

# **Building Condition Assessment Study 2017**



## **The Stonewell Group Inc.**

The firm specializes in asset management strategies, capital and reserve fund planning, and the co-ordination of facility evaluations and building condition audits. The firm has extensive experience coordinating major facility evaluations for government departments and agencies. Since 1998, Stonewell has been retained by many service managers and housing providers to provide this expertise.



# List of Buildings

## Administration General Portfolio

- Morrison Building
- POA Storage Building
- Administration Garage

## Long Term Care Portfolio

- Grey Gables
- Lee Manor
- Rockwood Terrace

## Ontario Early Years Centre

## Heritage Portfolio

- Grey Roots Museum and Archives
- Moreston Village

## Paramedic Services Portfolio

- Owen Sound
- Craigleith

## Transportation Services Portfolio

- Chatsworth Depot
- Clarksburg Depot
- Ayton Depot
- Dundalk Depot

# Individual Building Condition Assessment

- Site
- Structure
- Building Exterior
- Building Interior
- Electrical Systems
- Mechanical Systems
- Elevators

# Reserve Fund Studies

## Administration General Portfolio

Property/Building Name	Location	Address	Reserve Balance - 12/31/2016	2017 Budgeted Levy/Expenditure/Reserve Contribution
Morrison Building	Owen Sound	509 9 <sup>th</sup> Avenue East	\$150,000	\$1,500
POA Storage Building	Owen Sound	595 9 <sup>th</sup> Avenue East	\$10,000	\$1,000
Administration Garage	Owen Sound	595 9 <sup>th</sup> Avenue East	\$10,000	\$500
<b>Property Buildings</b>			<b>\$170,000</b>	<b>\$3,000</b>

## Long Term Care Portfolio

Property/Building Name	Location	Address	Reserve Balance - 12/31/2016	2017 Budgeted Levy/Expenditure/Reserve Contribution
Grey Gables (Inc. Garage)	Markdale	205 Toronto Street	\$341,389	\$136,514
Lee Manor	Owen Sound	875 6 <sup>th</sup> Street East	\$562,284	\$89,327
Rockwood Terrace	Durham	206 Toronto Street	\$1,700,941	\$236,339
<b>Long Term Care Total</b>			<b>\$2,604,614</b>	<b>\$462,180</b>

## Heritage Portfolio

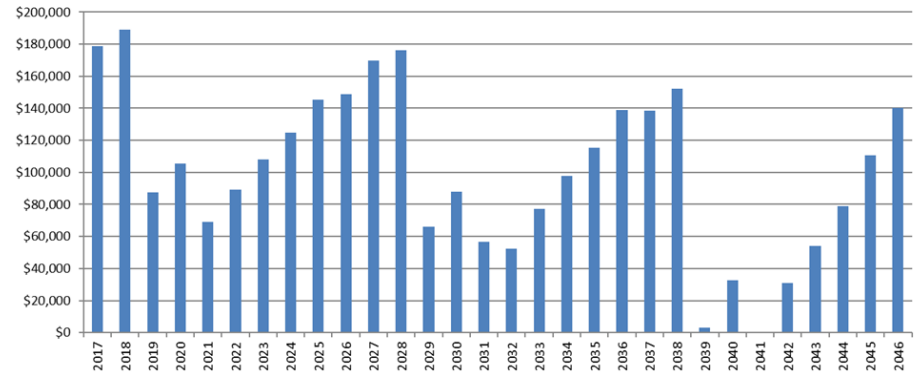
Property/Building Name	Location	Address	Reserve Balance - 12/31/2016	2017 Budgeted Levy/Expenditure/Reserve Contribution
Grey Roots Museum and Archives	Georgian Bluffs	Grey Road 18	\$274,549	\$107,000
Grey Roots – Bandstand	Georgian Bluffs	Grey Road 18		
Grey Roots – Barn	Georgian Bluffs	Grey Road 18		
Grey Roots – George Rice Blacksmith Shop	Georgian Bluffs	Grey Road 18		
Grey Roots – Pioneer Log Blacksmith Shop	Georgian Bluffs	Grey Road 18		
Grey Roots – Moore & Muir Engine Works	Georgian Bluffs	Grey Road 18		
Grey Roots – Farm House	Georgian Bluffs	Grey Road 18		
Grey Roots – Bluewater Garage	Georgian Bluffs	Grey Road 18		
Grey Roots – Log Cabin	Georgian Bluffs	Grey Road 18		
Grey Roots – Log House	Georgian Bluffs	Grey Road 18		
Grey Roots – Herb Miller Sawmill	Georgian Bluffs	Grey Road 18		
Grey Roots – School House	Georgian Bluffs	Grey Road 18		
Grey Roots – Historic Machinery & Equip. Bldg.	Georgian Bluffs	Grey Road 18		
<b>Grey Roots - Moreston Village - Sub-Total</b>			<b>\$66,700</b>	<b>\$34,400</b>
<b>Grey Roots Total</b>			<b>\$341,249</b>	<b>\$141,400</b>

# Early Years Center

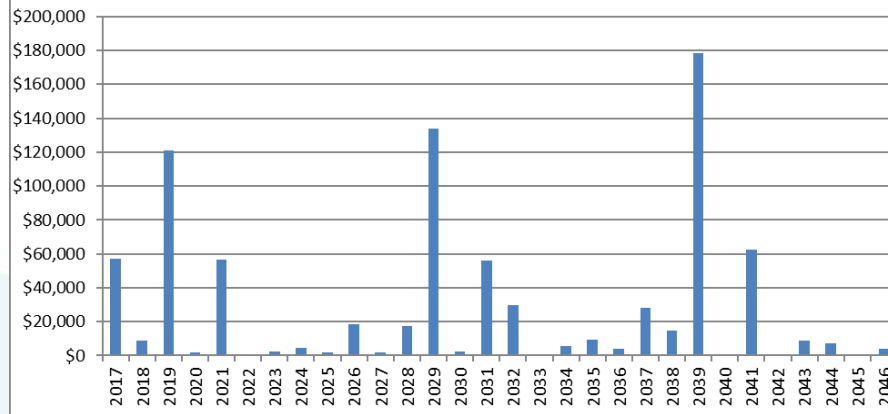
Assumed Inflation	2%
Assumed Rate of Return	0%
Index for Contributions	2%
Opening Balance	\$217,007
Annual Contribution	\$18,600

## Scenario # 1 – Status Quo

Closing Balance



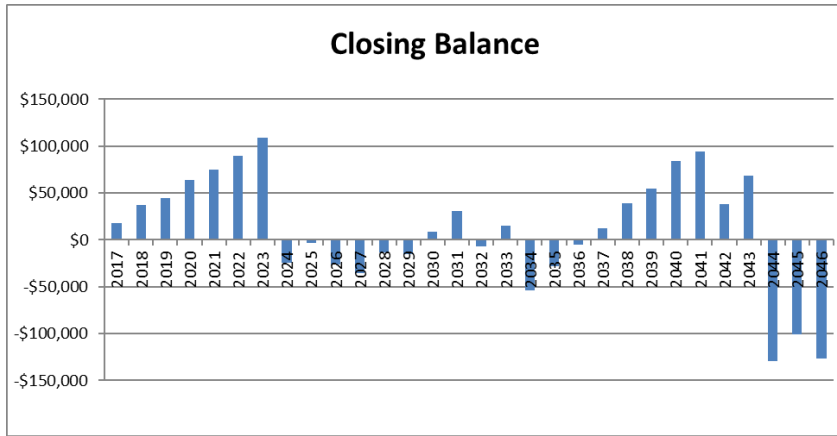
Expense In Future Dollars



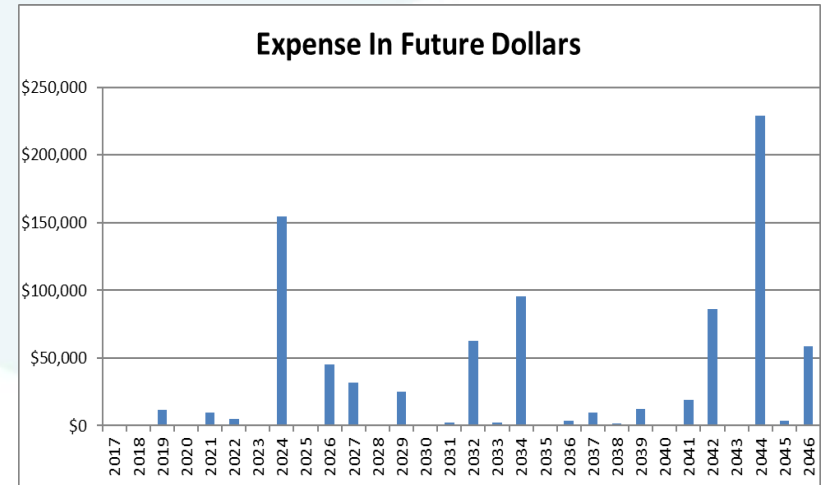
# Paramedic Services

## Combined

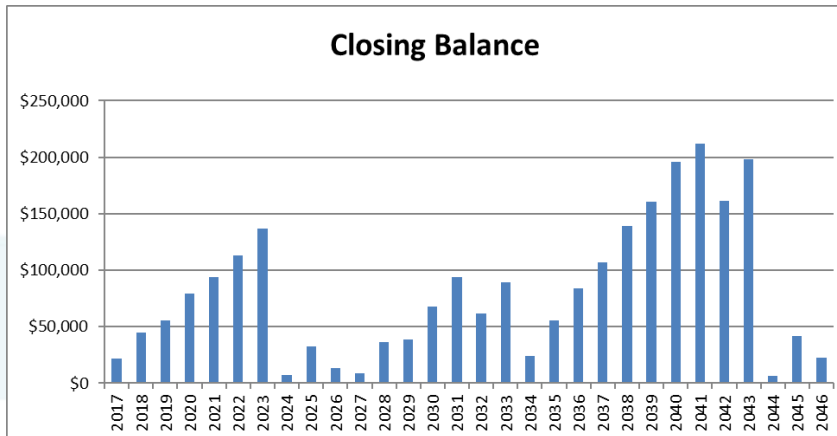
### Scenario # 1 – Status Quo



Assumed Inflation	2%
Assumed Rate of Return	0%
Index for Contributions	2%
Opening Balance	\$0
Annual Contribution	\$18,331



### Scenario # 2 – Add \$3,700 per year

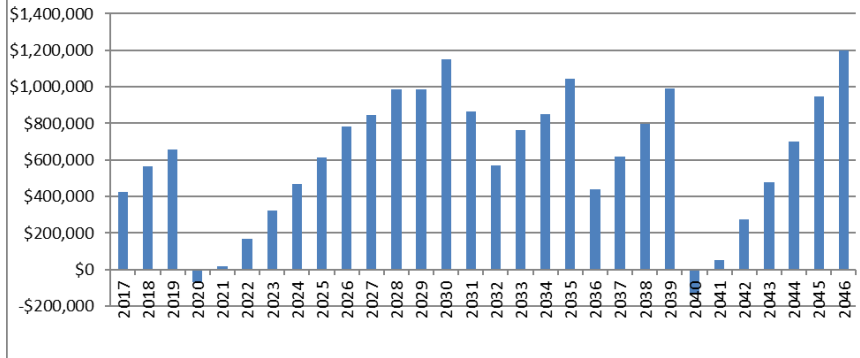


# Grey Roots Museum and Village Combined

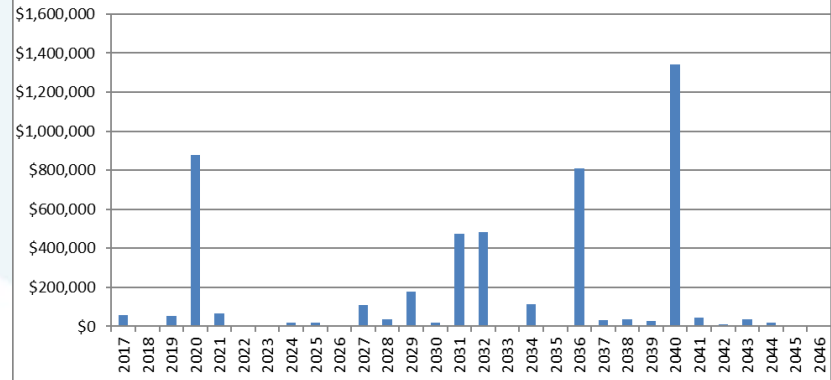
## Scenario # 1 – Status Quo

Assumed Inflation	2%
Assumed Rate of Return	0%
Index for Contributions	2%
Opening Balance	\$341,249
Annual Contribution	\$141,400

**Closing Balance**

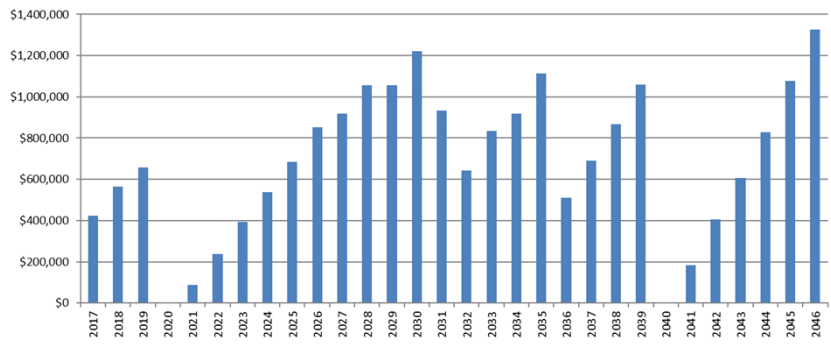


**Expense In Future Dollars**



## Scenario # 2 – Add \$70,000 in 2020 and \$60,000 in 2040

**Closing Balance**

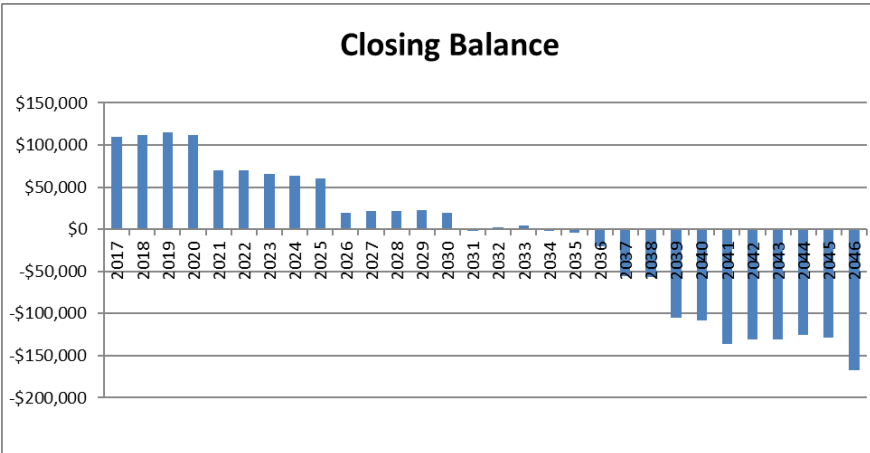




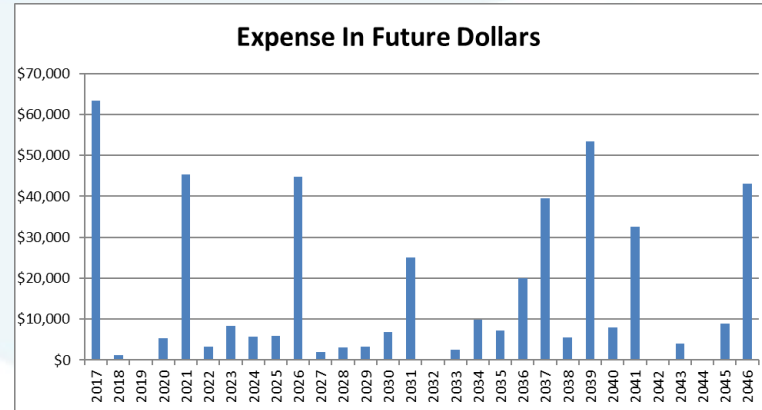
# Admin Buildings

## Combined

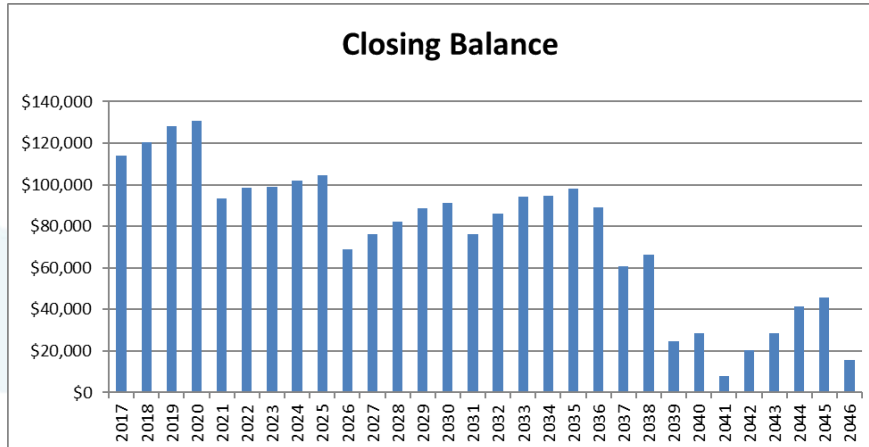
### Scenario # 1 – Status Quo



Assumed Inflation	2%
Assumed Rate of Return	0%
Index for Contributions	2%
Opening Balance	\$170,000
Annual Contribution	\$3,000

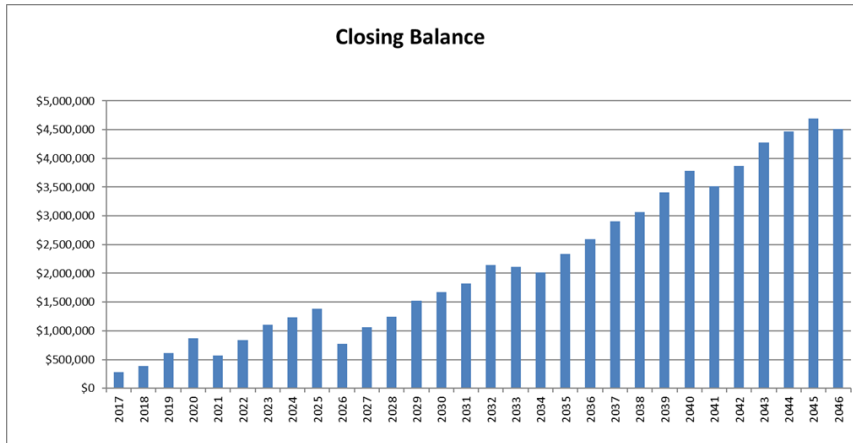


### Scenario # 2 – Add \$4,500 per year

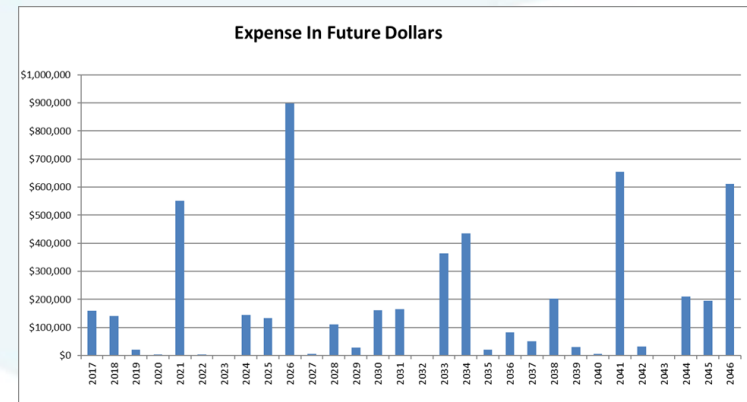


# Transportation Services Combined

## Scenario # 1 – Status Quo



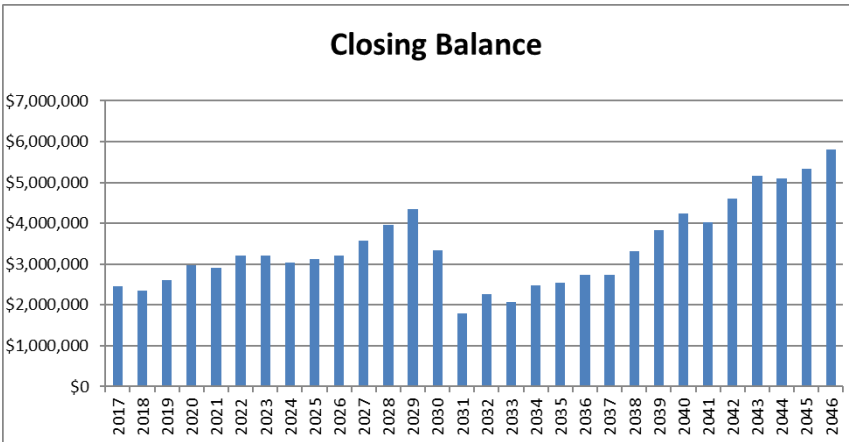
Assumed Inflation	2%
Assumed Rate of Return	0%
Index for Contributions	2%
Opening Balance	\$204,120
Annual Contribution	\$240,000



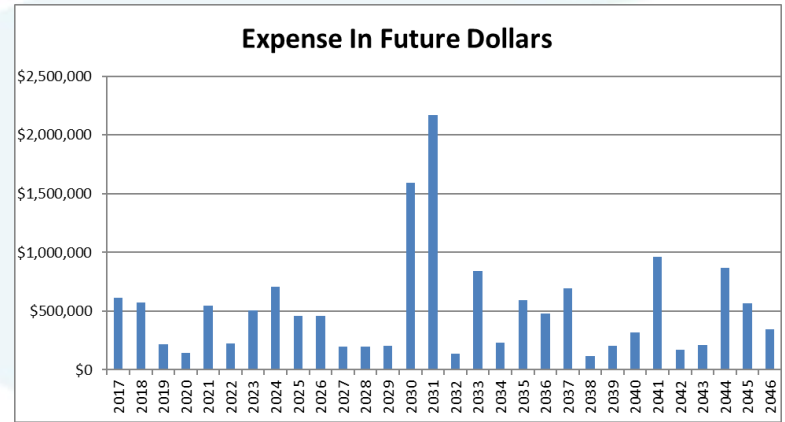
## Scenario # 2 –

# Long Term Care Combined

Scenario # 1 – Status Quo



Assumed Inflation	2%
Assumed Rate of Return	0%
Index for Contributions	2%
Opening Balance	\$2,604,614
Annual Contribution	\$462,180



Scenario # 2 –