McINTOSH PERRY

COMMUNITY SAFETY STATIONS (FIRE & EMS)

City of Greater Sudbury

OVERVIEW

Portfolio

-24 one and two storey buildings

-average age of forty-six (46) years

-gross floor areas of less than 9,000 square feet

-Estimated costs to bring to state of good repair from 2018 to 2027 is estimated to be $36 M.

-Stations require substantial renovation for compliance to current standards (NBCC, OBC, ESA, TSSA etc.)

OVERVIEW

Common conditional and functional deficiencies gathered from the reports:

- Growing back log of required maintenance, component repairs and replacements
- Building components exhibit poor efficiencies that have surpassed, or are approaching, the end of their expected life cycle – ie. windows, doors, sealants, roofing, HVAC, etc
- Insufficient space for apparatus bays and storage areas for PPE
- Lack of provisions for separate sex washrooms, showers, changing and locker rooms
- Little or non-existent compliance for barrier-free regulations (parking, entrances, interior circulation, and washrooms)
- Limited site area to allow for expansion
- Aging site and building infrastructure reaching end of their life-cycle
- Deteriorated asphalt, concrete and other hard landscaping components require replacements

BUILDING CONDITION ASSESSMENT PROCESS

Building Condition Assessment includes:

- Site visit and historical data is summarized in a front-end report (quantity, year installed, description, etc.)
- Building components are rated with a scale of “Good, Fair, Poor or Very Poor” based on their visual condition, observed or reported defects, and estimated remaining life
- These same reviewed building components also receive a priority ranking (10-Must through 1-Deferrable)
- Age (in years) of the building element is provided by date of installation, date of major repair (if known), taken from data plate information or historical work orders. Where the age is unknown, it has been reasonably estimated by MPL.

BUILDING CONDITION ASSESSMENT PROCESS

Good Condition	Minor defects, superficial wear and tear, some deterioration to finishes, major maintenance not required, and not requiring capital expenditure.
Fair Condition	Average condition, significant defects are evident, worn finishes require maintenance, services are functional but need attention, likely to become “poor” within a few years if not addressed.
Poor Condition	Badly deteriorated, potential structural problems, inferior appearance, major defects, components fail frequently, observable deterioration requiring capital repair and the component failing
Very Poor Condition	Building or component has failed, not operational, not viable, and unfit for occupancy or normal use, environmental/contamination/pollution issues exist.

Must (10)	**Fire Safety, Life, OHS, address dangerous situations.**
Critical (9)	**Legislated, health and welfare.**
Urgent (8)	**Items that threaten the operation of the facility/shutdown, loss of service, etc.**
Essential (7)	**Projects that are not urgent but cannot be postponed due to building integrity.**
Necessary (6)	Barrier free access related items and commitments from previous years as warranted as public need.
Highly Desirable (5)	Energy conservation, projects for external funding is available.
Strategic (4)	Items that have worn out, are of high maintenance cost and requires replacement to prevent costly further repair.
Enhancement (3)	Modification, addition, renovation to improve operational needs of facility.
Aesthetic (2)	Items that are an aesthetic nature (painting, landscaping, asphalt).
Deferrable (1)	Items that are in working order but have surpassed their useful life expectancy. Projects that can be postponed with detriment effect to present operation.

COSTING METHODOLOGY

State of Good Repair

"A condition in which the existing physical assets, both individually and as a system, are functioning as designed within their useful life's and are sustained through regular maintenance and replacement programs." (Law Insider)

- **Current Replacement Value (CRV) -** derived using 2018 RS Means costing handbooks for the particular building type, adjusted for the City of Greater Sudbury locale.
- **Repair/Replacement Costs** -developed using 2018 RS Means Repair & Remodeling Cost Data, adjusted to a Sudbury index, with a 10% Design Contingency and a 20% General Contingency.

Assumptions

- Items are at current prices and are replaced/repaired with similar materials (no system upgrade) unless noted.
- Estimated costs are for renovation work as opposed to new work. Renovations often require additional costs for demolition and difficulty. Other times, not all components for the assembly would need repair/replacement.

BUILDING CONDITION ASSESSMENT SUMMARY

Location	Year Constructed	Age (Years)	Square Feet	Estimated Replacement Cost (2018)	Estimated 10 Year Capital Requirements
Capreol EMS Station	1958	62	7,487	$1,978,000	$1,286,574
Van Horne	1975	45	18,000	$4,600,000	$4,755,400
Minnow Lake	1981	39	5,862	$1,610,000	$1,471,990
New Sudbury (Leon Street)	1974	46	5,000	$1,351,250	$1,578,210
Long Lake	1976	44	6,762	$2,029,750	$1,569,750
Copper Cliff	1973	47	3,511	$845,250	$1,346,899
Waters/Black Lake	1969	51	6,970	$1,725,000	$1,560,553
Lively	1953	67	2,065	$506,000	$840,593
Whitefish	1965	55	6,332	$1,512,250	$1,613,950
Beaver Lake	1977	43	2,768	$690,000	$1,376,700
Azilda (LEL)	2006	14	11,486	$2,875,000	$983,870
Chelmsford	1970	50	13,651	$3,243,000	$1,631,890
Dowling	1965	55	4,992	$1,265,000	$1,350,668
Vermillion	1974	46	1,331	$362,250	$819,910
Levack	1971	49	3,740	$951,050	$1,156,691
Val Caron	1985	35	4,092	$1,035,000	$974,805
Val Therese	1993	27	8,480	$1,960,750	$1,439,458
Hanmer	1958	62	3,036	$805,000	$1,511,511
Capreol	1983	37	10,495	$2,426,500	$1,882,920
Garson	1955	65	6,400	$1,776,750	$1,709,923
Falconbridge	1977	43	2,200	$586,500	$1,168,850
Skead	1979	41	2,255	$598,000	$1,150,240
Coniston	1985	35	2,000	$546,250	$1,165,528
Wahnapitae	1974	46	2,008	$546,250	$1,192,126
TOTAL				***$35,824,800***	***$35,539,009***


McINTOSH PERRY
THANK YOU!
Questions?