TATHAM ENGINEERING

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Brock Township Building Assessment

MANILLA HALL

16990 SIMCOE STREET

Manilla

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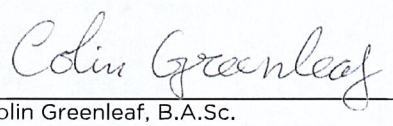	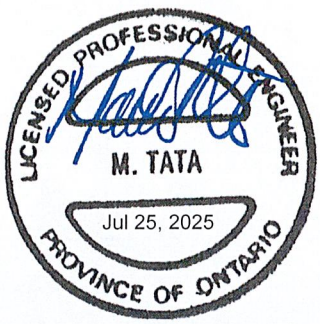 
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Issue	Date	Description
01	July 22, 2025	Draft Report
02	July 25, 2025	Final Report

Document Contents

1 Introduction

Tatham Engineering Limited (Tatham) was retained to perform a Building Assessment of the Manilla Hall, located at 16990 Simcoe Street, Manilla. We visited the site on March 18, 2025 and spoke with Wayne Ward to identify any areas of concern and provide details on operating procedures. An overall photograph of the building has been included as Photograph 1 in Appendix A.

The primary purpose of this assessment was to review and document the existing condition of the building and to identify and quantify major defects which may require significant investment for repair or replacement over the next ten years. Our inspection is limited to observations made from visual evidence. No dismantling of any architectural finishes was performed. No destructive or non-destructive testing was undertaken. No calculations were completed to verify the suitability of the original design or existing conditions. The recommendations and our associated cost estimates are based on a visual survey of the portions of the buildings observed during our investigation.

Expenditures for capital items, which are considered to be regular maintenance or operation in nature, have been excluded (note: items with an estimated replacement value of less than $500 are considered maintenance items). Cost estimates represent our opinion of probable cost and are provided for budget purposes only. Actual costs for work recommended can only be determined after the completion of a detailed investigation, preparation of repair specifications and tendering. The scope of work recommended in this report must be confirmed with a more detailed site investigation prior to implementation.

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1.1 ELEMENTS REVIEWED

- Structure: exposed structural elements at the roof, walls, floors, and foundation;
- Interior: overall review of interior spaces to note any areas of deterioration or distress;

- Exterior: roofing materials, veneer/siding, windows, exterior doors.

2 Description

The Manilla Hall, Brock Township, has served as a central community gathering place circa 1945. It has evolved and seen multiple renovations over the original site location with the present configuration established in 2013. The main hall footprint is approximately 45' x 30' (1,350 square feet).

The building consists of the following areas, which are referenced in the report:

1. Ground Floor: The ground floor serves as the main hall use and includes ancillary spaces including the entrance vestibule, food preparation area, storage and washroom facilities.
2. Basement Level: The lower level is unfinished and unoccupied. It is accessible from the main floor with interior egress stairs. Remnants of an exterior exit were observed but it has been decommissioned as part of a legacy renovation.
3. Exterior: The exterior of the building includes the building façade, pitched roofs, a barrier free entrance and two emergency means of egress. A third exit has been decommissioned as it is not required for egress purposes.

2.1 STRUCTURE & BUILDING ENVELOPE

The pitched roof structure consists of wood joists spanning the full width of the building from ridgeline to the perimeter load bearing walls made of wood construction. The main floor consists of 2x10 wood joists at 16" spacing supported on perimeter foundation walls of block construction. The main floor interior joists are approximately 12' in length and are supported by three bays of transverse 10"x10" timber beams, which are in turn supported on hollow concrete block peers below.

The pitched roof utilizes a metal roof and aluminum siding over the sofit areas. The building envelope is clad with a vinyl siding.

3 Findings

3.1 STRUCTURE & BUILDING ENVELOPE

Structure

The building main structural framing was visually assessed as it was partially concealed by architectural finishes such as gypsum wall board and ceiling systems. We did not observe any signs of structural destress.

Exterior

The exterior of the building was observed from grade at the perimeter. The following was observed:

1. The age of the existing metal roof could not be determined, however, the roofing appeared to be weathered with some localized damage at various locations along the perimeter (see Photograph 3.1.1). We recommend completing a complete roof replacement including ice/snow guards to protect the roof and structure against damage from future snow events.
2. The building fascia and soffit has been damaged due to snow pile-up (see Photograph 3.1.2). We recommend a new fascia and soffit be applied in conjunction with a roof replacement.
3. The building utilizes eavestroughs and downspouts to direct water away from the existing building perimeter and improve overall site drainage. The existing eavestroughs are in poor condition, damaged and in need of replacement (see Photograph 3.1.3, 3.1.4 and 3.1.5). New eavestroughs and downspouts are recommended, however, they are prone to damage during heave snow fall events. The use of snow guards will provide enhanced protection.
4. The existing vinyl siding has aged and is showing signs of deterioration and cracking. Over time, UV exposure will compromise the siding (see Photograph 3.1.6, 3.1.7, 3.1.8 and 3.1.9). Replace broken sump pump drainpipe and seal opening to protect the building envelope (see Photograph 3.1.10).
5. Until such time as the siding is scheduled for replacement, we recommend the siding is washed to remove the mildew stains, particularly on the north elevation (see Photograph 3.1.11).
6. At main entrance door, sand and prime corroded hollow metal door and repaint to protect door (See Photograph 3.1.12 and 3.1.13).

7. We observed dislodged or damaged window screens. We recommend that all windows are reviewed and screens replaced as required, particularly in food preparation areas (see Photographs 3.1.14 and 3.1.15).

8. Existing timber entrance ramp does not meet current OBC and AODA requirements (see Photograph 3.1.16). We recommend the wood entrance be removed and replaced with a concrete entrance ramp complete with proper wear surface and guards.

9. We recommend a landing be provided at the base of the existing exterior door on the south elevation (see Photograph 3.1.17 and 3.1.18).

10. Repair damaged GWB and apply new paint finish to match (see Photograph 3.1.19 and 3.1.20).

11. Provide handrails on both sides of the basement exit stairs in accordance with OBC requirements (see Photograph 3.1.21).

12. We recommend exposed basement structural elements be reviewed for adequacy by a structural engineer. This includes a review of block foundation walls to determine if unit replacements and repointing is required for structural considerations (see Photograph 3.1.22). Moreover, although we did not observe signs of distress, the existing block piers are slender and they should be reviewed to confirm they can carry the intended loads as per OBC Part Four requirements (see Photograph 3.1.23). Lastly, the 2x10 wood joists have relied on notched connections into the existing 10x10 timber beams (see Photograph 3.1.24). This connection detail should be reviewed to ensure it meets current code structural requirements.

4 Summary & Recommendations

In summary, we did not observe any evidence of distress with respect to the building primary structural elements. They appear to be in good repair and performing adequately. We did find varying levels of deterioration of elements of the building envelope. We recommend a complete roof replacement as soon as possible with a new metal cladding system to be provided within the next 3 years. Minor maintenance repairs to the entrance door and window screens are recommended. We recommend that a new AODA compliant entrance ramp be provided at the front entrance of the facility.

We recommend the maintenance and repairs outlined in Table 1. Items identified as requiring immediate attention are those items representing health and safety risks, could affect use of the building, or which could result in costly damage if not addressed. Short-term items are suggested to be replaced within the next two to three years. These include structures and finishes still functional, but which may fail very soon due to age.

The table includes high level cost estimates for each repair item. The estimates were prepared based on an assumed amount of labour and materials required to complete each item, typical average hourly construction rates and material costs were used. Where engineering is recommended, an estimate of the fee is included. We note costs could vary depending on time of year, availability of contractors, and the specific construction methods and materials used.

Table 1: Cost Estimates for Recommended Repairs

FINDINGS	DESCRIPTION	TIMEFRAME	COST ESTIMATE
3.1.1	Roof Replacement c/w snow guards	Immediate	$24,000
3.1.2	Fascia and soffit repairs	Immediate	$3,200
3.1.3	Eavestrough and rainwater leader repair/removal	Immediate	$3,200
3.1.4	Vinyl siding replacement	2-3 years	$65,000
3.1.6	Hollow metal door repairs	2-3 years	$600
3.1.7	Window screen repairs/replacement	Immediate	$600
3.1.8	AODA Ramp replacement	Within 1 year	$110,000
3.1.9	Concrete landing	Within 1 year	$1,200

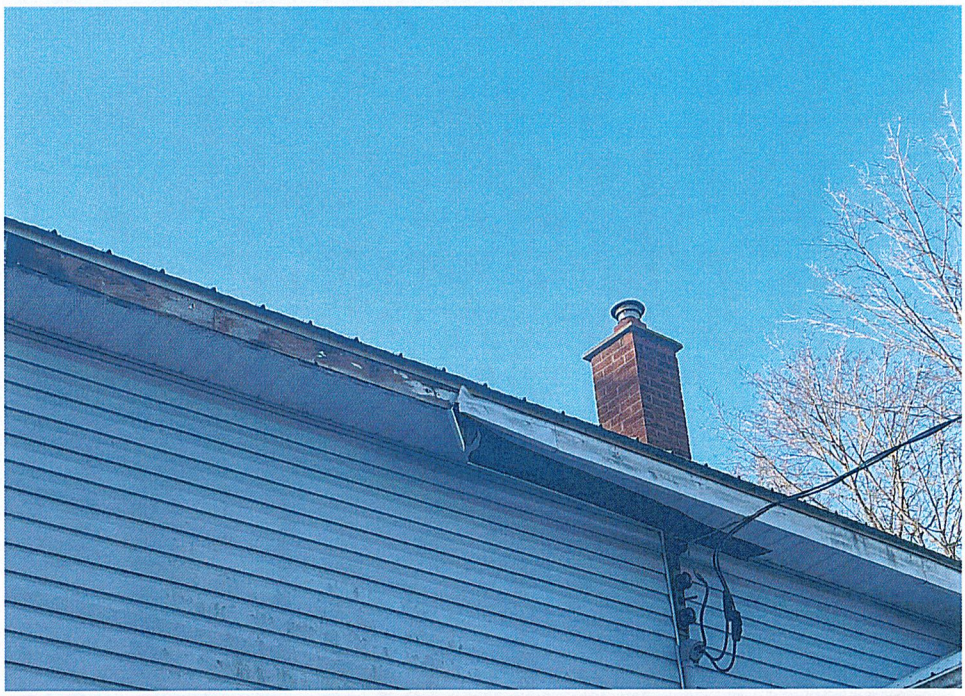
FINDINGS	DESCRIPTION	TIMEFRAME	COST ESTIMATE
3.1.10	Repair wall damage	2-3 years	$600
3.1.11	Handrail as per OBC requirements	Immediate	$1,500
3.1.12	Basement and main floor framing structural study	Immediate	$4,500
TOTAL			**$214,400**

The contents of this report are based on professional judgement given the information available (i.e., visual observation). While this evaluation is the result of professional care and competence, there is no warranty expressed or implied, and nothing in this report should be construed as a guarantee. As a result, this report may be used as a tool for making financial decisions including future capital expenditure planning.

Appendix A: Photographs

Photograph 1

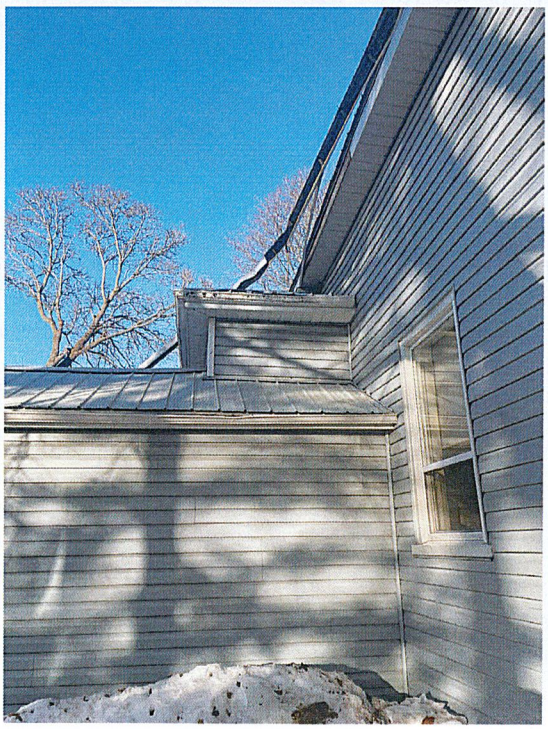
Photograph 3.1.1



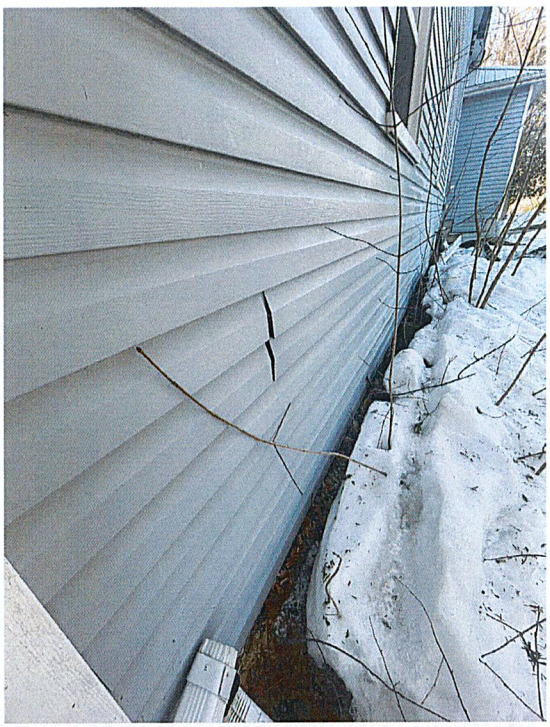
Photograph 3.1.2

Photograph 3.1.3

Photograph 3.1.4



Photograph 3.1.5



Photograph 3.1.6

Photograph 3.1.7

Photograph 3.1.8

Photograph 3.1.9

Photograph 3.1.10

Photograph 3.1.11

Photograph 3.1.12

Photograph 3.1.13

Photograph 3.1.14

Photograph 3.1.15

Photograph 3.1.16

Photograph 3.1.17

Photograph 3.1.18

Photograph 3.1.19

Photograph 3.1.20

Photograph 3.1.21

Photograph 3.1.22

Photograph 3.1.23

Photograph 3.1.24