

MUNICIPALITY OF KINCARDINE

Building and Stairway Condition Assessments

Council Meeting
March 26, 2025



Agenda

- Building Condition Assessment
 - Methodology
 - Summary of Observations
 - Recommendations
- Stairway Assessment
 - Scope of Work and Background
 - Photos showing sites
 - General Observations and Comments

Building Condition Assessment

- Completion of 15 facilities within the Municipality
- As per O.Reg. 588/17 Municipalities are to include facilities into their asset management plans.
- The purpose of the building reviews was to help identify facility repair needs, assign general condition scores for the facilities and provide information for the AMP
- This information may also be helpful when trying to make long term planning decisions

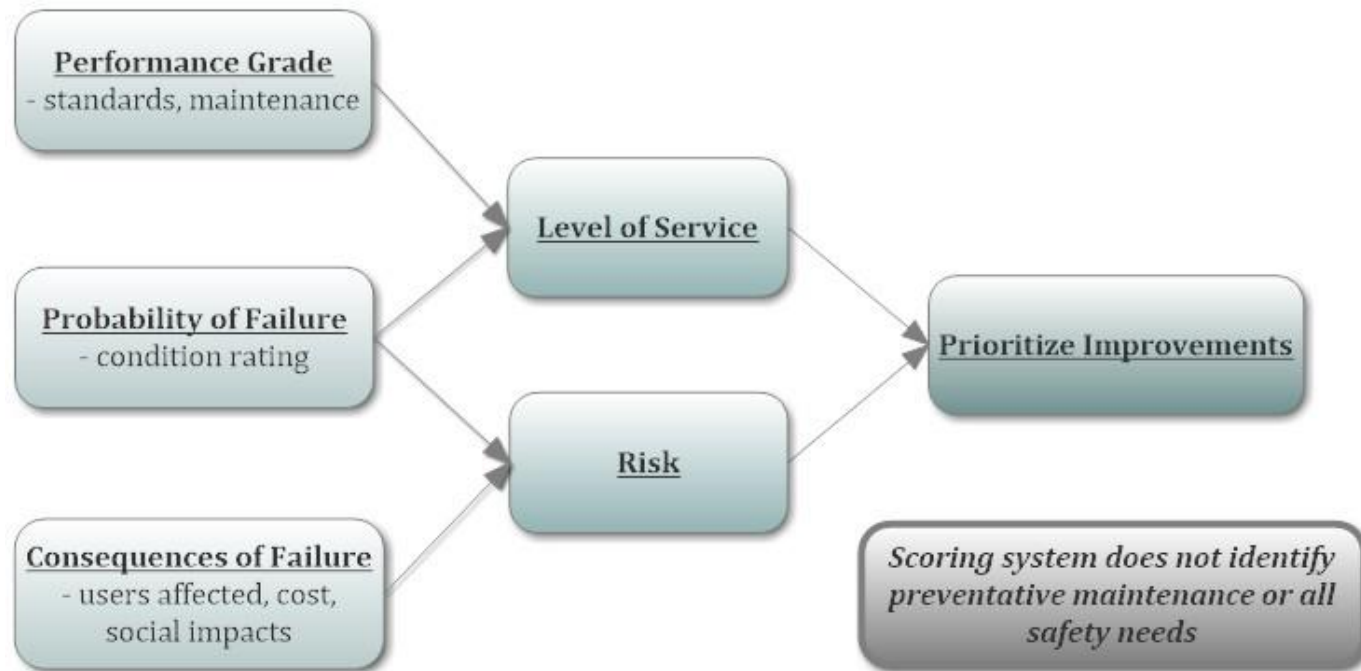
Assessment Process

The assessment process is divided into the following components:

- Prepare an updated inventory of the buildings, document existing features and building dimensions.
- Complete a visual review of the building components looking for safety or structural concerns.
- Take photos of components to help illustrate features and condition of components
- Assigning condition ratings to the components
- Estimating the costs to address repair needs and suggested timelines
- Identify areas of additional investigation
- Assign Facility Condition Index scores (FCI)
- Prepare a summary report to document results of the assessment

Component Condition Scoring

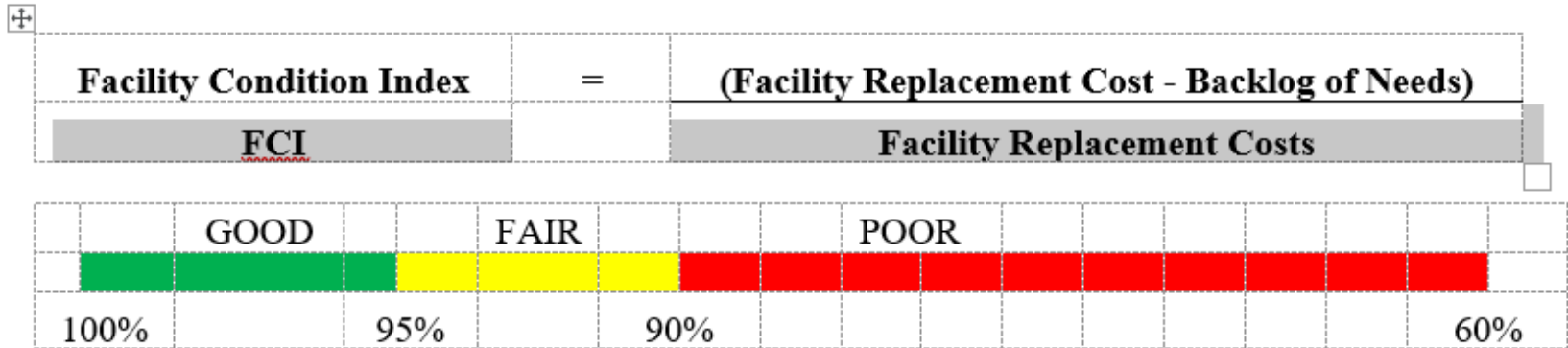
Figure 1: Relationship between Data Collected and Calculated Theoretical Priority Scores



Note, these scores were primarily used by inspector as a guide to help decide on the timeline for the complete of repair and rehabilitation needs. It becomes very complicated to track individual component scores in AMP

Facility Condition Index

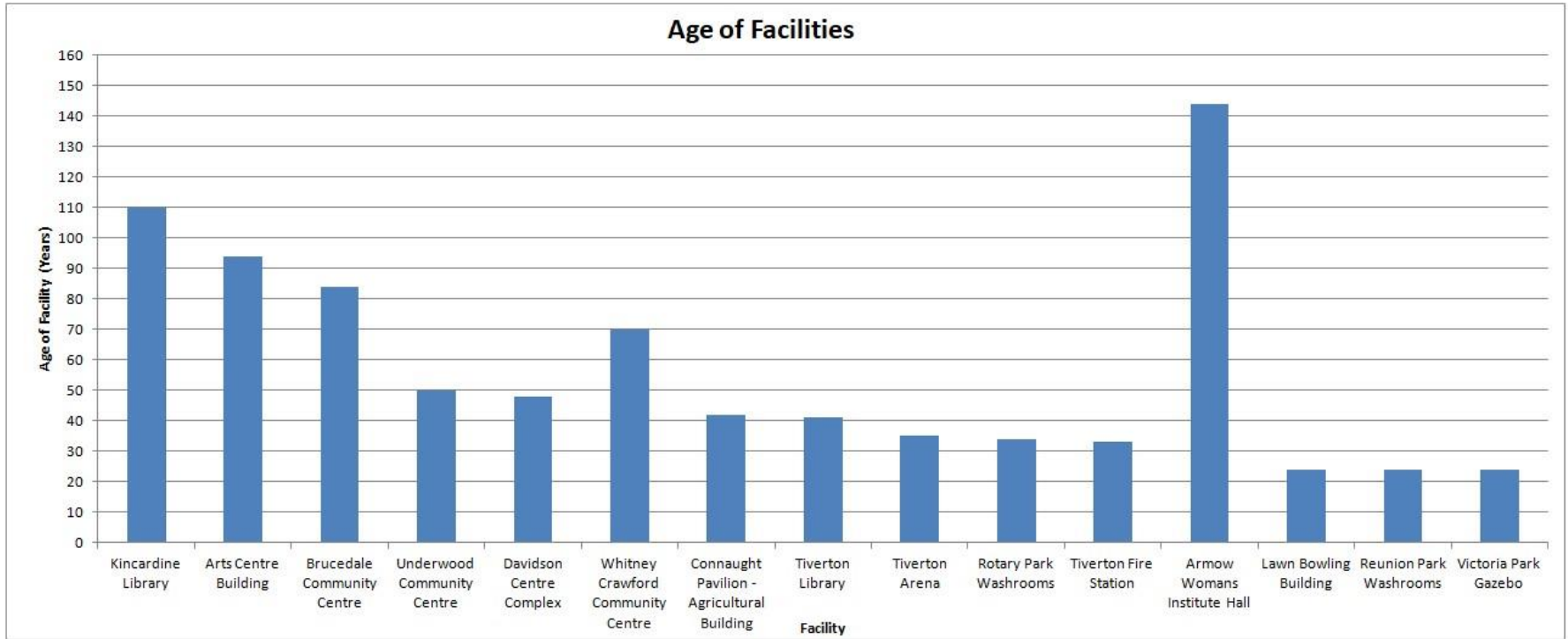
Figure 2: FCI Formulae and Relative Condition Ranges



This provides an over-all condition rating for the facility. However, this score can be deceiving for the following reason:

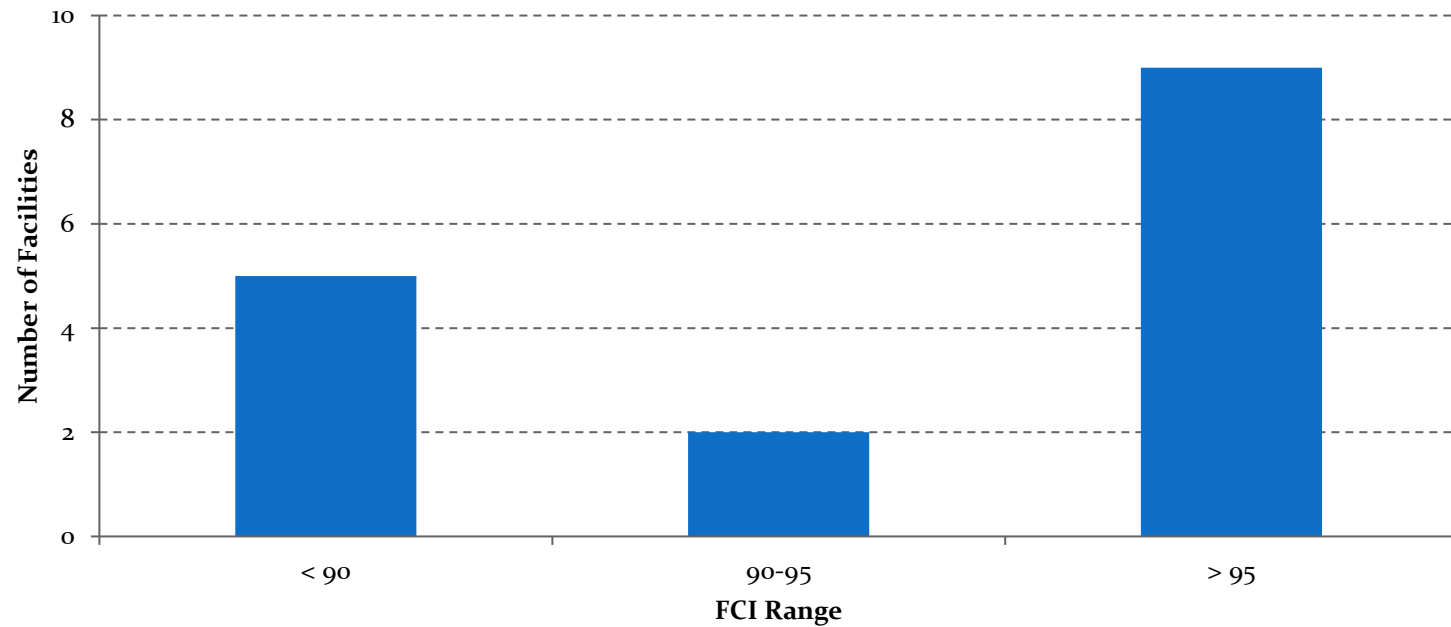
- If a roof replacement is needed, it can drop the score by about 5%.
- Some facilities have expensive equipment needing replacement.
- Some older buildings, have components in poor condition, are unsuitable for their usage (energy efficient) but very few repair needs are identified.

Age of Facilities



Facility Condition Index - FCI

FCI Distribution



Recommended Needs

**Municipality of Kincardine
Facility Management Study**

File No 24095

Facility	Facility No.	Year Built (Date Acquired)	Year Built	Total Cost Needs	Replacement Costs	FCI Score
Armow Womans Institute Hall	10	1994	1880	\$21,500	\$784,896	97.3
Arts Centre Building	11	1930	1930	\$24,000	\$3,418,872	99.3
Brucedale Community Centre	1	1968	1940	\$2,000	\$974,214	99.8
Connaught Pavilion - Agricultural Building	4	1982	1982	\$0	\$1,907,254	100.0
Davidson Centre Complex	12	1976	1976	\$2,829,500	\$33,417,434	91.5
Kincardine Library	9	1914	1914	\$3,000	\$2,010,513	99.9
Lawn Bowling Building	18	2000	2000	\$62,500	\$264,533	77.3
Reunion Park Washrooms	17	2000	2000	\$1,000	\$450,541	99.8
Rotary Park Washrooms	16	1990	1990	\$36,000	\$328,842	89.1
Tiverton Arena	7	1989	1989	\$2,001,000	\$14,282,900	86.0
Tiverton Fire Station	15	1991	1991	\$7,000	\$1,922,879	99.6
Tiverton Library	8	1983	1983	\$205,000	\$765,664	76.5
Underwood Community Centre	13	1974	1974	\$20,000	\$4,845,609	100.0
Victoria Park Gazebo	19	2000	2000	\$47,500	\$193,313	75.4
Whitney Crawford Community Centre	14	1976	1954	\$45,000	\$5,508,740	100.0
				Sum of Needs	Sum of Replacement	Average FCI
				\$5,305,000	\$71,076,202	92.8

General Comments about Buildings

- Total replacement cost of all the facilities reviewed was estimated at \$71.1 million dollars. Only 3 facilities are less than 30 years old.
- There were \$5.1 million dollars of capital needs identified, which represents 7.5% of the replacement costs. This includes \$3 million to replace the concrete floors and refrigeration lines in the two arenas.
- The above needs does not necessarily include allowance for repairs that are considered maintenance type work.
- Replacement of some components, beyond their service life, was not included if it is assumed the existing is acceptable for that location.

Stairway Condition Assessment

Council Update

March 26, 2025

Stairway Condition Assessment

- There were 17 stairway locations providing beach access that were reviewed
- Most of these were constructed by local residents on Municipal property to provide conveniently located access to the beach
- The stairways were reviewed for general conformance with applicable codes and structural adequacy.

Stairway Condition Reports

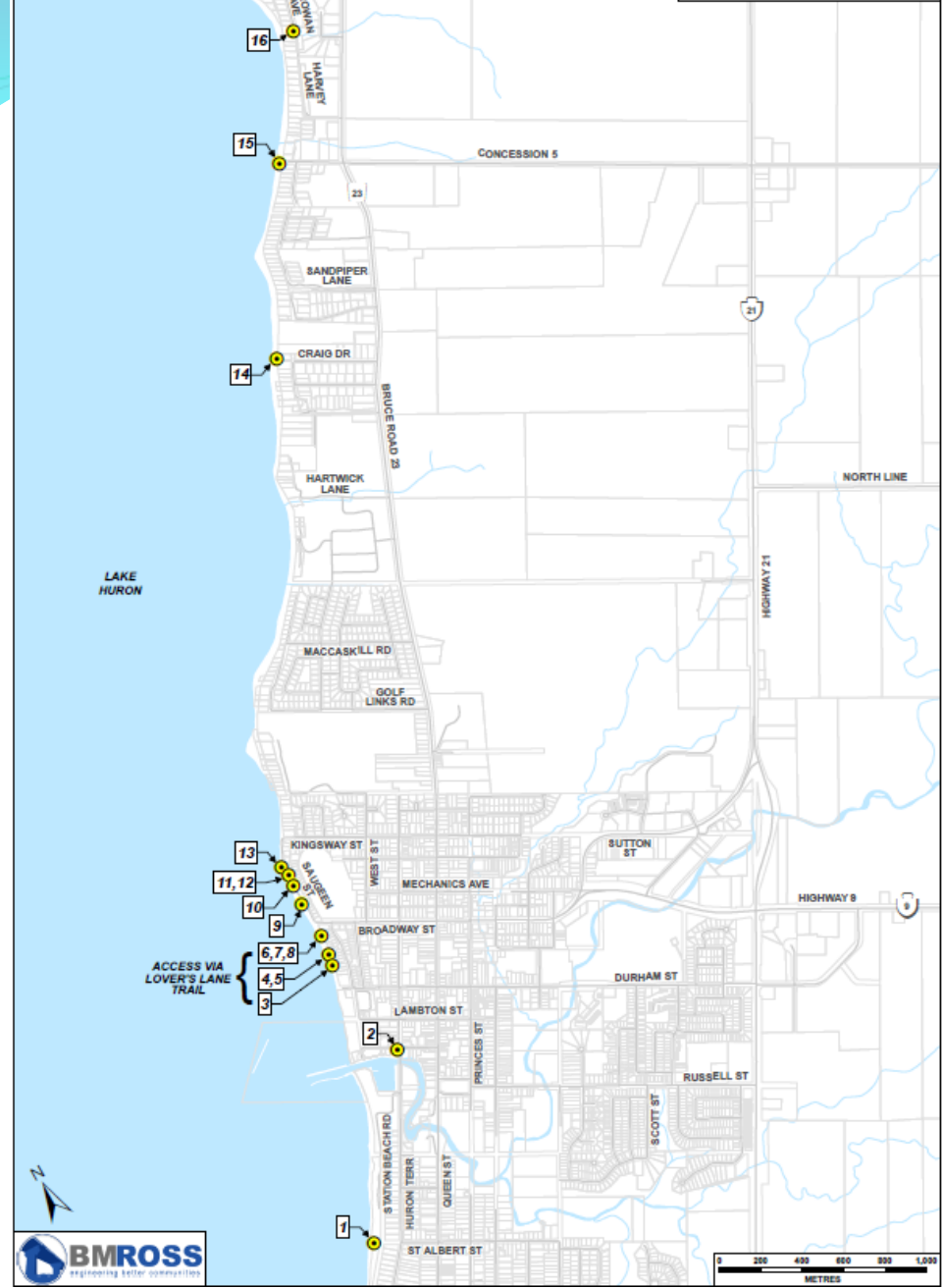
- Individual reports created while doing our review included the following:
 - Description of the stairway or site
 - Photos
 - Comment regarding general compliance with applicable codes
 - Condition scores for main components
 - Recommendations

Stairway Standards

- The stairway were reviewed for conformance with Accessibility for Ontarians with Disability Act, AODA, and Ontario Building Code, OBC standards.
- Most of these site should be defined as Beach Access Routes or Recreational Trails as defined in the AODA and not as stairways.
- They are not required to be brought up to AODA standards unless they are reconstructed new.
- Stairways should be structurally sound, in accordance, with the OBC and brought up to other aspects of the code when being reconstructed.

LOCATION AND STAIRCASE ID

NOTE: STAIRCASE 17 IS LOCATED AT 67 LAKE ST IN INVERHURON, 200m NORTH OF PINE ST



Stairway Locations

General Observations

- None of the stairs have slip resistant treads, risers are not closed in, no tactile plate at the top of each stairway, no colour contrasting nosing, handrails are not suitable shape or size or configured as per the codes.
- In addition, the pathways approaching the stairs often do not comply with the standards for a Recreational Trail.
- Many of these do not look like a stairway but appear as a access pathway with concrete or stones places as steps and no handrail or a flimsy handrail on one side.

Stairway Images



Stairway Images



General Comments

- Some structural repairs were recommended in the reports to address safety concerns.
- With some stairways we have recommended replacement. However, since some stairs are in close together; we would recommend installing one good set of stairs in that location and signage directing pedestrians to use the new stairway.
- With some locations, we described them as an access pathway instead of a stairway. When upgrading these should be made in compliance with the Beach Access or Recreational Trail standards.

Questions?