



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: R. Wayne Ward
Position: Manager Facilities & IT
Title / Subject: Town Hall Building Assessment Reports
Date of Report: October 4, 2023
Date of Meeting: October 23, 2023
Report No: 2023-PRF-024

1.0 Issue / Origin

As part of the 2023 budget along with Asset Management reporting a condition assessment of the Beaverton and Sunderland Town Halls was initiated.

2.0 Background

Larkin Architect Limited was approached to conduct building assessments of the Beaverton and Sunderland Town Halls to determine the current condition and provide a future plan of items to be continuously monitored over the next number of years.

3.0 Analysis

Each building was reviewed in person by Mr. Roberto Chiotti, founding principal of Larkin Architect Limited, on July 14, 2023. Two separate reports were provided, one for each building.

These reports indicate that both buildings are well maintained and appear to be in good shape.

Each building does have some minor to moderate items to be addressed in the short term and long term in order to keep these buildings in their current condition.

These reports provide excellent detail and can be used for future planning of maintenance and capital projects to allow these buildings to continue to be centerpieces of each town for years to come.

4.0 Related Policies / Procedures

Asset Management

5.0 Financial / Budget Assessment

Each report outlines a number of items along with suggested time frames to bring the buildings up to codes and standards.

Beaverton Town Hall breakdown:

- Immediately
 - \$500 estimated repair costs
- 1-2 years
 - \$85,500 estimated repair costs
- 3-5 years
 - \$421,500 estimated repair costs
- Discretionary
 - \$20,000 estimated repair costs

Total \$527,500

Sunderland Town Hall breakdown:

- 1-2 years
 - \$126,950 estimated repair costs
- 3-5 years
 - \$10,000 estimated repair costs
- 5-10 years
 - \$600,000 estimated repair costs
- Discretionary
 - \$45,000 estimated repair costs

Total \$777,450

These costs include items such as masonry, metals, thermal and moisture protection, finishes, mechanical and electrical. All costs are in 2023 dollars.

6.0 Climate Change Impacts

Some of the recommended repairs may have a climate change impact due to maintaining the building envelope in sound condition, thus keeping current hvac systems operating at current capacities.

7.0 Communications

None

8.0 Conclusion

These building assessments provide a valuable insight into the current condition of these buildings and provide guidance to maintain these historic buildings for years to come.

9.0 Recommendation

BE IT RESOLVED THAT Committee accept report 2023-PRF-024, and

THAT any items noted as being in the 1-2 year categories be reviewed and included in the 2024 budget submissions for deliberation.