



Corporation of the Township of Brock

Staff Report to the Members of Council

From: Wayne Ward
Position: Director Parks, Recreation and Facilities
Title / Subject: Building Condition Assessments
Date of Meeting: September 22, 2025
Report No: 2025-PRF-017

1.0 Issue / Origin

This report relates to the Building Condition Assessments for the Municipal Office and the Manilla Community Hall as submitted by Tatham Engineering.

2.0 Background

The 2023 Capital Budget had a total of \$25,000 to undertake Building Condition Assessments on Township buildings.

3.0 Analysis

After reviewing previous building condition assessments on file, the Municipal Administration Building and the Manilla Community Hall were selected for having a Building Condition Assessment performed.

The reports for each are attached to this report.

Both buildings were reviewed by Tatham Engineering and their recommendations for each building based on the degree of the assessment are included as part of this report.

4.0 Related Policies / Procedures

Asset Management

5.0 Financial / Budget Assessment

Any recommendations from these reports based on the timelines provided by the engineers are being used for budget purposes where necessary for the 2026 budget. Costs for these

recommendations are currently not known but are being investigated prior to the budget being provided to Council.

5.1 Asset Management

These facilities are included in the Asset Management plan and these reports make up a good part of the details for this asset management plan.

By moving forward with the recommendations in a timely manner these facilities will continue to serve the Township and the public for years to come.

6.0 Climate Change Impacts

Some items that are recommended may have a positive climate impact by reducing natural gas usage, electrical consumption as well as water consumption.

7.0 Communications

The assessment reports make up part of this report which is posted on the public meeting agenda.

8.0 Conclusion

Staff have received these assessment reports and are utilizing them for budget and planning purposes for forecasting of repairs and maintenance of these two buildings.

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2025-PRF-017, and

That staff use these reports for forecasting and budget preparation purposes, and

That these reports be utilized for use as part of the next asset management update to be performed by 2030.