



# Ten-Year Building Plan Update

November 30, 2016





# Agenda

## Item

Background

Key Building Priorities

Other Plans and Projects

Other Building Issues

Braeside RA Centre: Feedback Required!





# Ten-Year Building Plan

Over the past two years, Council and Staff have been developing a 10-year building plan that:

- Addresses current building deficiencies.
- Ensures that, moving forward, the Township can offer residents safe, accessible buildings that support the programs and services of the Township.





# Past Practice

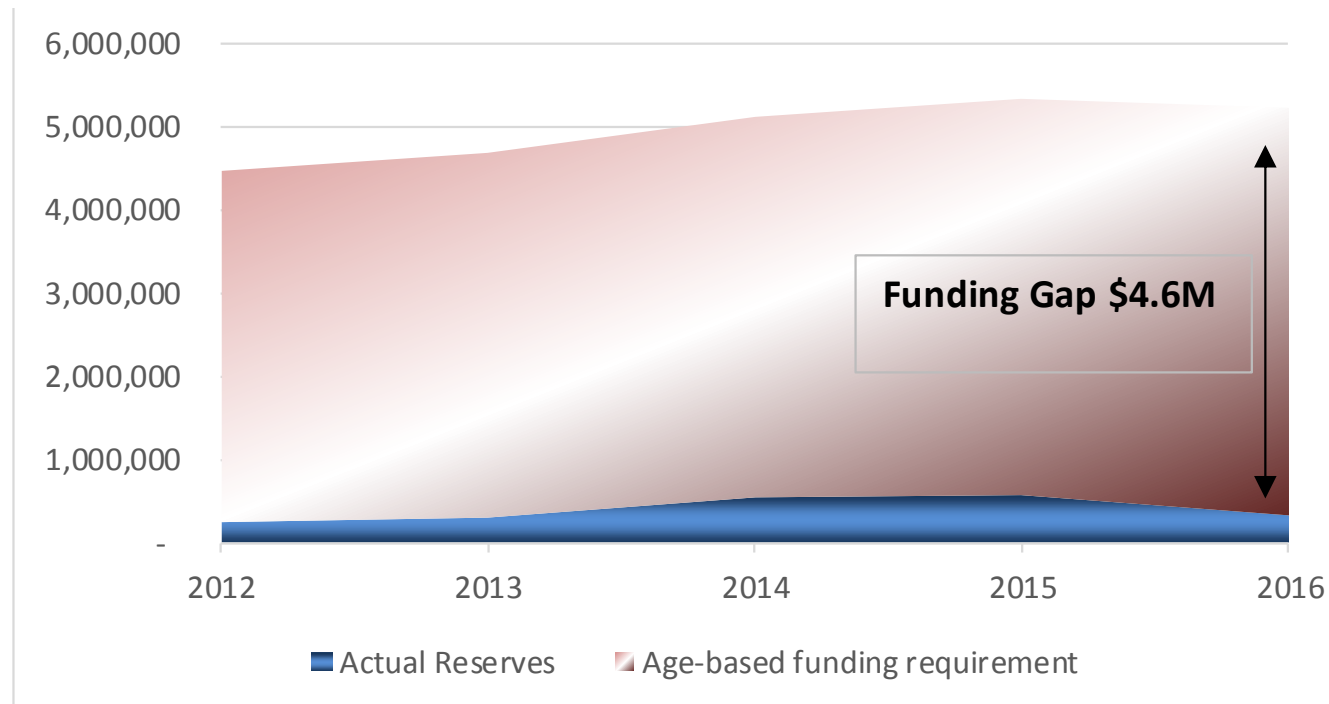
- Maintenance: In the past, the Township has typically maintained buildings on an emergency-basis only (broken, leaking, etc). *Items were deferred in an effort to save money.*
- Funding: Regular operating funding for building maintenance has typically been limited to a few thousand dollars per building for day-to-day items, with minimal reserves set aside to fund major repairs or replacement.
  - In 2014, the Township had \$761K set aside to fund the major repair and/or replacement of \$7.6M of buildings (7%) that are, on average, 26 yrs old and .

*This approach has led us to our current state, with a number of poorly maintained buildings requiring either significant repair or outright replacement.*



# Building Portfolio: Funding Gap

Given that the Township should be setting aside funds to replace over \$7.6M of buildings, the Township has a current funding gap of \$4.6M





# Building Condition Assessment

- In 2014, a building condition assessment report was completed by Stantec Consulting Ltd. on key Township buildings.
- This report highlighted:
  - A significant level of investment required to maintain Township buildings over the next 10-years totaling \$1.4M.
  - The need for potential building replacements: Braeside Sand/Salt Shed; and the Braeside RA Centre.





## Other Building Issues

- The building condition assessment report did not cover other Township buildings like the Museum and our newer recreation buildings.
- It also did not address:
  - Space shortages in the Township Office.
  - Garage space needs of the Roads and Fire Departments.
  - Accessibility issues across all public buildings.





# Moving Forward: Key Principles

- Moving forward, long-term planning is required to ensure that the Township can address key issues now and manage our buildings effectively in the future.
- Key principles in the development of a 10-year building plan include:
  - “Worst First”
  - Affordability to ratepayers
  - Accessibility
  - Health and safety
  - Low operating cost
  - “Mortgage” through debt







# Key Building Priorities





# Key Priorities

- Based on building conditions assessed by Stantec and the overall needs of the Township, Council has identified a number of key building priorities:

## Building Items

Braeside Sand/Salt Shed

Braeside RA Centre

Township Office and Central Recreation Space



# Braeside Sand/Salt Shed

## Current State:

- Built in 1985, this building was reported in **critical** condition with significant structural and electrical issues.
- Given its status, this building was approved for replacement in 2016 with a budget of \$1.4M.



# Braeside Sand/Salt Shed

## Moving Forward:

- A new sand/salt shed was constructed this summer on the Braeside RA property under budget with an actual cost of \$1.1M.
- Garage space was added to house Public Works vehicles used in Braeside winter maintenance operations. This addressed garage space shortages for both Public Works and the Braeside Fire Station.





# Braeside RA Centre

## Current State:

- Built in 1970, this building was reported in **poor** condition with over \$275K of maintenance & repairs required.
- Since 2015, the building has had several issues, including a broken elevator, a broken ramp, and a broken staircase. The building is only accessible by a steep ramp with no handrails and no washroom.



# Municipal Office

## Current State:

- Built in 1965 with two major renovations, this building was reported in fair condition. Since this report, mold issues have surfaced requiring remediation, leaving a number of additional issues.
- This building is not fully accessible, with the two service counters only accessible via stairs and no accessible washrooms.



## Municipal Office (cont.)

- The Office currently has over \$85K+ of deferred maintenance issues and total maintenance requirements over the next 10 years exceeding \$230K+.
- This excludes issues uncovered during a recent mold remediation: water seepage in the basement, leaking roof and building repairs needed following mold removal.
- It also does not address accessibility and space shortage issues.



# Future Municipal Development

- In 2012, 92 acres of land and a workshop (the “Perneel” Building) was purchased across the street from the current Township Office to accommodate future Township development.
- Council’s long-term vision is to develop this property to include a new municipal office, a central recreation space, outdoor parks, and a trail system into the adjacent Provincial Park.



Note: The new Municipal Office will likely be adjacent to the existing “Perneel” Building, however, the exact location has not yet been determined.







# Moving Forward: Phase 1 Development

- The first phase of development proposed for this site is the:
  - Replacement of the current Township Office.
  - Renovation of the Perneel Building into a formal recreation space.
- To support this plan, +VG Architects has been engaged to:
  - Develop a master plan for the 92 acres.
  - Design a new Township Office Building.
  - Develop a renovation plan and associated design for the current “Perneel” Building.

*Work on this project is underway, with a public meeting planned Q1 2017.*



# “Perneel” Building and Central Rec Space

- Council’s preference for the renovation of the Perneel Building ( $\approx$  \$300K) vs. the construction of a large new facility (\$3M+) has been driven by:
  - Cost.
  - Hwy 17 expansion (not currently in the province’s 10-year plan).
  - Resultant lack of growth expected in the Glasgow Station area in the short-medium term.





## “Perneel” Building Renovation

- Renovation of the “Perneel” Building is seen as a cost-effective approach in delivering the central recreation programs desired by residents.
- To support this initiative, the Township has applied for \$150,000 of grant funding under the Ontario 150 Community Capital Program.
  - A decision is expected in December 2016.





# Other Plans and Projects



# White Lake Park: Rink Improvements

- Over the past two years, the Township has spent almost \$150K upgrading the outdoor rink at White Lake Park.
- In 2015, the grass rink surface was replaced with asphalt.
- In 2016, new rink boards and associated curb-system has been installed. This project was funded in part by a grant from the Hydro One PowerPlay Program.



Funded in part by:



Partners in Powerful Communities



# White Lake Park: Skate House/Canteen

- Built in 1980, this building was reported in **poor** condition, with issues including the aging washroom fixtures, plumbing, windows and doors.
- To address these issues and improve accessibility, the Township has applied for funding under the Canada 150 Community Infrastructure Program Intake Two.
- These renovations will extend the lifespan of the building beyond the current 10-year planning window.



# McNab Centre Park: Canada 150 Field

- The Township has received \$39,960 in funding from the Canada 150 Community Infrastructure Program to construct a 4<sup>th</sup> ball diamond at McNab Centre Park.
- This will replace the Glasgow Downs ball diamond sold to MTO this fall, with Township funding for the new diamond stemming from this sale of land.
- Field construction and fencing has been completed in 2016, with finishing touches expected to be installed in the spring of 2017.



Funded in part by / Financé en partie par



CANADA 150

Canada



# McNab Centre Park: Canteen Building

- Built in 1976, McNab Centre Park canteen building was reported in **poor** condition with issues including the roof, washroom fixtures, plumbing, and electrical.
- This one-season building remains an outstanding issue for consideration in the Township's 10-year plan and will require either renovation or replacement.







# Other Building Issues



# Other Building Issues Under Consideration

Other items under consideration in the 10-year plan include:

## Fire Station #1

- The Fire Dept. currently houses 4 vehicles in this 2-bay garage. To address this issue, a 2-bay addition to this garage would be required.

## Old Braeside Municipal Office

- This building has been vacant since 1999. This building should be demolished to save the Township ongoing maintenance costs.



Fire Station #1: Garage Bay Shortage



Old Braeside Office: Future Utility





# Braeside RA Centre

Design Feedback Needed



# Braeside RA Centre

## Current State:

- Built in 1970, this building was reported in **poor** condition with over \$275K of maintenance & repairs required.
- Significant accessibility issues exist with the lack of accessible washroom facilities, and an upstairs accessible only by a steep staircase with no upstairs washroom.





## Status: Braeside RA Centre Replacement

- Given the age and condition of the building, Council has proposed the replacement of this building.
- In the summer of 2016, Greenview Environmental Management was hired to design a replacement building.
- With staff, committee and Council's input, a draft design will be presented tonight for your input with an estimated cost of \$1.6M with a contingency factor of +/-20%.





## Status: Braeside RA Centre Replacement

- The building comprises the same functions as the current building: kitchen, canteen, change rooms, washrooms and a recreation space.
- The size of the recreation space presented is the same size as the current building (capacity  $\approx 75$ ). While a smaller recreation space was considered (capacity  $\approx 35$ ), this size:
  - Would not accommodate indoor recreation programming.
  - Would not likely generate much rental income.
  - Would not represent significant cost savings with a cost difference of \$106K (+/-20%).





## Next on the Agenda:



- Tyler Peters, P.Eng. from Greenview Environmental Management will guide us through the draft design of the proposed new RA Centre here in Braeside.
- Following this presentation, we would like your feedback on this new building on items including:
  - Overall design of the space.
  - Size of the space.
  - Function of the space.
- With this feedback, Council can finalize the design and overall direction of this project moving forward.

