funding and the equipment replacement will be reviewed as part of the plan with recommendations for specific items to come back in a detailed report to Council.
- The plan will include details on the condition of individual assets.

## Consultations

Parks & Recreation Services  
Financial Services

## Financial Implications

Project costs have been outlined throughout the Comments section. The funds required for Buildings are generally funded from lifecycle reserves as outlined in the attachment.

Projects proposed for Council consideration are limited by LC balances available. The adequacy of annual LC contributions is reviewed regularly.

Administration is currently compiling a comprehensive review of all the municipal buildings in 2019 to ensure the current approved allocation remains sufficient to meet the needs of all facilities.

Upon the completion of the review a report will be presented to Council for their consideration should the current allocation be deemed as insufficient and require adjustment.

## Link to Strategic Priorities

Applicable	2017-18 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that the Town of Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of the Town of Tecumseh’s plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable

Website       Social Media       News Release       Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Ray Hammond, RRFO, CARPT  
Manager Facilities

Reviewed by:

Paul Anthony, RRFA  
Director Parks & Recreation Services

Reviewed by:

Luc Gagnon, CPA, CA, BMath  
Director Financial Services & Treasurer

Recommended by:

Tony Haddad, MSA, CMO, CPFA  
Chief Administrative Officer

**Attachment  
Number**

**Attachment  
Name**

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Appendix A 2019 - 2023 Buildings Five (5) Year Capital Works Plan  
LC Buildings (1540)