

6. Land and Buildings

State of Local Infrastructure

Many Facilities are in good condition but will require modernization or major renewal in the next 10-20 years.

| Description | Location | Age | Useful Life | Condition | Replacement Cost |
|---------------------------------|-----------------------|-----|-------------|-----------|------------------|
| Green Garage | Ontario Street | 29 | 75 | Fair | \$168,600 |
| Skating Rink + Roof | 11 Fourth Street West | 52 | 75 | Good | \$1,008,800 |
| Community Centre | 08 Fourth Street West | 46 | 75 | Fair | \$3,353,900 |
| Fitness Facility + Change rooms | 11 Fourth Street West | 5 | 75 | Good | \$359,200 |
| Library | 19 First Street | 22 | 75 | Good | \$864,000 |
| Museum | 16 Rosedale Avenue | 115 | 75 | Good | \$565,000 |
| Concession Booth | Smyth Street | 11 | 75 | Good | \$104,000 |
| Ball Park Bathrooms | 29 Lake Street | 33 | 75 | Fair | \$82,500 |
| Water Treatment Plant | 04 First Street | 31 | 75 | Good | 3,000,000 |
| Municipal Office | 33 Third Street East | 25 | 75 | Good | \$877,200 |
| Ball Park Pavilion | Smyth Street | 14 | 75 | Good | \$143,100 |
| Gazebo (Jack Munroe) | First Street | 10 | 75 | Good | \$29,200 |
| Gazebo (Trailer Park) | Fourth Street | | 75 | Good | \$7,100 |
| Public Works Garage | 33 Third Street East | 25 | 75 | Good | \$379,400 |
| Storage Shed (PW Garage) | 33 Third Street East | 25 | 75 | Good | \$60,900 |
| Announcers Booth | Smyth | n/a | 75 | Fair | \$12,700 |
| Beach Outhouse | First Street | 33 | 75 | Poor | \$11,200 |
| Gazebo (Beach) | | 59 | 75 | Fair | \$27,100 |
| Fire Hall | 33 Third Street East | 25 | 75 | Good | \$499,200 |
| Lifeguard Shack | First Street | 59 | 75 | Poor | \$6,000 |
| Beach Change room | First Street | 33 | 75 | Poor | \$6,000 |

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Condition Analysis

The buildings and contents are reviewed annually by insurance companies and assigned current replacement values.

Condition Rating for Land & Buildings is based on the number of service/maintenance done on the building in the last year and upcoming service requests. Recent upgrades (last 5 years) will play a factor in this rating.

Condition Rating

| Condition | Description |
|-----------|--|
| Good | Less than 5 Service Calls/Repairs. No upcoming service calls |
| Fair | 5-10 service calls in the last 2 years. |
| Poor | Frequent repairs & major upcoming repairs. |

Current Levels of Service

| Attribute | Community Level of Service | Technical Level of Service |
|---------------|---|--|
| Scope | Appendix 1 – List of buildings and services (excel) | Appendix #2, Facilities by Services Provided Excel |
| Accessibility | <p>Community Buildings are Safe & Accessible to the public.</p> <p>Elk Lake Heritage Museum was renovated with a ramp in ____</p> <p>Side doors can be used to gain access to the main floor/rink area. A ramp would be beneficial from the upper area of the Community Hall going down to the main area of the community hall.</p> | <p>5 complaints about accessibility in the Municipal office. The municipal office has a set of stairs that needs to be used to gain access to Municipal Services. Staff will make every effort to accommodate accessibility according to our accessibility plan.</p> <p># of Buildings Compliant with AODA</p> |
| Safety | Fire extinguishers are tested monthly | 0 service complaints about safety in community buildings |
| Reliability | <p>The Community Centre does not function where it needs to in order to serve our community</p> <p>Facilities provide space for administration, governance, emergency response, recreation and cultural services</p> | <p>Applications for funding to fix the electrical and hot water system will need to be submitted to bring the Community Centre up to standard.</p> <p>Number of Buildings providing community access 4 (Gym, Library, Community Centre, Museum)</p> |

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Proposed Levels of Service

- Continue to maintain all essential service facilities in a good condition
- Upgrade the Community Centre to sustain recreational use and emergency management
- Ensure all facilities meet accessibility standards in line with Accessibility for Ontarians with Disabilities Act (AODA)

Lifecycle Management and Financial Strategy

| Type | Activity |
|----------------|--|
| Maintenance | Inspections |
| | Minor Repairs |
| Rehabilitation | Mechanical system upgrades and replacement's |
| | Energy Efficient Upgrades (lighting) |
| | Electrical and Hot Water system upgrades |
| Replacement | Full Replacement costs have been outlined in the inventory section of this AMP |

Funding Strategy and Resources

- Maintenance of facilities is funded primarily by taxation
- Grant programs such as NOHFC, Trillium, CCBF have and will continue to be essential for rehabilitation activities.
- Rehabilitation and renovations have been and will continue to happen over time as funding becomes available and focussing on essential services first.