



# Staff Report to Council

**Report From:** Amanda Johnston, Community Services Manager

**Meeting Date:** November 18 2024

**Report:** CSD- 10-2024  
South Huron Building Condition Assessment Reports

## Recommendation

**That South Huron Council receives Staff Report CSD-10-2024 South Huron Building Condition Assessment Reports; and  
That South Huron Council adopts the 2024 Building Condition Assessment Reports completed by Rimkus Consulting.**

## Report Overview

<b>Purpose of Report</b>	For Adoption
<b>Council Priority Alignment</b>	Recreation and Community Amenities
<b>Consultations</b>	<b>Rimkus Consulting</b> <b>Jeremy Becker, Community and Emergency Services General Manager</b>
<b>Attachment(s) to Report</b>	Building Condition Assessment Reports

## Report Highlights

- This report offers an overview of the RFP requirements and outlines the tasks Rimkus Consulting undertook to complete the Building Condition Assessments.
- The final Building Condition Assessments are attached to this Report for Council adoption.

## **Context and Background**

In 2023 the Municipality of South Huron invited proposals from consultants to complete an in-depth evaluation and engineering assessment of South Huron facilities. The request for proposal outlined the following requirements which included comprehensive evaluations conducted on the condition of sites, structural systems, cladding and building envelopes, mechanical and electrical systems, interior building components and regulatory compliance.

Based on the assessments, the successful proponent was to deliver a report that included descriptions of each building and its components, identification of component condition and recommended repair and/or replacement costs. In addition, the successful bidder also helped the Municipality meet O. Reg 588/17 requirements by verifying that the TCA register was complete for the facilities/buildings asset class, updating life-cycle costing, and verifying the asset inventory for all facilities.

The purpose of the final reports is to inform Municipal staff of the condition and life expectancy of building portfolios in order to develop appropriate capital and operating forecasts.

The scope of the work included evaluating the following locations:

- Centralia Pavilion,
- Credition Community Centre and Pavilion,
- Dashwood Fire Hall
- Exeter Agriculture Building,
- Exeter Fire Hall,
- Exeter Pool,
- Lawn Bowling Clubhouse and storage shed,
- MacNaughton Park Pavilion,
- South Huron Recreation Centre,
- The Splash Pad,
- Victoria Park Pavilion and Washrooms,
- Town Hall,
- Exeter Cemetery Shed, Mausoleum and Pole Shed,
- The Stephen Arena.

To achieve the outcomes stipulated in the RFP, Rimkus completed the following tasks as outlined in their proposal:

### Document Review

They reviewed drawings, previous studies and other relevant information so that the original design intent, including typical details and materials were understood prior to performing the field work.

### Field investigation

They conducted on-site visual assessments to determine the as-built condition of the facilities and to document observed deficiencies. The reviews were typically performed as the ground or roof level. Ladders were used to access any above grade exterior walls or components located within ceiling spaces that required closer observation. Non-destructive methods and engineering best practices for condition assessments and structural integrity were followed.

Photographs of all assets were taken and included in the reports.

### Reporting

Data that was collected during the field investigation was presented in the final reports (see attachment). For each asset and construction material type, the reports outline the expected service life, remaining service life, replacement value and a 5-point condition rating. In addition, a description of best practice life-cycle activities, their frequency, and unit costs are provided for each asset type. The attached reports summarize the approach, methodology, asset inventory, results of the inspection, asset condition and replacement priorities/recommendations. These include estimated engineering and construction costs for each priority need to 2032.

The final reports were received by staff at the end of September 2024.

### **Discussion and Staff Recommendation(s)**

Staff recommend that Council receive this report for information and adopt the 2024 Building Condition Assessment Reports provided by Rimkus Consulting to be used by the Municipality to plan for future capital and operating forecasts.

### **Impact Analysis**

Currently, there are no financial impacts arising from the recommendation of the staff report. However, there may be future financial impacts to the corporation as the building condition assessments will be used to inform, prioritize and plan future capital and operating forecasts.

### **Linkages**

- None

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**Respectfully submitted,**

**Amanda Johnston, Community Services Manager**

## Report Approval Details

Document Title:	CSD-10-2024 Building Condition Assessments.docx
Attachments:	<ul style="list-style-type: none"><li>- SH - Agricultural Building - BCA - Final - September 27, 2024.pdf</li><li>- SH - Centralia Pavilion - BCA - Final - September 27, 2024.pdf</li><li>- SH - Crediton Community Centre and Pavilion - BCA - Final - September 27, 2024.pdf</li><li>- SH - Dashwood Fire Hall - BCA - Final - September 27, 2024.pdf</li><li>- SH - Exeter Cemetery - BCA - Final - September 27, 2024.pdf</li><li>- SH - Exeter Fire Hall - BCA - Final - September 27, 2024.pdf</li><li>- SH - Exeter Pool - BCA - Final - September 27, 2024.pdf</li><li>- SH - Lawn Bowling Club - BCA - Final - September 27, 2024.pdf</li><li>- SH - MacNaughton Park - BCA - Final - September 27, 2024.pdf</li><li>- SH - South Huron Rec Centre - BCA - Final - September 27, 2024.pdf</li><li>- SH - Splash Pad - BCA - Final - September 27, 2024.pdf</li><li>- SH - Stephen Arena - BCA - Final - September 27, 2024.pdf</li><li>- SH - Town Hall - BCA - Final - September 27, 2024.pdf</li><li>- SH - Victoria Park - BCA - Final - September 27, 2024.pdf</li></ul>
Final Approval Date:	Nov 6, 2024

This report and all of its attachments were approved and signed as outlined below:

**Jeremy Becker - Nov 5, 2024 - 4:13 AM**

**Alex Wolfe - Nov 5, 2024 - 9:41 AM**

**Erin Moore - Nov 5, 2024 - 10:32 AM**

**Rebekah Msuya-Collison - Nov 6, 2024 - 8:57 AM**