

Meeting Date	April 22, 2025
Subject	Repairs to Public Works Garage
Road to 2035	Prioritize infrastructure renewal and implement asset management best practices: Maintain and implement the Town's Asset Management Plan to meet legislative requirements, with a focus on the allocation of appropriate financial resources.
Recommendation	<p>That Committee of the Whole recommends that Renfrew Town Council direct staff in each of the three categories of options presented, in order to commence repairs on the Public Works Garage, with recommended direction as follows:</p> <ol style="list-style-type: none"> 1. That staff be directed to proceed with the work under the category of "immediate repairs", including the following: <ul style="list-style-type: none"> a) Full Roof replacement: \$170,000 b) Partial floor replacement (40x70ft): \$60,000 (including repair at sinkhole location) c) Beam repairs: \$1,000 d) Mechanical & electrical systems repairs: cost to be determined based on need. 2. That staff be directed to proceed with undertaking design of a new public works garage, including consideration of previous designs and location options. 3. That Council establish a target occupancy for the existing facility of 5-10 years.
Originator	<p>Andrea Bishop, P.Eng. Director of Infrastructure, Public Works & Engineering</p>
CAO Review	<p>I have reviewed and concur with the report and recommendation.</p> <p>Eric Withers, MCIP, RPP – Deputy Chief Administrative Officer/Director of Development & Environment</p>
Financial Comment	The current 2025 Capital Budget has identified a garage project in the amount of \$451,000 to be funded out of the Capital Reinvestment Reserve. Whatever option Council chooses to undertake will not change the funding source.

Charlene Jackson – Treasurer/Director of Finance and Corporate Services.

Committee and Council Timing

To be considered on April 22, 2025 for final adoption by Council on May 13, 2025.

Background

A “Public Works Garage” report was brought to Council on February 25, 2025, outlining the current state of the Public Works Garage, and the necessary repairs. This report was further to CAO Raybone’s report: “Concerns Identified Among Town Owned Facilities” dated January 28, 2025, indicating that the Public Works garage be prioritized due to safety measures.

After exploring potential lease opportunities, direction out of the Closed Session on April 8, 2025, directed staff to bring forward additional town garage options in a public report.

Some major concerns that need to be addressed are as follows:

1. Some support beams are rotting/rusting and have minor gaps at the base near the floor.
2. One section of floor is cracked and sinking due to a suspected sinkhole from the removal of an old underground tank.
3. Leaking roof.
4. Garage bay doors need regular readjustments due to the building shifting.

The building has been discussed as part of budget deliberations since 2005 and in 2013 a Building Condition Assessment (BCA) was prepared by Morrison Hershfield (now Stantec). Another BCA was prepared in 2023, and on October 20, 2023, a “Building Condition Assessment Report: Renfrew Municipal Garage” was presented to Council for information, including recommendations for budget deliberations and a 10-year forecast.

In the 2023 BCA report, there were several major items identified to be replaced in 2024 and 2025, such as some mechanical and electrical systems, the full roof assembly, exterior metal clad wall assembly, windows, etc. It is noted that not all of the items listed in the BCA would be immediate repairs but would be prioritized based on health & safety. Replacement of the roof at the current building was included in the 2024 budget but postponed due to budget constraints.

Options

The options available to Council are noted below:

- 1) Proceed with any or all of the following **Immediate Repairs**, including repairs to the roof (or full replacement), a portion or all of the floor, and any health and safety concerns, with the intention of remaining in the current building for a defined period of time (See Option 3). Proceed with any or all of the **Potential Future Repairs** listed below at this time or defer for future consideration.

Staff has already obtained a detailed quote for the roof replacement, as well as the floor. Cost estimates for other necessary repairs are included in the BCA in 2023. If staff is to proceed with other work identified in the BCA, detailed estimates can be obtained.

Immediate Repairs - Anticipated to Extend Service Life for ~5-10 years:

- Roof replacement: \$170,000 (repairs can be explored vs. full replacement)
- Partial floor replacement (40x70ft): \$60,000 (including repair at sinkhole location)
OR
- Full floor replacement (full garage & drain replacement): \$150,000 (preferred for longer term occupancy)
- Beam repairs: \$1,000
- Mechanical & electrical systems repairs: to be determined

Potential Future Repairs (costs based on 2023 BCA) – Recommended for Estimated 10 Year Service Life Extension:

- Exterior re-finishing: \$15,000
- Replace exterior metal clad wall assembly: \$180,000
- Replace windows: \$38,000
- Ceiling & flooring repairs: \$45,000
- Repairs to asphalt roadway and parking lot: price to be determined

- 2) Direct or do not direct staff to proceed with design of a new public works garage at this time, including consideration of previous designs and location options.
- 3) Identify a planned time horizon for occupancy of the current garage, ranging from 5 years to 40 years, and direct staff to prepare a capital plan for the property based on the desired length of occupancy. This can be revisited at any point as circumstances and Council direction change.

Impact of Options	Various considerations for each of the three options are noted by option number below:
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- 1) If Council directs staff to proceed with the Immediate Repairs, the roof and a portion or all of the floor can be repaired, as well as other health and safety concerns, including repairs to the deteriorating beams. This will improve the condition of the garage.

Council can also choose to proceed with any of the Potential Future Repairs listed, which are considered necessary to extend the service life of the garage for another 10 years.

Council can choose to proceed with any of the other items listed in the 2023 Building Condition Assessment.

It is recommended that a structural engineer confirm the structural integrity of the building prior to starting the roof repairs.

The selected repairs will be considered as part of the 2025 capital budget review.

- 2) Council can direct whether staff proceed with the design of a future garage at this time. As conceptual designs have already been prepared for a new public works garage/fire station/admin building, it is recommended that those designs be reviewed and elements of the designs be considered for carrying forward, as deemed appropriate by Council. It is recommended that a site selection exercise be undertaken as part the design process.
- 3) Council should provide direction on the planned time horizon for occupancy of the existing public works building. This will inform the extent of repairs to be undertaken now and in future years. Staff should be directed to return with a capital plan for the facility based on the anticipated occupancy time. This can be undertaken separately or as part of broader capital investment planning for the Town's capital assets.

Respectfully submitted for your consideration.