



Frontenac County Council Meeting
Wednesday, May 15, 2024 – 9:00 a.m.
County of Frontenac Administration Building,
2069 Battersea Road, Glenburnie, ON
Council will resolve into Closed Meeting
and will reconvene as regular Council at 9:30 a.m.
<https://youtube.com/live/3zKTEBVCQMY?feature=share>

Agenda

Page

Call to Order

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

Roll Call

Closed Session

a) **Resolved That** Council resolve itself into Committee of the Whole closed session as authorized under Section 239 of The Municipal Act, to consider:

1. Adoption of Closed Minutes of Meetings held April 17, 2023
2. A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board; - as it relates to the Howe Island Ferry Operations.
3. A proposed or pending acquisition or disposition of land by the municipality or local board - as it relates to property acquisitions for the K&P Trail

Resolved That Council rise from Committee of the Whole closed session with/without reporting

Approval of Addendum

Disclosure of Pecuniary Interest and General Nature Thereof

Adoption of Minutes

- 12 - 27** a) Minutes of Meeting held April 17, 2024
Resolved That the minutes of the regular Council meeting held April 17, 2024 be adopted.
- 28 - 30** b) Minutes of Special Meeting held May 8, 2024
Resolved That the minutes of the special Council meeting held May 8, 2024 be adopted.

Delegations and/or Presentations

Proclamations

Move into Committee of the Whole

- a) **That** Council adjourn and meet as Committee of the Whole Council, with the Deputy Warden in the Chair.

Briefings

- 31 - 42** a) **Mr. Kevin Farrell**, Chief Administrative Officer, will provide Council with his monthly CAO briefing.

Unfinished Business

Consent Reports from the Chief Administrative Officer

Committee of Management of Fairmount Home

- a) **That** Committee of the Whole Council adjourn and meet as Committee of Management of Fairmount Home, with the Deputy Warden in the Chair.
- 43 - 44** b) **2024-049**
Fairmount Home
Quarterly Update Activity Report
This report is for information purposes only.
- c) **That** the Committee of Management of Fairmount Home adjourn and revert back to Committee of the Whole Council.

Recommend Reports from the Chief Administrative Officer

45 - 49

- a) **2024-047**
Corporate Services
Council Resolution concerning the Request from the Township of Frontenac Islands for the Removal of Boarding Restrictions
Recommendation:

Be It Resolved That the request from the Township of Frontenac Islands asking the County of Frontenac to consider amending boarding policies to remove all restrictions during peak commuter hours, thereby deleting the reference to a 3,000 kg weight limit in policies MS-12-019 Heavy Truck Restriction, MS-17-001 Heavy Truck Restriction Period Agricultural Related Exemptions, and MS-12-018 Weekend & Holiday Truck Restrictions be denied.

50 - 51

- b) **2024-048**
Corporate Services
Support of Application of staff to AMO Board of Directors – County Caucus
Recommendation:

Be It Resolved That the Council of the Corporation of the County of Frontenac endorses and supports Meredith Staveley-Watson in her application to fill the Association of Municipalities of Ontario (AMO) Board of Directors' County Caucus staff vacancy for the remainder of the 2024-2026 term.

52 - 54

- c) **2024-051**
Emergency and Transportation Services
2025 Ambulance Replacement
Recommendation:

Be It Resolved That the Council of the County of Frontenac accept this Emergency and Transportation Services – 2025 Ambulance Replacement report for information;

And Further That Council approve the request to add one vehicle to the Frontenac Paramedic fleet in 2024 by keeping one vehicle that was due for replacement in 2024;

And Further That Council approve the transfer of up to \$198,000 from the Joint Vehicle Reserve for deposit on the purchase of 2025 vehicles to be used in the 2024 budget year.

- 55 - 56** d) **2024-052**
Emergency and Transportation Services
Authorization to enter into an agreement with Firehouse Subs
Public Safety Foundation of Canada
Recommendation:
- Be It Resolved That** the Warden and Clerk be authorized to enter into an agreement with Firehouse Subs Public Safety Foundation of Canada for the funding to support Frontenac Paramedics Bicycle Teams.

Information Reports from the Chief Administrative Officer

- 57 - 63** a) **2024-045**
Corporate Services
2024 First Quarter Financial Summary and Outlook
- 64 - 66** b) **2024-046**
Corporate Services
2023 County of Frontenac Investment Report
- 67 - 109** c) **2024-050**
Corporate Services
Results of Building Condition Assessments

Reports from Advisory Committees of County Council

Return to Council

- a) **That** Council revert from Committee of the Whole Council, to Council.

Adoption of the Report of the Committee of the Whole Council

- a) **That** the report of the Committee of the Whole Council be adopted and that the necessary actions or by-laws be enacted.

Motions, Notice of Which has Been Given

a) **Support for the Request by the Wolfe Island Medical Clinic**

Moved by: Councillor Greenwood-Speers

Seconded by: Councillor Saunders

Whereas the Wolfe Island Medical Clinic Board has demonstrated the need for financial assistance in the request for \$20,000 to secure a Nurse Practitioner

And Whereas they are able to provide all needed amenities and support staff that would be required

And Whereas the funds requested would be for the sole support and recruitment of the proposed nurse practitioner

And Whereas the funds having been set aside by Frontenac County were to be used for the recruitment and retention of a physician or nurse practitioner

Therefore Be It Resolved That the County of Frontenac provide funding in the amount of \$20,000 to the Wolfe Island Medical Clinic for the purpose of acquiring a Nurse Practitioner, to be expensed from the Strategic Projects Reserve

And Further That the Wolfe Island Medical Clinic Board provide an update back to the County in 1 year as to the outcome of this investment by the County.

b) **Increase of definition of Heavy Weight Restrictions
Howe Island County Ferry**

Moved by: Councillor Saunders

Seconded by: Councillor Greenwood-Speers

Whereas the Township of Frontenac Islands desires to improve service of the Frontenac Howe Islander;

And Whereas policies MS-12-018, MS-17-001 and MS-12-019 regarding the restriction of heavy trucks is currently interpreted by Ferry staff as a restriction of trailers regardless of weight;

And Whereas the intent of these policies is to improve commuter's ability to get to work;

And Whereas the current description of a heavy truck and trailer is 3000KG;

And Whereas new passenger vehicles and trucks including electric vehicles can may exceed that limit;

And Whereas, the current definition of 3000KG will require ferry operators to approach new larger passenger cars and trucks to request they provide evidence of the weight of their vehicle;

And Whereas this requirement will result in further interaction between ferry operators and vehicle owners;

And Whereas increased interaction between ferry operators and vehicle owners may result in a confrontation between vehicle operator and Ferry staff;

And Whereas By-law No. 2023-047 a by-law to establish fees and fares for the Frontenac Howe Islander defines a heavy vehicle as more than 6000kg;

And Whereas consistency in the definition of heavy trucks/vehicles will serve to minimize the potential of confrontations between ferry staff and vehicle operators;

Therefore Be It Resolved That policies MS-12-018, MS-17-001 and MS-12-018 be update to define heavy trucks as 6000 kg.

Giving Notice of Motion

Communications

That Council consent to the following communications of interest to Council listed below be received and filed:

- a) From the City of Peterborough regarding a Resolution requesting Amendments to the Ombudsman Act
[Distributed to Members of County Council April 19, 2024]
- b) From the County of Hastings regarding a Resolution on Sustainable Infrastructure Funding for Small Rural Municipalities
[Distributed to Members of County Council April 19, 2024]
- c) From the County of Prince Edward regarding a Resolution urging the Province to provide a municipal accessibility fund
[Distributed to Members of County Council April 19, 2024]
- d) From the Municipality of St Charles regarding a Resolution on Expanding the Life Span of Fire Apparatus
[Distributed to Members of County Council April 19, 2024]
- e) From the Municipality of St. Charles regarding a Resolution on a Provincial and National Fire Fighting Strategy
[Distributed to Members of County Council April 19, 2024]
- f) From the Municipality of St. Charles regarding a Resolution on Catch and Release Justice
[Distributed to Members of County Council April 19, 2024]
- g) From the Municipality of St. Charles regarding a Resolution on Conservation Officer Reclassification
[Distributed to Members of County Council April 19, 2024]
- h) From the Municipality of St. Charles regarding a Resolution on Household Food Insecurity
[Distributed to Members of County Council April 19, 2024]
- i) From the Municipality of St. Charles regarding a Resolution on Social and Economic Prosperity Review
[Distributed to Members of County Council April 19, 2024]
- j) From the Municipality of St. Charles regarding a Resolution on the Carbon Tax
[Distributed to Members of County Council April 19, 2024]
- k) From the Municipality of Wawa regarding a Resolution concerning a Municipal Equipment Operator Course
[Distributed to Members of County Council April 19, 2024]
- l) From the Municipality of Wawa regarding a Resolution urging the Province to establish a Municipal Accessibility Fund
[Distributed to Members of County Council April 19, 2024]

- m) From the Municipality of West Perth regarding a Resolution concerning changes to the Conservation Authorities Act
[Distributed to Members of County Council April 19, 2024]
- n) From the Town of Bracebridge regarding a Resolution requesting Gender-Based Violence be declared an epidemic
[Distributed to Members of County Council April 19, 2024]
- o) From the Town of Bracebridge regarding a Resolution to request Provincial support for Cemetery Operations
[Distributed to Members of County Council April 19, 2024]
- p) From the Town of Grimsby regarding a Resolution endorsing Township of Clearview resolution on Bill C-63
[Distributed to Members of County Council April 19, 2024]
- q) From the Township of Lanark Highlands regarding a Resolution Supporting the return to combine ROMA and OGRA Conferences
[Distributed to Members of County Council April 19, 2024]
- r) From the Township of Scugog regarding a Resolution on proposed amendments to Ontario Heritage Act
[Distributed to Members of County Council April 19, 2024]
- s) From a concerned citizen of Frontenac Islands Regarding the Howe Island Ferry
[Distributed to Members of County Council April 26, 2024]
- t) From David Howse regarding concerns about a Ferry vs. Bridge for Howe Island
[Distributed to Members of County Council April 26, 2024]
- u) From Loyalist Township regarding a Resolution concerning an Accessible Ontario by 2025
[Distributed to Members of County Council April 26, 2024]
- v) From Loyalist Township regarding a Resolution concerning Housing Funding
[Distributed to Members of County Council April 26, 2024]
- w) From Loyalist Township regarding a Resolution concerning Public Health Laboratories
[Distributed to Members of County Council April 26, 2024]
- x) From the City of St. Catherines regarding a Resolution to Restrict the Keeping of Non-native (exotic) Wild Animals
[Distributed to County Council April 26, 2024]
- y) From the County of Northumberland Regarding the Use of Long Term Care Funding Support Community Care Services
[Distributed to Members of County Council April 26, 2024]

- z) From the Municipality of Shuniah Regarding the Time for change Municipal Freedom of Information and Protection of Privacy Act
[Distributed to Members of County Council April 26, 2024]
- aa) From the Municipality of South Huron Regarding Time for change Municipal Freedom of Information and Protection of Privacy Act
[Distributed to Members of County Council April 26, 2024]
- ab) From the Municipality of Wawa regarding a Resolution concerning the Occupational Health and Safety Act Clarification
[Distributed to Members of County Council April 26, 2024]
- ac) From the Town of Cobourg Council Resolution Regarding a Proposed Amendment to Subsection 27(16) of the OHA
[Distributed to Members of County Council April 26, 2024]
- ad) From the Town of Grimsby regarding a Resolution to Review the OW and ODSP Financial Assistance Rates
[Distributed to Members of County Council April 26, 2024]
- ae) From the Town of Lincoln Regarding Urgent Need for Increase Funding to Libraries and Museums in Ontario
[Distributed to Members of County Council April 26, 2024]
- af) From the Town of Smith Falls Regarding the Basic Income Guarantee
[Distributed to Members of County Council April 26, 2024]
- ag) From the Township of Alnwick Regarding Support Time for Change - MFIPPA
[Distributed to Members of County Council April 26, 2024]
- ah) From the Township of Stratford Regarding Increased Funding to Libraries and Museums in Ontario
[Distributed to Members of County Council April 26, 2024]
- ai) From the Township of the Archipelago regarding a Resolution against the phasing out free water testing for private wells
[Distributed to Members of County Council April 26, 2024]
- aj) From the Township of Trent Hills Regarding Funding Social Services
[Distributed to Members of County Council April 26, 2024]
- ak) Howe Island - Ferry costs 2024
[Distributed to Members of County Council April 26, 2024]
- al) From the City of Guelph regarding Resolution in Support for the OEB Decision to End the Subsidization of Fossil Gas
[Distributed to Members of County Council May 3, 2024]
- am) From the City of Stratford regarding a Resolution concerning Intimate Partner Violence and Coercive Control
[Distributed to Members of County Council May 3, 2024]

- an) From the City of Stratford regarding a Resolution concerning Operational Budget Funding
[Distributed to Members of County Council May 3, 2024]
- ao) From the City of Stratford regarding a Resolution concerning Proposed Amendment to Subsection 27(16) of the OHA
[Distributed to Members of County Council May 3, 2024]
- ap) From the City of Stratford regarding Resolution in Support for the OEB Decision to End the Subsidization of Fossil Gas
[Distributed to Members of County Council May 3, 2024]
- aq) From the Township of Alnwick Haldimand regarding a Resolution calling for funding for housing and shelter funding
[Distributed to Members of County Council May 3, 2024]
- ar) From the Township of Alnwick Haldimand regarding a Resolution on the Use of Long Term Care to support community care services
[Distributed to Members of County Council May 3, 2024]
- as) From Prince Edward County regarding a Resolution to end the National Housing Affordability Crisis
[Distributed to Members of County Council May 10, 2024]
- at) From the Town of Orangeville regarding a Resolution concerning amendments to the Ontario Heritage Act
[Distributed to Members of County Council May 10, 2024]
- au) From the Town of Plympton-Wyoming regarding a Resolution restricting the keeping of non-native wild animals
[Distributed to Members of County Council May 10, 2024]
- av) From the Township of Alnwick Haldimand regarding a Resolution a Comprehensive Review of Municipal Finances across Ontario
[Distributed to Members of County Council May 10, 2024]
- aw) From the Township of Alnwick Haldimand regarding a Resolution concerning the Provincial & National Fire Fighting Strategy
[Distributed to Members of County Council May 10, 2024]
- ax) From the Township of Alnwick Haldimand regarding a Resolution supporting Expanding the Life Span of Fire Apparatus
[Distributed to Members of County Council May 10, 2024]
- ay) From the Township of Brudenell, Lyndoch and Raglan regarding a Resolution concerning Operational Budget Funding
[Distributed to Members of County Council May 10, 2024]
- az) From the Township of Brudenell, Lyndoch and Raglan regarding a Resolution on an Amenity Sharing MOU with School Boards
[Distributed to Members of County Council May 10, 2024]

- ba) From the Township of Brudenell, Lyndoch and Raglan regarding a Resolution on Mental Health Services
[Distributed to Members of County Council May 10, 2024]
- bb) From the Township of Brudenell, Lyndoch and Raglan regarding a Resolution on the New Provincial-Municipal Fiscal Framework
[Distributed to Members of County Council May 10, 2024]
- bc) From the Township of Manitouwadge regarding a Resolution to Review of OW and ODSP Financial Assistance Rates
[Distributed to Members of County Council May 10, 2024]
- bd) From the Township of Stirling Rawdon regarding a Resolution supporting Sustainable Infrastructure funding for municipalities
[Distributed to Members of County Council May 10, 2024]

Other Business

By-Laws – General By-laws and Confirmatory By-law

- a) First and Second Reading
Resolved That leave be given the mover to introduce by-laws a) and b) that have been circulated to all Members of County Council and that by-laws a) and b) be read a first and second time.
- b) Third Reading
Resolved That by-laws a) and b) be read a third time, signed, sealed and finally passed.

By-Laws

- 110 a) To authorize the execution of an Agreement with Firehouse Subs Public Safety Foundation of Canada for the funding to support Frontenac Paramedics Bicycle Teams
[Proposed By-law No. 2024-014]
- 111 - 112 b) To confirm all actions and proceedings of County Council on May 15, 2024
[Proposed By-law No. 2024-015]

Adjournment



FRONTENAC



Minutes of the Regular Meeting of Council April 17, 2024

A regular meeting of the Council of the County of Frontenac was held in the Council Chamber of the County Administration Building, 2069 Battersea Road, Glenburnie, on Wednesday, April 17, 2024, at 8:30 am.

There was a "Closed Meeting" of the Committee of the Whole from 8:30 am to 9:18 am, with regular business commencing at 9:30 am.

Roll Call

Present: Warden Fran Smith, Deputy Warden Ron Vandewal,
Councillors Fred Fowler, Nicki Gowdy, Judy Greenwood-
Speers, Ray Leonard, Gerry Lichty, and Bill Saunders

Also Present: **County:**
Richard Allen, Manager of Economic Development
Jannette Amini, Manager of Legislative Services/Clerk
Susan Brant, Administrator, Fairmount Home
Gale Chevalier, Chief/Director of Emergency & Transportation
Services
Rob Dillabough, Manager of Marine Services
Kevin Farrell, Manager of Continuous Improvement
Joe Gallivan, Director of Planning and Economic Development
Tyler LaLonde, Municipal Climate Intern
Alex Lemieux, Director of Corporate Services/Treasurer
Barb McCulloch, Director of Human Resources
Brianna McEathron, Deputy Clerk
Debbi Miller, Community Development Officer
Matt Mills, Communications Officer
Kelly Pender, Chief Administrative Officer/Deputy Clerk

Call to Order

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

Motions, Notice of Which has Been Given

The below motion by Councillor Saunders was ruled Out of Order by the Warden, given the conditions of Motion #40-24 passed at the regular Council meeting held March 20, 2024 had not been met.

- a) **Removal of Load Restrictions
County Operated Howe Island Ferry**

Giving Notice of Motion

Communications

That Council consent to the following communications of interest to Council listed below be received and filed:

- a) From the Counties of SDG regarding a Resolution of Support for AMO Social and Economic Prosperity Review
[Distributed to Members of County Council March 22, 2024]
- b) From the Municipality of Powassan regarding a Resolution for the Province to support Operational budget funding
[Distributed to Members of County Council March 22, 2024]
- c) From the Municipality of Wawa regarding a resolution concerning a Guaranteed Livable Income
[Distributed to Members of County Council March 22, 2024]
- d) From the Municipality of Wawa regarding a resolution on the Urgent Need to Increase Funding to Libraries and Museums
[Distributed to Members of County Council March 22, 2024]
- e) From the Municipality of Wawa regarding a resolution concerning Pausing Advancement on Proposed Highway 413
[Distributed to Members of County Council March 22, 2024]
- f) From the Town of Fort Erie regarding a Resolution requesting the Province to increase funding Libraries and Museum
[Distributed to Members of County Council March 22, 2024]
- g) From the Town of Fort Erie Regarding the Ford-Amend Ontario Heritage Act-Subsection 27
[Distributed to Members of County Council March 22, 2024]
- h) From the Town of Moosonee regarding a Resolution to increase Volunteer Firefighter Tax Credits
[Distributed to Members of County Council March 22, 2024]
- i) From the Township of North Frontenac requesting County support regarding a Resolution proclaiming June as Pride Month
[Distributed to Members of County Council March 22, 2024]
- j) From the Township of Whitewater Region regarding a resolution on a Highway Infrastructure Request
[Distributed to Members of County Council March 22, 2024]
- k) From the Wolfe Island Community Medical Clinic requesting County

- funding for a Registered Nurse Practitioner
[Distributed to Members of County Council March 22, 2024]
- l) From the City of Owen Sound regarding a resolution of support for Expanding the Life Span of Fire Apparatus
[Distributed to Members of County Council March 28, 2024]
 - m) From the County of Northumberland regarding a Resolution to Support Review of OW and ODSP Financial Assistance Rates
[Distributed to Members of County Council March 28, 2024]
 - n) From the County of Prince Edward regarding a Resolution for the creation of a Municipal Accessibility Fund
[Distributed to Members of County Council March 28, 2024]
 - o) From the Town of Shelburne regarding a Resolution to Eradicate Islamophobia and Antisemitism
[Distributed to Members of County Council March 28, 2024]
 - p) From the Town of Whitby regarding a Resolution concerning Ontario Energy Board's Decision to end the Gas Pipeline Subsidy
[Distributed to Members of County Council March 28, 2024]
 - q) From the Township of Adelaide Metcalfe regarding a request to Increase the Tile Drain Loan Amount
[Distributed to Members of County Council March 28, 2024]
 - r) From the Township of Alnwick Haldiman regarding a Resolution to Support Municipalities Retaining Surplus from Tax Sales
[Distributed to Members of County Council March 28, 2024]
 - s) From the Township of Alnwick-Haldimand regarding a Resolution supporting Highway Traffic Act Amendments
[Distributed to Members of County Council March 28, 2024]
 - t) From the Township of Asphodel Norwood regarding a Resolution concerning Public Health Ontario Labs
[Distributed to Members of County Council March 28, 2024]
 - u) From the Township of Clearview regarding a Resolution Endorsing Bill C-63 in the House of Commons
[Distributed to Members of County Council March 28, 2024]
 - v) From the Township of Frontenac Islands regarding a letter of support for WICMC funding
[Distributed to Members of County Council March 28, 2024]
 - w) From the Township of Greater Madawaska regarding a Resolution Cemetery Management and Administration
[Distributed to Members of County Council March 28, 2024]
 - x) From the Township of Greater Madawaska regarding a resolution for funding for Municipal Equipment Operator Course
[Distribution to Members of County Council March 28, 2024]
 - y) From the Township of Greater Madawaska regarding a Resolution the OSHA definition of employer
[Distributed to Members of County Council March 28, 2024]
 - z) From the Township of McMurrich Monteith regarding a Resolution concerning a Potential Municipal Equipment Operator Course
[Distributed to Members of County Council March 28, 2024]
 - aa) From the Township of McMurrich Monteith regarding a Resolution

- concerning Cemetery Transfer-Abandonment Administration
[Distributed to Members of County Council March 28, 2024]
- ab) From the Township of Terrace Bay regarding a Resolution of Support for Province to Amend OSHA
[Distributed to Members of County Council March 28, 2024]
 - ac) From the Township of Terrace Bay regarding a Resolution regarding AMO's Social and Economic Prosperity Review
[Distributed to Members of County Council March 28, 2024]
 - ad) From the Township of Terrace Bay regarding a Resolution regarding Fire Department needs
[Distributed to Members of County Council March 28, 2024]
 - ae) From the Township of Terrace Bay regarding a Resolution requesting that OGRA & ROMA conferences be combined
[Distributed to Members of County Council March 28, 2024]
 - af) From the Township of Terrace Bay regarding a Resolution to support a measured approach to Ontario's Energy Transition
[Distributed to Members of County Council March 28, 2024]
 - ag) From the Township of Warwick regarding a Resolution to secure access to Natural Gas
[Distribution to Members of County Council March 28, 2024]
 - ah) From the Town of Lincoln regarding a Resolution for Extension of Bill 23 Timelines re Heritage Registry Lists
[Distributed to Members of County Council April 5, 2024]
 - ai) From the Township of Terrace Bay regarding a resolution on Fair Operational Budget Funding
[Distributed to Members of County Council April 5, 2024]
 - aj) From the Township of Terrace Bay regarding a Resolution on the Development of a Municipal Equipment Operator
[Distributed to Members of County Council April 5, 2024]
 - ak) From Councillor Ray Leonard providing his letter of resignation to the Kingston Frontenac Public Library Board
[Distributed to Members of County Council April 12, 2024]
 - al) From the City of Kitchener regarding a Resolution concerning the Ontario Heritage Act
[Distributed to Members of County Council April 12, 2024]
 - am) From the City of Sault Ste. Marie regarding a Resolution on Intimate Partner Violence
[Distributed to Members of County Council April 12, 2024]
 - an) From the City of St. Catherines regarding a Resolution on the Urgent Need for Increased Funding for Libraries and Museums
[Distributed to Members of County Council April 12, 2024]
 - ao) From the County of Prince Edward regarding a Resolution supporting amendments to Blue Box program and producer responsibility
[Distributed to Members of County Council April 12, 2024]
 - ap) From the RFCS regarding an invitation to the Rural Community Connection event
[Distributed to Members of County Council April 12, 2024]
 - aq) From the Town of Cobourg regarding a Resolution to Amend the Blue Box



FRONTENAC



Minutes of the Special Meeting of Council May 8, 2024

A special meeting of the Council of the County of Frontenac was held in electronic format and hosted at the County Administration Building, 2069 Battersea Road, Glenburnie, on Wednesday, May 8, 2024, at 5:00 am.

Roll Call

Present: Warden Fran Smith, Deputy Warden Ron Vandewal, Councillors Fred Fowler, Nicki Gowdy, Judy Greenwood-Speers, Ray Leonard, Gerry Lichty, and Bill Saunders

Regrets Councillor Fred Fowler

Also Present: **County:**
Kevin Farrell, Chief Administrative Officer
Brianna McEathron, Deputy Clerk

Others Present Councillors and Staff from the Townships of North Frontenac, Central Frontenac and South Frontenac and Frontenac Islands

Call to Order

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

Disclosure of Pecuniary Interest and General Nature Thereof

There were none.

Administrative Report

May 15, 2024
Report 2024-05



FRONTENAC



FRONTENAC

CAO Schedule – May

- Joint Council Meeting – May 8th
- EOWC – CAOs Housing Working Group – May 10th
- Frontenac County Council – May 15th
- Old House Staff Meeting – May 16th
- FMSC – Board Meeting – May 16th
- EOWC – Housing Summit Prep – May 21st
- FMSC – Technical Support Committee Meeting – May 22nd
- FLA-OHT – Health Home Support – May 22nd
- EOWC – Warden’s Caucus Meeting – May 23rd
- EOWC – CAOs Meeting - May 24th
- OHBA – Eastern Ontario Housing Summit Conference – May 28th



FRONTENAC

Update – EOWC

- **EOWC**

**EOWC SPCs Meeting
(Virtual)**

– May 2nd

**EOWC Warden’s Caucus Meeting
(Prince Edward County)**

– May 23rd

**EOWC CAOs’ Meeting
(Prince Edward County)**

– May 24th



FRONTENAC

AMO Communications

AMO Matters

The [Municipal Information & Data Analysis System](#) (MIDAS) is a web-based tool that provides access to the Financial Information Returns (FIRs) to all Ontario municipalities. The FIR is the main data collection tool used by the Ministry of Municipal Affairs and Housing to collect municipal financial and statistical information. Municipal elected officials and staff can contact MIDASAdmin@amo.on.ca for access.

Provincial Matters

Municipalities are invited to submit a nomination for the 2024 Ontario Senior of the Year Award by April 30, 2024. For more details, visit [honours and awards](#).

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate someone](#) from your municipality by April 30.

Education Opportunities

AMO and Hicks Morley have developed training to support municipal elected officials and council in understanding their obligations related to human rights and understanding how to manage seemingly competing human rights. Register for this important [Competing Rights May 23 workshop](#)



FRONTENAC

Provincial News: Budget Analysis from MPAC

To further promote the development of purpose-built rental units in Ontario, the Minister of Finance filed **Ontario Regulation 140/24** under *the Assessment Act*, creating a new optional property subclass: the New Multi-Residential Property (Municipal Reduction) Property Subclass. This will offer new flexibility to enable municipalities to apply a reduced municipal tax rate to this property type.

Effective immediately, a single-tier or upper-tier municipality can adopt this new subclass by passing a by-law. The subclass applies to properties in the new multi-residential property class whose units have been built or converted from a non-residential use pursuant to a building permit issued after the New Multi Residential Property (Municipal Reduction) Subclass by-law has been passed. A municipal council may also pass a by-law opting to have the New Multi-Residential Property (Municipal Reduction) Subclass cease to apply within the municipality.

The adoption of the New Multi-Residential Property (Municipal Reduction) Property Subclass provides municipalities with a tool to apply a lower tax rate, in line with the tax rate ranges set out in Ontario Regulations **141/24** and **142/24**. We will follow up with additional details on how we will be implementing this new subclass.

The budget also announced an extension of authority to single-tier and upper-tier municipalities to impose a tax on vacant homes.

Also included was the previously announced system-level review of the property assessment and taxation system and indicated that consultations would continue with broader stakeholder engagement starting in early spring. As part of this process, the province has committed to pausing a province-wide reassessment until the review concludes.



FRONTENAC

Human Resources Update – Key Activity

- **Recruitment**
 - 140 postings as of May 6th
 - Interviews ongoing in all areas at Fairmount; 4 dietary students hired
 - 16 full-time summer contracts posted for FP
 - Program and Clinical Manager-Nurse Practitioner positions (2) posted; interviews this week
 - Supervisor of GIS posted; interview; successful candidate: Kristy Elderhorst

- **Labour Relations**
 - CUPE 2290 – continue to wait on interest arbitration award (Dec. 4th); one mediation resolved
 - OPSEU – one arbitration ongoing; one grievance going to mediation, withdrawn
 - One ongoing investigation; two completed; one employee terminated
 - Risk assessment coordinated for Marine Services; third party engaged to complete assessment; 9 staff interviewed, plus management; 15 recommendations
 - Day to day communication and resolution of employee and labour relations issues

- **Miscellaneous**
 - Lisa Moreland continues to lead our scheduling software implementation. Vairkko was selected as the successful vendor; applicable staff are being trained
 - Additional 2 Myers Briggs Type Indicator (MBTI) 1:1 feedback session provided
 - MBTI group workshop held on May 1st for 11 leaders
 - LEADS leadership development kicked off in April, hosted by DC Goudie and Superintendent Hurtubise
 - Council and Non-union remunerations studies are in final stage of data collection
 - Engagement and wellness survey will launch this week

Fairmount Home RNAO BPSO Launch



Rebecca, Anna, Emily & Tammy celebrated the BPSO Launch in Toronto along with RNAO and Minister of Long-Term Care, Stan Cho. Council invites have been sent for an official BPSO launch on June 18 at Fairmount.

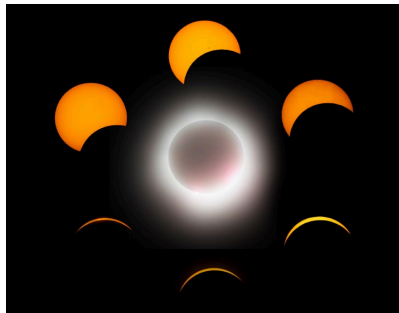


FRONTENAC



FRONTENAC

Engagement and Communications update, April 2024



Website Pageviews

FrontenacCounty.ca	17,452
VisitFrontenac.ca	4,747
FrontenacMaps.ca	6,211
EngageFrontenac.ca	5,794
CivicWebPortal	1,174

Social Media Engagement

County Facebook & Instagram	5,373
County X Twitter	393
County Youtube	363
County LinkedIn	2,139
FPS X Twitter	789
Visit Frontenac Facebook & Instagram	8
Fairmount Facebook	3,953
K&P Trail Facebook Group	535
H.I. Ferry X Twitter	1,366

Total engagements in April	50,297
Change from March 2024	-13%
Change from April 2023	3%



FRONTENAC

Planning Department Update

Community Planning Permit System – Waterfront Development

- County staff conducted site visits May 6th and 7th with the team from Planscape to introduce them to various communities and types of waterfront development throughout the County.
- Staff and the consulting team are preparing an engagement plan for the project and an Engage Frontenac page will be published by the end of May.

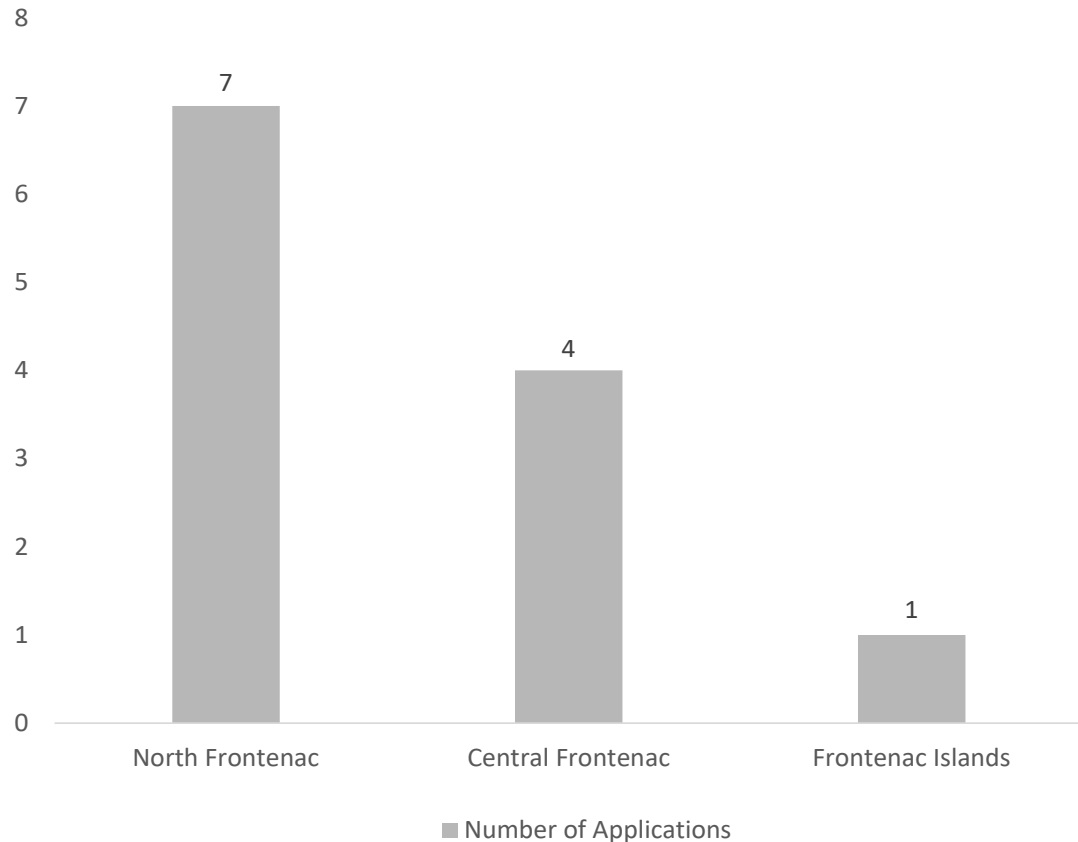




FRONTENAC

Planning Applications – Townships (April & May)

- Development inquiries and applications have started to increase with the arrival of nicer weather.
- Staff are starting to process the first consent applications under the recent delegated authority by-laws approved by the three townships.





FRONTENAC

Economic Development Updates

Eastern Ontario Rail Trail Loop Market Evaluation

Richard Allen, Manager of Economic Development, has been working with Jane McCulloch of Terminus Consulting evaluating the Tourism Market Readiness of the K&P Trail. Jane is reviewing the 4 trails that make up the rail trail loop which follows the Algonquin Trail, Cataraqui Trail, K&P Trail and the Ottawa Valley Recreational Trail.

Leveling Up

Last week Debbi Miller, our Community Development Officer, was in Waterloo taking Year 1 of her Economic Development Certification.

Welcome to **Joseph Cocchetto** our Community Development Summer Intern who started May 6. Joseph (Joe) has just finished his first year in the School of Urban and Regional Planning at Queen's University





FRONTENAC

GIS Updates

Kristy Elderhorst
New Supervisor of GIS

Congratulations! on your well-deserved promotion! Your hard work and dedication has paid off.



Welcome to **Lucija Bralic** our GIS Summer Student who started May 6. Lucija comes to us from the GIS Applications Specialist program at Fleming College.



Report 2024-049

Council Information Report

To: Warden and Council
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Susan Brant, Administrator
Date of meeting: May 15, 2024
Re: **Fairmount Home – Quarterly Update Activity Report**

Recommendation

This report is for information purposes only.

Background

The following information is an update regarding the activities at Fairmount Home (“Fairmount”) from January 1, 2024, to March 31, 2024, as well as significant updates in April 2024.

Comment

Ministry of Long-Term Care

During the period, there were six critical incidents logged with the Ministry of Long-Term Care (MLTC), that were unrelated to outbreaks. Four critical incidents were related to alleged resident to resident abuse, and one critical incident was related to a resident fall with an injury. One critical incident was related to a missing resident who was reported missing by his caregiver, who took the resident on a community outing and the impacted resident was returned the same day to Fairmount Home.

Thank you to management and staff who were diligent in managing the incidents. The legislated reporting for these incidents has been completed as required to Kingston Police and the Ministries including the MLTC and Ministry of Labour.

Ministry of Long-Term Care – Inspections

During the first quarter, there was one inspection in January 2024 regarding one critical incident reported to the Ministry of Long-Term Care (MLTC) related to a resident fall with an injury that resulted in no findings of non-compliance.

The public versions of the reports are posted at Fairmount for public review. The Ministries of Health and Long-Term Care publishes the [Reports on Long-Term Care Homes](#) on its website.

Thank you to management and staff who worked professionally and cooperatively with the Ministry Inspectors.

Outbreak

During the first quarter, there were three outbreaks declared by Kingston, Frontenac, Lennox & Addington (KFL&A) Public Health. The first Influenza A outbreak impacted two (2) residents from February 12, 2024 – February 24, 2024. The second Influenza A outbreak impacted one (1) resident from February 16, 2024 – February 24, 2024. The third Coronavirus outbreak impacted five (5) residents from March 12, 2024 – March 27, 2024.

Thank you to management and staff who were diligent in managing the outbreaks. The legislated reporting was completed as required to Ministries including the MLTC, Ministry of Labour and KFL&A Public Health.

Public Health Inspection

KFL&A Public Health conducted a routine inspection on February 7, 2024, in the main kitchen and serveries. There were no critical violations and two non-critical violations that were corrected during the inspection. Thank you to management and staff who work professionally and cooperatively with the public health inspector. The [Food Establishment and Restaurant Reports](#) are posted on its website.

Sustainability Implications

Not applicable

Strategic Priority Implications

Not applicable

Organizations, Departments and Individuals Consulted and/or Affected

Fairmount Home Management Team



Report 2024-047

Council Recommend Information Report

To: Warden and Council
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Jannette Amini, Manager of Legislative Services/Clerk
Date of meeting: May 15, 2024

Re: **Corporate Services – Council Resolution concerning the Request from the Township of Frontenac Islands for the Removal of Boarding Restrictions**

Recommendation

Be It Resolved That the request from the Township of Frontenac Islands asking the County of Frontenac to consider amending boarding policies to remove all restrictions during peak commuter hours, thereby deleting the reference to a 3,000 kg weight limit in policies MS-12-019 Heavy Truck Restriction, MS-17-001 Heavy Truck Restriction Period Agricultural Related Exemptions, and MS-12-018 Weekend & Holiday Truck Restrictions be denied.

Background

At the March 11, 2024, meeting of the Council of the Township of Frontenac Islands, the following motion was passed:

Moved by: Councillor Ackley
Seconded by: Councillor Jablonicky

That Council direct staff to prepare a letter to the Frontenac County requesting that all restrictions regarding the 3,000 kg large vehicle from 6:30 am to 8:30 am and the 4:00 pm – 6:00 pm, be lifted; and that it be a first come first serve use.

Carried

The motion as proposed would delete the reference to a 3,000 kg limit on the Howe Island County Ferry during peak commuter periods.

The report noted that past changes to the policies regarding the Howe Island Ferry have resulted in legal action being brought against the County on two (2) occasions; one of which also named both the then Mayor of Frontenac Islands and the County solicitor. It also noted the senior County staff time required to defend the policy change was significant, with no apportionment to the Township.

The recommendation passed by County Council was to ensure that if further legal action was taken in response to the requested change by the Township, that senior staff time would be the responsibility of the Township. Per the agreement with MTO, 2% of eligible operating expenses for the Frontenac Howe Islander can be allocated to administrative overhead. Of that amount, MTO is responsible for 80% and the Township is responsible for the other 20%. That percentage would cover off the time of senior management to account for the general day-to-day oversight of the Ferry. This recommendation is in the spirit of the principle that the County is not responsible for ferry related costs, and that the change would (potentially) be a direct result of a request by the Township, whereas the prior legal matter was a result of compliance with Provincial law.

As noted in the report, in the absence of the conditions in the motion it would be staff's recommendation to deny the request.

Comment

A letter was sent to the Township of Frontenac Islands CAO/Clerk on March 21, 2024.

On April 11, 2024, the County Clerk received correspondence from the Township CAO/Clerk confirming that the Township had, over the past 15 days, actively engaged with residents to gather comprehensive feedback and insights, through an inclusive process aimed to ensure that all perspectives were heard and thoroughly evaluated before reaching a decision. The correspondence noted that after thorough deliberation and analysis of the feedback received, the majority of the residents 61.08% voted in favour of lifting the restrictions, while 38.92% of respondents were opposed to lifting the restrictions. While the survey was on-line it initiated considerable discussion for and against the restrictions. Therefore, Township Council had decided to proceed with the request to have the County remove the weight restrictions. This decision was made with careful consideration of the interests of residents, safety considerations, and the overall benefit to the community.

The correspondence made no mention of the additional requirements laid out by County Council's motion, mainly that the Township of Frontenac Islands acknowledge that all costs related to its request, including staff time, be the responsibility of the Township and that the Township of Frontenac Islands fully indemnify the County for any legal action that may result from this request.

At its regular meeting held April 17, 2024, Councillor Saunders advised that the Township CAO had reviewed these additional two (2) conditions with the Township's solicitor, and it was the opinion of their solicitor that the request for indemnification was too broad and therefore advised against it at this point in time. He also noted, with respect to the requirement that Township Council provide a motion in open session

providing this direction, that the Township has been unable to achieve this given it had not yet heard back from its insurance provider. As such, the Township is unable to meet the requirements set out in the March 20, 2024, Council resolution.

As a result, staff are recommending that the request from the Township of Frontenac Islands asking the County of Frontenac to consider amending boarding policies to remove all restrictions during peak commuter hours, thereby deleting the reference to a 3,000 kg weight limit in policies MS-12-019 Heavy Truck Restriction, MS-17-001 Heavy Truck Restriction Period Agricultural Related Exemptions, and MS-12-018 Weekend & Holiday Truck Restrictions be denied.

Should alternatives to the March 20 County Council motion be proposed by the Township, the above motion should be reconsidered and defeated prior to introducing a new motion. Should a new proposal involve any changes to restrictions, staff would recommend similar conditions as previously passed by County Council.

The County Clerk had reached out to the Township of Frontenac Islands CAO/Clerk for verification in writing that the Township was unable to meet the conditions of the County Council resolution on April 24. At the publishing of this report, no response has been received.

Staff would also note that a new motion is being presented under Motions, Notice of Which has been Given, which is now asking that the weight limit be amended to increase the weight from 3,000 kg to 6,000 kg. This would double the size of a heavy vehicle, or a vehicle towing a trailer and would have the same effect as the original request by the Township. As such, staff would recommend that should Council wish to consider this motion, that the same conditions apply, those being that the Township of Frontenac Islands acknowledge that all costs related to the request, including staff time, will be the responsibility of the Township, and that The Township of Frontenac Islands fully indemnify the County for any legal action that may result from this request.

Strategic Priority Implications

Maximize Administrative Leadership within the County Administration

- Ensure efficient and responsible financial management of County resources.
- Ensure transparency and accountability of the governance of the County of Frontenac (Council and its Committees).
- Ensure community engagement remains a continued priority and to develop dynamic solutions to improve citizen awareness/involvement in County of Frontenac activities and to promote collaboration with member municipalities.

Financial Implications

Given that staff are recommending that the request by the Township of Frontenac Islands be denied, there are no financial implications associated with this report.

Should Council approve the new motion being presented under Motions, Notice of Which has been Given, which would amend the heavy vehicle weight capacity from 3,000 kg to 6,000kg and legal action ensues, legal actions defended by our Insurer will potentially adversely affect our insurance premium and our ability to go to market in the future. While hypothetical at this point, such costs would be the responsibility of County and County taxpayers.

Organizations, Departments and Individuals Consulted and/or Affected

Rob Dillabough, Manager of Marine Services
Alex Lemieux, Director of Corporate Services/Treasurer
Councillor Bill Saunders, Deputy Mayor, Township of Frontenac Islands
Vanessa Latimer, Chief Administrative Officer, Township of Frontenac Islands



Report 2024-048

Recommend Report to Council

To: Warden and Members of County Council
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Jannette Amini, Manager of Legislative Services/Clerk
Date of meeting: May 15, 2024

Re: Corporate Services – Support of Application of staff to AMO Board of Directors – County Caucus

Recommendation

Be It Resolved That the Council of the Corporation of the County of Frontenac endorses and supports Meredith Staveley-Watson in her application to fill the Association of Municipalities of Ontario (AMO) Board of Directors' County Caucus staff vacancy for the remainder of the 2024-2026 term.

Background

AMO is currently soliciting applications from qualified candidates for the 2024 – 2026 AMO Board of Directors. The open positions applicable to Meredith Staveley-Watson are:

- County Caucus: Three (3) vacant municipal elected official positions; One (1) vacant municipal staff position

Pursuant to AMO By-Law No. 2 Part 3, the qualification for Directors mandates that:

- be an individual of eighteen (18) or more years of age;
- be an elected official of a Member Municipality or an employee of a Member Municipality of the Corporation;
- not be an undischarged bankrupt; and
- not be declared incapable.

Comment

Meredith Staveley-Watson is an employee of the County of Frontenac, on secondment to fulfil a position with the Eastern Ontario Wardens' Caucus (EOWC) as its Manager of Government Relations and Policy.

Ms. Staveley-Watson has submitted an application for the AMO Board of Directors for the County Caucus municipal staff position. Should she be recommended for appointment, a Council or Committee of the Whole resolution of support prior to the appointment of being considered by the AMO Board is required. The AMO Board cannot make an appointment without a supporting resolution.

Ms. Staveley-Watson has over six years of direct experience with elected officials, staff and stakeholders working in the municipal sector across Ontario and Canada with Frontenac County, Hastings County, the Association of Municipalities of Ontario, the Federation of Municipalities of Canada, and the Ministry of Municipal Affairs and Housing. Ms. Staveley-Watson has worked on municipal governance, finances, housing, long-term care, paramedic services, youth engagement, Indigenous relations, and conference coordination.

Ms. Staveley-Watson holds a Bachelor of Arts degree from Western University, and a Master of Public Administration (MPA) from Queen's University. She is furthering her municipal education and is currently pursuing the Executive Diploma in Municipal Management offered through AMCTO. Ms. Staveley-Watson holds the position of Manager of Government Relations and Policy supporting the 13 member municipalities of the Eastern Ontario Wardens' Caucus (EOWC).

Ms. Staveley-Watson will also be seeking from the EOWC at its May 23rd meeting, a resolution supporting her application, which staff anticipate will be fully endorsed.

Strategic Priorities Implications

Priority 1 Develop a Regional Approach to Overcome Infrastructure Issues and Maximize Infrastructure Development Opportunities

Priority 3 Strengthen Quality of Life through Enhanced Service Delivery

EOWC plays a key role in presenting a unified rural voice to higher levels of government to support local municipalities.

Financial Implications

There are no financial implications associated with this report.

Organizations, Departments and Individuals Consulted and/or Affected

Eastern Ontario Wardens' Caucus
Association of Municipalities of Ontario



Report 2024-051

Council Recommend Report

To: Warden and Council

From: Kevin Farrell, Chief Administrative Officer

Prepared by: Gale Chevalier, Paramedic Chief/Director Emergency and Transportation Services
Alex Lemieux, Director of Corporate Services/Treasurer

Date of meeting: May 15, 2024

Re: **Emergency and Transportation Services — 2025 Ambulance Replacement**

Recommendation

Be It Resolved That the Council of the County of Frontenac accept this Emergency and Transportation Services – 2025 Ambulance Replacement report for information;

And Further That Council approve the request to add one vehicle to the Frontenac Paramedic fleet in 2024 by keeping one vehicle that was due for replacement in 2024;

And Further That Council approve the transfer of up to \$198,000 from the Joint Vehicle Reserve for deposit on the purchase of 2025 vehicles to be used in the 2024 budget year.

Background

Crestline, the provider from which we source our ambulances, continues to experience significant challenges resulting in delayed delivery of ambulances, ongoing price increases and deposit requirements.

Frontenac Paramedics received the completion of our 2023 vehicle order in April 2024. One new ambulance and one remount vehicle were ordered for 2024. It is anticipated the new vehicle will arrive in the Fall of 2024, and the remount sometime in 2025.

Frontenac Paramedics has added additional Paramedic resources over the past two years, with an additional resource starting in October 2024. There have been frequent delays in obtaining parts for ambulances needing repair, keeping ambulances out of

service for prolonged periods of time. An additional ambulance was anticipated to be added to the fleet in 2025 to ensure vehicle availability for daily operations.

Comment

To ensure adequate vehicle availability, it is recommended that one of the ambulances originally planned to be replaced in 2024 be kept in service and replaced in 2025. This would ensure an additional ambulance vehicle is available while waiting for 2025 vehicle delivery.

The 2025 replacement order will include two new vehicles and one remount, consistent with our budget plan.

Crestline has opened the order window for 2025 vehicles. It is recommended that we place this order as soon as possible to get our vehicles in the queue and secure the earliest possible delivery date. A 30% deposit is required to place an order and would need to be spent in the 2024 budget year.

Strategic Priority Implications

3. Strengthen Quality of Life through Enhanced Service Delivery

- Focus on Frontenac Paramedics
 - Improve response times and coverage throughout Frontenac County.
 - Increase the number of paramedics to meet the growing demand for services.
 - Provide additional facilities for Frontenac Paramedics that will effectively meet steadily growing demand for services and accommodate more paramedic training.

4. Maximize Administrative Leadership within the County Administration

- Ensure efficient and responsible financial management of County resources.

Financial Implications

The recommendation is that the County of Frontenac proceed with ordering the two new ambulances and one remount for 2025 which was anticipated as part of its capital replacement plan. Deposits are estimated at \$72,573.30 for each new vehicle (x2) and \$53,400 for one remount and would be withdrawn from the FP Joint Vehicle Replacement Reserve.

Organizations, Departments and Individuals Consulted and/or Affected

Crestline



Report 2024-052

Council Recommend Report

To: Warden and Members of Council
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Gale Chevalier, Paramedic Chief, Frontenac Paramedics
Date of meeting: May 15, 2024
Re: **Emergency and Transportation Services – Authorization to enter into an agreement with Firehouse Subs Public Safety Foundation of Canada**

Recommendation

Be It Resolved That the Warden and Clerk be authorized to enter into an agreement with Firehouse Subs Public Safety Foundation of Canada for the funding to support Frontenac Paramedics Bicycle Teams.

Background

Firehouse Subs Public Safety Foundation of Canada is a Canadian registered charity, whose missions is to impact the lifesaving capabilities, and the lives, of local heroes and their communities.

Firehouse Subs Public Safety Foundation of Canada allocates funding in five distinct areas:

- Lifesaving equipment to benefit emergency service organizations and public safety
- Prevention education tools for public safety and natural disaster preparedness
- Scholarships and continued education for public safety officers
- Natural disaster support
- Support for military veterans' collaboration between businesses.

The Foundation Board of Directors has awarded County of Frontenac, on behalf of Frontenac Paramedics in Glenburnie, ON, the requested Six Bikes, Ten Helmets, Ten Gloves, and Eight Bike Lights valued up to \$18,023.13 CAD.

Comment

Staff are appreciative that the County was selected as a beneficiary of the Firehouse Subs Public Safety Foundation of Canada program.

Frontenac Paramedics delivers emergency response and provides dedicated Paramedic coverage at numerous special events throughout the County of Frontenac and the City of Kingston.

Paramedic Bicycle Teams are well suited to provide initial response in these situations for several reasons:

- Rapid response times due to being located on site of the event
- Ability to navigate more easily through crowds
- Provide lifesaving care while awaiting transport vehicle to gain access to site

In addition, Bicycle Teams provide a unique opportunity for public engagement. Paramedics can provide public education and build positive relationships in the Community when not performing emergency response. Special Teams also provide rewarding career opportunities, increased engagement, and job satisfaction.

Financial Implications

The funding provided through the grant should be sufficient to implement a bike team for community events. An additional \$7,000 would be required to outfit the teams with portable defibrillators.

No further financial contribution from the County is anticipated for the current year. Staffing for Community Events is already within the budget, and staffing for the bike team would be absorbed within that envelope. Kingston Police have provided train-the-trainer bike training so that all future training can be completed in house at no extra charge.

The bikes are anticipated to last ten (10) years and would need to be replaced at the end of their useful lifecycle. They would fall below the capital threshold and would need to be absorbed within the operating budget once they became due for replacement.

Organizations, Departments and Individuals Consulted and/or Affected

Firehouse Subs Public Safety Foundation of Canada
Alex Lemieux, Director of Corporate Services/Treasurer
Dean Popov, Deputy Chief, Operations



Report 2024-045

Council Information Report

To: Warden and Council
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Alex Lemieux, Director of Corporate Services/Treasurer
Date of meeting: May 15, 2024

Re: Corporate Services – 2024 First Quarter Financial Summary and Outlook

Recommendation

This report is for information purposes only.

Background

The County of Frontenac financial summary for the first quarter of 2024 is attached.

Comment

Most variances to budget are primarily related to timing differences through the first three months. Most of the commentary below will relate to when a trend has been identified that may impact the remainder of the year's financial performance relative to budget. Further discussion on the variances to budget can be found below:

Revenue

The Year-to-Date operating revenue for the first quarter has exceeded budget totals by \$162,164.

- **User Charges:** Revenue from Fairmount residents is \$46,267 below what was budgeted through the first quarter of the year. Through programs that were initiated in response to COVID-19, some residents have private accommodations while paying basic rates, which will be topped-up by the Ministry at a later date. However, based on projections, it is likely that resident revenue will be less than what was budgeted for in 2024 based on the mix of rooms allocated and rate reductions in excess of what was expected.

- Fairmount Home has additional funding from a number of new funding envelopes from the Ministry. Tranches of \$75,860 and \$300 respectively has been committed from the Local Priorities Fund, \$36,673 has been committed from the Equipment and Training Fund, and \$2,543 per bed in “One-Time Funding” to relieve financial pressures and address key priorities. The revenue received is unlikely to have any impact on the operating surplus of the County, as the revenue will either offset 2024 projects that were anticipated to be drawn from reserves or may assist in bringing a project forward a year.
- Frontenac Paramedics revenue for the Land Ambulance Service Grant for the province is \$153,645 underbudget through March. Ministry funding runs from January to December, and the funding announcements typically occur midway through the year. Assuming the Province does not deviate from funding 50% of the eligible operating costs from the previous year’s budget, Ministry revenue should be in line with what was budgeted.
- Frontenac Paramedics have also received \$81,562 in 2024 due to cost recoveries for the Street Health Clinic. Frontenac Paramedics have contracts to provide staffing for this facility and the revenue received covers the expenses incurred to run this program.
- Investment Income is \$42,730 below what was budgeted year-to-date through March. The revenue for 2024 was front-loaded for the year in the budget based on interest rate projections, and most of the revenue from the bond portfolio will be received later in the year. While it is difficult to predict where interest rates and returns will go for the remainder of the year, based on projections, it is very likely that by year end, investment income will meet or exceed the amount budgeted.
- Community Paramedicine has received \$500,000 year-to-date to run the LTC program. The revenue will be reconciled versus the expenses incurred to run the program, and based on the expenses through March, it is likely some of that funding will need to be returned.
- Fairmount Home continued to receive payments from the Ministry of Long-Term Care with respect to the development of its addition in 2003 which was fully paid off as of December 2022. There was a timing offset when the County began making debenture payments in 2003, and when the Ministry began paying its share once occupancy was achieved in 2004. In 2024, Fairmount Home will be receiving \$118,995 which was not budgeted for. These recoveries will be cost shared in line with the agreement to operate Fairmount Home with the City of Kingston.

Expenses

County expenses for 2024 are \$594,412 under budget through the first three months of the year. Most of the amount under budget relates to salaries and benefits and can be attributed to timing differences and continued use of agency staff at Fairmount, with further context below.

Salaries and Benefits

- Regular Earnings, which measures the wages worked & paid at regular time, are under budget by \$439,338. The difference is primarily absence driven and offset by other expense lines overbudget such as Overtime, which is overbudget by \$192,151.
- Fairmount wage costs are under budget, as staffing shortages are pushing budgeted hours from Salaries and Benefits to Contracted Services. Costs for agency staffing do not show up in Salaries and Benefits, as they are included within the Contracted Services category and are \$195,840 through March.
- Frontenac Paramedics have seen WSIB-related salary costs of \$236,318 through the first quarter of the year. These costs will be offset through a reserve transfer at year end. Other factors increasing salaries and benefits are the timing differences on Training (+\$62,287) and additional overtime incurred (+\$89,409).
- The 2024 budget included some additional positions to be phased in throughout the year. Positions for Fairmount were added as of April in line with the additional “Four Hours of Care” funding, and paramedic staffing enhancements will be added in October.

Materials

- Materials are largely tracking on budget from a unit and cost perspective. Differences in relation to budget can be mostly attributed to timing differences.
- Fuel costs are under budget by \$13,445 through the first three months of the year, although most of the recent increases in the cost of fuel occurred after March 31st. Given the recent increases, fuel costs are tracking to be near the budget amount by year end, but there is significant variance possible given the volatile nature of fuel prices.

Contracted Services

- Fairmount Home incurred \$195,840 in agency labour costs through the first six months of the year. The ongoing agency costs are needed to cover staffing shortages and to provide increased care as the County continues toward its targeted four hours of care.
- The remainder of the variance is attributable to timing differences. Pricing and usage of contracted services are largely tracking towards budget.

Net Capital Expense

- No capital purchases have been recognized through the first three months of 2024.
- Looking forward, two projects budgeted for completion in 2023 will have expenses incurred in 2024 for completion. Both the Admin Building Redevelopment project, and the Paramedic Base at Battersea Road will have expenses in 2024. The Paramedic Base will be funded by a combination of revenue from the City of Kingston and reserve transfer from the County of Frontenac. The reserve transfer for the first 50% of the Admin Building was taken in 2023; the remainder will be funded through the \$3,000,000 debenture that was issued on February 1, 2024 to fund a portion of the 2023 construction, and the construction to occur in 2024.

Strategic Plan Implications

The mission of Frontenac County is to ensure “the effective, efficient and sustainable delivery of services to citizens”. By publishing the quarterly financial report, the County ensures that Council and the public are aware of the costs incurred by the County in relation to the budget throughout the year. This ensures that the County is accountable to the ratepayer for its revenues and expenditures for the services it provides.

Organizations, Departments and Individuals Consulted and/or Affected

Senior Leadership Team
Phil Piassetzki, Deputy Treasurer
Kathie Shaw, Senior Financial Analyst



County of Frontenac

County of Frontenac
For period ending March 31, 2024

	2024	2024	March	YTD	Total Annual
	Budget	YTD Budget	YTD Actual	Variance	Spent
	\$	\$	\$	\$	%
Operating Revenue					
Taxation from Other Governments	61,000				
User Charges	3,981,235	990,365	973,738	(16,627)	24.46%
Payments in Lieu of Taxes	42,839				
Federal and Provincial	24,206,164	5,941,387	6,174,730	233,343	25.51%
Provincial Offences Net Revenue	68,372	5,958	16,144	10,186	23.61%
Investment Income	600,000	226,597	183,867	(42,730)	30.64%
Other	1,064,190	260,797	238,789	(22,008)	22.44%
Transfers from Obligatory Reserve	892,851				
Transfers from Reserve	627,477				
Total Operating Revenue	31,544,128	7,425,104	7,587,268	162,164	(24.05%)
Operating Expense					
Salaries & Benefits	41,094,136	9,496,955	9,103,938	-393,017	22.15%
Materials	5,348,221	744,298	703,635	-40,663	13.16%
Contracted Services	9,202,286	2,623,563	2,479,088	-144,475	26.94%
Rents & Financing	218,395	53,957	58,391	4,434	26.74%
External Transfers	151,861				
Depreciation	2,056,311	514,077	490,652	-23,425	23.86%
Reserve Transfers	3,484,970	10,683	13,417	2,734	0.38%
Four Hours of Care					#DIV/0!
Unapproved Projects					#DIV/0!
Total Operating Expense	61,556,180	13,443,533	12,849,121	-594,412	20.87%
Net Municipal Contribution	30,012,052	6,018,429	5,261,853	-756,576	17.53%
LESS: Depreciation	(2,056,311)	(514,077)	(490,652)	23,425	(23.86%)
Net Municipal Contribution LESS Depreciation	27,955,741	5,504,352	4,771,201	-733,151	17.07%
City of Kingston	-15,409,626	-3,852,405	-3,852,907	-502	25.00%
County Contribution - Operating	12,546,115	1,651,947	918,294	-733,653	7.32%
Capital Revenue	2,433,236		73,557	73,557	3.02%
Capital Expense	2,433,236		34,380	34,380	1.41%
Net Capital Expense			-39,177	-39,177	#DIV/0!
City of Kingston - Capital					#DIV/0!
County Contribution - Capital			-39,177	-39,177	#DIV/0!
County Contribution - Debenture	282,241	282,241	-29,989	-312,230	10.63%
Total Requisition	12,828,356	1,934,188	849,128	-1,085,060	6.62%



County of Frontenac

Fairmount - Summary
For period ending March 31, 2024

	2024	2024	March	YTD	Total Annual
	Budget	YTD Budget	YTD Actual	Variance	Spent
	\$	\$	\$	\$	%
Operating Revenue					
User Charges	3,506,776	876,690	830,488	(46,202)	23.68%
Federal and Provincial	9,810,670	2,461,281	2,631,264	169,983	26.82%
Other	118,567	29,765	27,358	(2,407)	23.07%
Transfers from Reserve	25,000				
Total Operating Revenue	13,461,013	3,367,736	3,489,110	121,374	(25.92%)
Operating Expense					
Salaries & Benefits	15,281,588	3,783,283	3,199,651	-583,632	20.94%
Materials	1,458,599	374,988	275,475	-99,513	18.89%
Contracted Services	1,587,102	434,790	568,271	133,481	35.81%
Rents & Financing	3,401	571	195	-376	5.73%
Depreciation	627,745	156,936	190,836	33,900	30.40%
Reserve Transfers	834,681				
Four Hours of Care					#DIV/0!
Unapproved Projects					#DIV/0!
Total Operating Expense	19,793,116	4,750,568	4,234,428	-516,140	21.39%
Net Municipal Contribution	6,332,103	1,382,832	745,318	-637,514	11.77%
LESS: Depreciation	(627,745)	(156,936)	(190,836)	(33,900)	(30.40%)
Net Municipal Contribution LESS Depreciation	5,704,358	1,225,896	554,482	-671,414	9.72%
City of Kingston	-3,876,963	-969,240	-969,741	-501	25.01%
County Contribution - Operating	1,827,395	256,656	-415,259	-671,915	22.72%
Capital Revenue	641,304		73,557	73,557	11.47%
Capital Expense	641,304		21,913	21,913	3.42%
Net Capital Expense			-51,644	-51,644	#DIV/0!
City of Kingston - Capital					#DIV/0!
County Contribution - Capital			-51,644	-51,644	#DIV/0!
County Contribution - Debenture			-52,110	-52,110	#DIV/0!
Total Requisition	1,827,395	256,656	-519,013	-775,669	28.40%



County of Frontenac

FPS Summary

For period ending March 31, 2024

	2024	2024	March	YTD	Total Annual
	Budget	YTD Budget	YTD Actual	Variance	Spent
	\$	\$	\$	\$	%
Operating Revenue					
User Charges			29,889	29,889	#DIV/0!
Federal and Provincial	11,090,743	2,772,685	2,779,048	6,363	25.06%
Other			918	918	#DIV/0!
Transfers from Reserve					#DIV/0!
Total Operating Revenue	11,090,743	2,772,685	2,809,855	37,170	(25.34%)
Operating Expense					
Salaries & Benefits	20,675,800	4,556,276	5,061,871	505,595	24.48%
Materials	1,436,851	405,032	269,626	-135,406	18.77%
Contracted Services	2,155,557	770,311	625,386	-144,925	29.01%
Rents & Financing	214,273	53,272	55,594	2,322	25.95%
Depreciation	913,312	228,327	183,988	-44,339	20.15%
Reserve Transfers	1,068,012				
Unapproved Projects					#DIV/0!
Total Operating Expense	26,463,805	6,013,218	6,196,465	183,247	23.41%
Net Municipal Contribution	15,373,062	3,240,533	3,386,610	146,077	22.03%
LESS: Depreciation	(913,312)	(228,327)	(183,988)	44,339	(20.15%)
Net Municipal Contribution LESS Depreciation	14,459,750	3,012,206	3,202,622	190,416	22.15%
City of Kingston	-11,532,663	-2,883,165	-2,883,166	-1	25.00%
County Contribution - Operating	2,927,087	129,041	319,456	190,415	10.91%
Capital Revenue	1,057,432				
Capital Expense	1,057,432				
Net Capital Expense					#DIV/0!
City of Kingston - Capital					#DIV/0!
County Contribution - Capital					#DIV/0!
County Contribution - Debenture					#DIV/0!
Total Requisition	2,927,087	129,041	319,456	190,415	10.91%



Report 2024-046

Council Information Report

To: Warden and Council of the County of Frontenac
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Alex Lemieux, Director of Corporate Services/Treasurer
Date of meeting: May 15, 2024

Re: Corporate Services – 2023 County of Frontenac Investment Report

Recommendation

This report is for information purposes only.

Background

On January 20, 2021, County Council adopted By-law 2021-002, a By-law to adopt an investment policy and is attached as Appendix A that outlines objectives, standards of care, and investment parameters to be considered when investing any surplus funds retained by the County. The policy requires that the Treasurer report to Council annually on investment activities as per the requirements under Ontario Regulation 438/97.

The intent of the investment policy is to invest all available funds of the Municipality in a prudent manner so as to prioritize:

- a) Principal-protection and the safety of capital
- b) Matching maturities to ensure cash flow requirements are met
- c) Investing in liquid investments with active secondary markets or possibilities of redemption
- d) Maximizing rate of return

The majority of the County's investments are through bond purchases through an account with CIBC Wood Gundy. The investment statements for the account are included in Appendix A.

Comment

2023 saw an increase in interest rates with a corresponding increase in yield for short-term deposits. Bank returns increased from 4.60% in January 2023 to 5.35% in December 2023.

Date	Prime Rate	Bank Return	Days at Rate
01-Jan-23	6.45%	4.60%	25
26-Jan-23	6.70%	4.85%	133
08-Jun-23	6.95%	5.10%	35
13-Jul-23	7.20%	5.35%	172
Average Return		5.09%	365

Staff extended maturity on some cash holdings in 2023 when interest rates on bonds were close to the rate of return on bank deposits into 2028. It is hoped that the returns on the bonds purchased extending into 2028 will outpace the returns on bank deposits in the event interest rates decrease in the next few years.

The following purchases took place in 2023:

- April 6, 2023: \$1,249,131.83 from the General investment account to purchase a Bank of Nova Scotia bond due January 18, 2024 yielding 5.39%
- May 8, 2023: \$2,026,173.02 from the General investment account to purchase a Royal Bank bond due January 28, 2028 yielding 5.16%
- September 18, 2023: \$679,469.51 from the General investment account to purchase a Bank of Nova Scotia bond due February 2, 2028 yielding 5.98%

The following redemptions took place in 2023:

- April 4, 2023: \$1,261,000 face value CIBC bond yielding 1.83% from the General investment account became due at maturity.
- April 4, 2023: \$808,000 face value CIBC bond yielding 1.51% from the General investment account became due at maturity.
- September 14, 2023: \$600,000 face value TD bond yielding 2.70% from the General investment account became due at maturity.

The Performance benchmark identified in the Investment Policy suggests that the investment yield should be higher than the rate given by the County's bank. The average return on bank balances in 2023 was 5.09%. The return on the investment portfolio for 2023 was 3.79%.

Fund	Average Balance	Net Income	Percent
Capital	\$ 401,787.33	\$ 11,443.57	2.85%
General	\$ 7,909,146.25	\$ 303,738.04	3.84%
Total	\$ 8,310,933.58	\$ 315,181.61	3.79%

Due to longer-term holdings purchased pre-2023, it was expected that the portfolio return would be less than the bank rate for 2023. Some of these holdings yield under 2% per year but, were helpful in increasing returns when bank rates were between 0.60% and 0.65% from 2020-2022.

The returns on investment in this report are measured on a money-weighted basis and accounted for as investments held-to-maturity. As such, the balances and income earned on the investment statements, which are measured on the basis of market value and provided in Appendix A, may not match the amounts in the General Ledger.

2024 Outlook

Interest rate conditions for short-term investments have remained fairly similar through the start of 2024. Staff are continuing to extend term on investments to try and secure a higher rate of return in future years. The County of Frontenac invested \$2,300,000 in a bond due January 16, 2029 with a yield of 5.15%. Our interest rate on short-term bank deposits continues to be 5.35% as of April 30, 2024.

Looking forward through guidance provided by CIBC Capital Markets, short-term interest rates are anticipated to decrease beginning in June 2024. Rates are then expected to steadily drop by 1% through the end of 2024, and 2.25% through the end of 2025. As a result of the forecast of declining interest rates, there is very little premium offered for locking in cash for longer maturities. Bonds maturing in 2024 are yielding approximately 5.25% and bonds maturing between 2026 and 2029 are yielding approximately 5.05%.

Some of the longer-term holdings purchased pre-2024 will be in the account through 2024, which will decrease the overall return of the portfolio. Approximately \$666,000 yielding 1.42% will become due December 2024, and \$600,000 yielding 1.89% will become due in April 2026. The yield on both of those bonds affects the overall performance of the portfolio, and it is probable that the investment portfolio will be below the return of the bank rate for 2024 should bank rates continue to hold at current levels. A weighted return near 4% is likely in 2024.

Sustainability Implications

Governance – appropriate stewardship of County resources.

Financial Implications

Investment returns for 2023 as listed above. All investments were made in accordance with the County's investment policies and goals.

Organizations, Departments and Individuals Consulted and/or Affected

Phil Piassetzki, Deputy Treasurer



Report 2024-050

Council Information Report

To: Warden and Council
From: Kevin Farrell, Chief Administrative Officer
Prepared by: Alex Lemieux, Director of Corporate Services/Treasurer
Date of meeting: May 15, 2024

Re: Corporate Services – Results of Building Condition Assessments

Recommendation

This report is for information purposes only.

Background

Outlined in report 2023-106, County Staff recommended engaging a third-party review to update the condition assessments on five of its facilities. These facilities include Fairmount Home, as well as the four Paramedic Bases owned by the County of Frontenac. The County retained Accent Building Sciences Inc. to perform the condition assessments.

Comment

A detailed assessment was completed for five County-owned buildings. The buildings for which condition assessment were completed were:

- Fairmount Home, 2069 Battersea Road, Kingston, ON
- Palace Road Paramedic Base, 250 Palace Road, Kingston, ON
- Sydenham Paramedic Base, 4264 Stage Coach Road, Sydenham, ON
- Parham Paramedic Base, 10579 Road 38, Parham, ON
- Robertsville Paramedic Base, 15405 Road 509, Robertsville, ON

The reports provided from Accent Building Sciences are thorough and comprehensive. A detailed breakdown of the assessments of the building components can be found within Appendix A.

At a high level, condition scores were aggregated through the Facility Condition Index (FCI). Facility age is a significant driver of building condition, and newer facilities were generally found to be in better condition. However, it is important to note that FCI does not decrease solely due to age, and maintenance activities and capital improvements on components to a facility would improve the FCI score of a building.

The FCI scores for the buildings assessed can be found below:

FCI Rating by Percentage Range

FCI Range	Rating
0% - 2%	Very Good
2.01% - 5%	Good
5.01% - 10%	Fair
10.01% - 30%	Poor
Greater than 30%	Very Poor

FCI Score by Building

Building	FCI Score (Rating)
Fairmount Home	10% (Fair)
Palace Road Paramedic Base	8.9% (Fair)
Sydenham Paramedic Base	2.7% (Good)
Parham Paramedic Base	13% (Poor)
Robertsville Paramedic Base	1.9% (Very Good)

The reports provide recommendations in order to maintain the facilities in the County's inventory, as well as estimated costs in 2024 dollars. It is important to note that the recommendations provided are to maintain the current function and capacity of the building. Changes in functionality or service levels are not contemplated within the scope of the condition assessments.

Financial Implications

There are no financial implications directly associated with this report. Data from the condition assessments will be used to guide projections for our long-range financial plan, our asset management plan, as well as reserve transfers and capital replacement decisions in the 2025 budget and beyond.

Strategic Plan Implications

- Ensure efficient and responsible financial management of County resources
- Ensure transparency and accountability of the governance of the County of Frontenac (Council and its Committees)

Organizations, Departments and Individuals Consulted and/or Affected

Accent Building Sciences
Kathie Shaw, Senior Financial Analyst
Sara Saunders, Manager of Environmental Services, Fairmount Home
Chris McBain, Superintendent – Logistics, Frontenac Paramedics

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Fairmount Home - Fairmount Home - Foundation - Concrete - Original Building	A1010-1	55	75	25	5	2049	The foundation of the original building and auditorium consists of cast in place concrete foundation walls and were visible in the original electrical room. The walls are in fair condition and no action is required at this time. The foundations and footings are expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Ln. Ft.	850	\$ 1,250.00	\$1,062,500.00
Fairmount Home - Fairmount Home - Foundation - Cast-in-place Concrete	A1010-2 A1010-3	20	75	55		2079	The foundation of the addition building consists of cast in place concrete foundation walls and were visible at exterior grade. The walls are in good condition however minor damage to the concrete was observed near the loading dock area. We recommend repairs in the short term. The foundations and footings are expected to last the life of the building.	Good	Repair	Part of Strategic Plan	Ln. Ft.	1,200	\$ 50.00	\$60,000.00
Fairmount Home - Fairmount Home - Cast-In-Place Floor Slab - Original Building	A1030-1	55	75	25	5	2049	A concrete slab on grade is provided as the main floor surface at the basement of the original building and ground floor of the auditorium. The concrete was observed in fair condition, where visible in the service rooms. The concrete slab on grade is expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	11,905	\$ 50.00	\$595,250.00
Fairmount Home - Cast-In-Place Floor Slab	A1030-2 A1030-3	20	75	55		2079	A concrete slab on grade is provided as the main floor surface in the basement of the addition. The concrete was observed in good condition, where visible in the service rooms. Minor cracking was noted in the maintenance office. The cracks are to be repaired through applying epoxy coating in C2030. The concrete slab on grade is expected to last the life of the building.	Good	Repair	Part of Strategic Plan	Sq. Ft.	8,440	\$ 50.00	\$422,000.00
Fairmount Home - Cast-In-Place Floor Slab	A1030-4	4	75	71		2095	A concrete slab on grade is provided as the main floor surface in the greenhouse. The concrete was observed in very good condition. The concrete slab on grade is expected to last the life of the building.	Very Good	Repair	Part of Strategic Plan	Sq. Ft.	360	\$ 50.00	\$18,000.00
Fairmount Home - Concrete Floor Deck and Beams	B1010-1 B1010-2	55	75	25	5	2049	The original building is constructed with a suspended concrete floor structure including light weight concrete with steel deck and O.W.S.J. A concrete ceiling was noted in multiple service rooms. Spray on fireproofing was noted at the ceiling in the service areas. The floor slabs are expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	42,440	\$ 60.00	\$2,546,400.00
Fairmount Home - Concrete Floor Deck and Beams	B1010-3	20	75	55		2079	The structure of the addition includes a concrete core slab with steel deck and O.W.S.J. Steel I-beams and columns support the structure. Spray on fireproofing was noted at the ceiling in service areas. The floor slabs are expected to last the life of the building.	Good	Repair	Part of Strategic Plan	Sq. Ft.	65,690	\$ 60.00	\$3,941,400.00
Fairmount Home - Structural Frame - Concrete Structural Columns and Beams - Original	B1010-4	55	75	25	5	2049	Concrete columns (x4) support the structure of the floors above and are in fair condition. The columns are expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	EA	4	\$ 25,000.00	\$100,000.00
Fairmount Home - Structural Frame - Concrete Structural Columns and Beams - Original	B1010-5	20	75	55		2079	Concrete columns (x18) support the structure of the floors above and are in good condition. Concrete block columns (x4) were observed in the boiler room. The columns are expected to last the life of the building.	Good	Repair	Part of Strategic Plan	LS	1	\$ 590,000.00	\$590,000.00
Fairmount Home - Roof Decks & Slabs - Metal Deck	B1020-1	55	60	25	20	2049	The roof structure of the original building and auditorium consists of metal deck with open web steel joists (OWSJ). The metal deck was visible in electrical closets and were noted to be in fair condition. Corrosion was noted at the metal deck in an electrical closet. The roof structure is expected to last the life of the building. We recommend refurbishment in conjunction with the roof replacement.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	20,000	\$ 60.00	\$1,200,000.00
Fairmount Home - Roof Decks & Slabs - Concrete Deck	B1020-2	55	75	25	5	2049	The roof structure of the mechanical penthouse consists of concrete and is in fair condition. The roof slab is expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	425	\$ 60.00	\$25,500.00
Fairmount Home - Roof Decks & Slabs - Metal Deck	B1020-3	20	60	40		2064	The roof structure of the addition consists of metal deck with open web steel joists (OWSJ). The deck was visible in service rooms and is in good condition. The roof structure is expected to last the life of the building.	Good	Repair	Part of Strategic Plan	Sq. Ft.	33,950	\$ 60.00	\$2,037,000.00
Fairmount Home - Roof Decks & Slabs - Steel Deck		55	60	25	20	2049	The roof structure of the sloped roof above the main entrance consists of steel joists. The structure was not visible during the site assessment however no damage to the ceiling tiles was noted. The roof structure is expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	3,050	\$ 60.00	\$183,000.00
Fairmount Home - Roof Structural Frame - Concrete Structural Columns and Beams - Original	B1020-4	20	75	55		2079	Brick columns (x8) are located outside and support the structure of the roofs above and are in good condition. The columns are expected to last the life of the building.	Good	Repair	Part of Strategic Plan	EA	8	\$ 15,000.00	\$120,000.00
Fairmount Home - Canopy Construction - Steel	B1020-5 B1020-6	20	40	20		2044	A steel canopy with metal soffit is located at the loading dock and is in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	LS	1	\$ 50,000.00	\$50,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Fairmount Home - Vinyl Siding	B2010-1 B2010-2	20	30	10		2034	Vinyl siding is located at the roof stairs and above windows at the second floor and is in fair condition. Minor damage was noted at the East window at the courtyard. We recommend repairs in the short term and replacement in the long term.	Fair	Repair	Consequences of Failure	Sq. Ft.	675	\$ 30.00	\$20,250.00
Fairmount Home - Metal Cladding	B2010-3	20	30	10		2034	Metal cladding is located at the roof and is in fair condition. We recommend replacement in the long term.	Fair	Replace	Consequences of Failure	Sq. Ft.	300	\$ 40.00	\$12,000.00
Fairmount Home - Hardie Board Cladding	B2010-4	11	40	29		2053	Hardie board walls with a stone texture are located at the auditorium and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	5,555	\$ 40.00	\$222,200.00
Fairmount Home - Aluminum Spandrel Panels	B2010-5	20	40	20		2044	Aluminum spandrel panels are located at the exterior walls in the courtyard, at the South elevation and near the main entrance and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Sq. Ft.	1,080	\$ 120.00	\$129,600.00
Fairmount Home - Metal Mansard Panels	B2010-6	55	60	4	-1	2028	Corrugated metal mansard panels are located at the top of the exterior walls at the original building and are in poor condition. The panels are original and are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	4,435	\$ 40.00	\$177,400.00
Fairmount Home - Brick Walls	B2010-7 B2010-8 B2010-9 B2010-10	55	60	25	20	2049	The exterior walls consist of brick veneer and are in overall fair condition. Damage to the brick walls was noted at the courtyard under the balcony and at the balcony near the loading dock. We recommend repairs in the short term.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	49,665	\$ 90.00	\$4,469,850.00
Fairmount Home - Split Face Concrete Block Walls	B2010-11	20	60	40		2064	Split face concrete block walls are located at the Southwest elevation and are in good condition. We recommend repairs at the end of service life.	Good	Repair	Part of Strategic Plan	Sq. Ft.	1,245	\$ 60.00	\$74,700.00
Fairmount Home - Asphalt Mansard Shingles	B2010-12 B2010-13 B2010-14 B2010-15	20	20	3	3	2027	Laminated asphalt mansard shingles are located at exterior elevations at the second floor and are in fair to poor condition. Shingles were noted deteriorated at the courtyard. We recommend replacement in phases starting in the short term.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	19,225	\$ 12.00	\$230,700.00
Fairmount Home - EIFS	B2010-16 B2010-17	27	30	6	3	2030	EIFS sections are provided under some of the windows of the building and are in poor condition. Cracks were noted on the South side. We recommend to recoat the finish and repairs in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	3,650	\$ 30.00	\$109,500.00
Fairmount Home - Chimney - Stucco	B2010-18 B2010-19	15	30	15		2039	A stucco chimney is located at the South side of the shingle roof and is in fair condition. Cracks were observed during the site assessment. We recommend repairs in the short term.	Fair	Repair	Consequences of Failure	LS	1	\$ 25,000.00	\$25,000.00
Fairmount Home - Soffits - Stucco	B2010-20 B2010-21	20	30	10		2034	Stucco soffits are located at the balconies off the dining rooms, loading dock and at the main entrance and are in fair condition. Damage was noted at the Southwest corner of the second floor dining room. We recommend repairs in the short term and replacement in the long term.	Fair	Repair	Consequences of Failure	Sq. Ft.	2,130	\$ 30.00	\$63,900.00
Fairmount Home - Soffits - Plywood	B2010-22	20	20	1	1	2025	Plywood soffits are located below the corrugated mansard metal panels and are in very poor condition. The soffits are approaching the end of service life. We recommend replacement to aluminum soffits in the short term.	Very Poor	Phased Replacement	Consequences of Failure	Ln. Ft.	340	\$ 30.00	\$10,200.00
Fairmount Home - Soffits - Aluminum	B2010-23	20	40	20		2044	Aluminum soffits are located below the mansard asphalt shingles and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Ln. Ft.	700	\$ 30.00	\$21,000.00
Fairmount Home - Wall Caulking	B2010-24 B2010-25 B2010-26	19	20	1		2025	Wall and window caulking are provided throughout the exterior walls and is in very poor condition. De-bonded and deteriorated caulking was observed during the site assessment. We recommend replacement in the short term.	Very Poor	Phased Replacement	Energy Savings	LS	1	\$ 225,000.00	\$225,000.00
Fairmount Home - Windows - Vinyl	B2020-1	20	30	10		2034	Vinyl double glazed windows including casement and fixed sections are installed throughout the majority of the Fairmount home and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Energy Savings	Sq. Ft.	13,200	\$ 90.00	\$1,188,000.00
Fairmount Home - Windows - Vinyl		9	30	21		2045	Vinyl double glazed windows are installed in the Auditorium and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Sq. Ft.	140	\$ 90.00	\$12,600.00
Fairmount Home - Windows - Wood	B2020-2 B2020-3	28	30	2		2026	Single glazed wood framed windows are installed in the original stairwells and are in poor condition. The windows are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Sq. Ft.	160	\$ 150.00	\$24,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Fairmount Home - Windows - Steel	B2020-4	30	40	10		2034	An exterior steel window is located above the exterior door in the original stairwell and is in poor condition. The window is approaching the end of service life. We recommend replacement in the mid-term.	Poor	Replace	Energy Savings	Sq. Ft.	20	\$ 120.00	\$2,400.00
Fairmount Home - Windows - Aluminum	B2020-5	20	40	20		2044	Aluminum windows are located at sidelights of exterior doors and in the dining rooms and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Energy Savings	Sq. Ft.	380	\$ 120.00	\$45,600.00
Fairmount Home - Windows - Aluminum	B2020-6	12	40	28		2052	Aluminum windows are located in the greenhouse and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Sq. Ft.	280	\$ 120.00	\$33,600.00
Fairmount Home - Windows - Aluminum	B2020-7	9	40	31		2055	Aluminum double glazed curtain wall windows are located in the Northeast main entrance and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Sq. Ft.	310	\$ 250.00	\$77,500.00
Fairmount Home - Exterior Doors - Steel	B2030-1 B2030-2	20	30	3	-7	2027	Steel exterior doors (x8) are located in throughout the building and at the rooftop stair level and are in poor condition. Some doors including the staff lounge, loading dock and North Alzheimer's wing were noted damaged and are approaching the end of service life. We recommend replacement in phases starting in the short term.	Poor	Phased Replacement	Consequences of Failure	EA	8	\$ 3,000.00	\$24,000.00
Fairmount Home - Exterior Doors - Steel	B2030-3	28	30	2		2026	Steel exterior doors with single glazed fire rated windows are located in the stairwells of the original building and are in poor condition. The doors are not energy efficient and are approaching the end of service life. We recommend replacement to aluminum in the short term.	Poor	Replace	Energy Savings	EA	3	\$ 7,500.00	\$22,500.00
Fairmount Home - Exterior Doors - Steel		20	30	10		2034	Steel exterior doors (x3) are located throughout the building and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	3	\$ 3,000.00	\$9,000.00
Fairmount Home - Exterior Doors - Aluminum Glazed	B2030-4	20	30	10		2034	Aluminum exterior doors (x23) are located on the ground floor and at the patios of the dining rooms and are fair condition. Barrier-free operators were observed on 17 doors. We recommend replacement in the mid-term.	Fair	Replace	Accessibility Issue	LS	1	\$ 62,000.00	\$62,000.00
Fairmount Home - Exterior Doors - Wood	B2030-5	30	30	0		2024	One wood access door to the Auditorium roof is provided off the mechanical penthouse and is in very poor condition. The door has surpassed expected service life. We recommend replacement to steel in the short term.	Very Poor	Replace	Consequences of Failure	EA	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Roofing - Inverted	B3010-1 B3010-2 B3010-3	20	25	1	-4	2025	An inverted roof assembly is installed on the South patio at the main entrance and patio overlooking the courtyard, North and West patios and are in very poor condition. A damaged curb was observed at the South patio during the site assessment. It was reported by the client that there is a drainage issue at the East and West patios and that the North patio was replaced 10 years ago. The patio stones were removed at the North patio. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	2,945	\$ 60.00	\$176,700.00
Fairmount Home - Roofing - Modified Bitumen	B3010-4 B3010-5 B3010-6 B3010-7 B3010-8 B3010-9 B3010-10 B3010-11 B3010-12 B3010-13 B3010-14	19	20	2	1	2026	A modified bitumen roof assembly is installed on the main roof of the original and addition building and above the loading dock and are in poor condition. Blisters were observed throughout the South side and vegetation was noted at the downspout near the roof / wall intersection. Repairs were reported completed at the flashing. Blisters and ponding were observed at the roof above the loading dock. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	38,915	\$ 50.00	\$1,945,750.00
Fairmount Home - Roofing - Modified Bitumen	B3010-15 B3010-16	9	20	11		2035	A modified bitumen roof assembly covers the Auditorium roof (sloped) and the North lounge and is in good condition. A roof drain was missing a strainer. We recommend roof replacement at the end of service life. Roof maintenance should be completed on an ongoing basis.	Good	Replace	Consequences of Failure	Sq. Ft.	9,770	\$ 50.00	\$488,500.00
Fairmount Home - Roofing - Asphalt Shingles	B3010-17	0	20	20		2044	Asphalt shingles are installed at the pitched roof at the main entrance and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	4,610	\$ 12.00	\$55,320.00
Fairmount Home - Roofing - Asphalt Shingles	B3010-18	0	20	20		2044	Asphalt shingles are installed over the dormers at the courtyard and at the roof stairs and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	915	\$ 12.00	\$10,980.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Fairmount Home - Roofing - Plexiglass	B3010-19	12	25	15	2	2039	A plexiglass roof covers the greenhouse near the main entrance and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	360	\$ 50.00	\$18,000.00
Fairmount Home - Eavestroughs and Downspouts	B3010-20	20	40	20		2044	Eavestroughs and downspouts are provided around the perimeter of the main entrance pitched roof and are in fair condition. We recommend replacement in conjunction with the asphalt shingles at the end of service life.	Fair	Replace	Consequences of Failure	Ln. Ft.	128	\$ 30.00	\$3,840.00
Fairmount Home - Guardrails	B3010-21	20	40	20		2044	Steel guardrails with glass inserts are provided around the perimeter of the patio areas and are in fair condition. We recommend repainting the guardrails in the short term and replacement at the end of service life.	Fair	Repair	Accessibility Issue	Ln. Ft.	224	\$ 250.00	\$56,000.00
Fairmount Home - Interior Handrails - Wood	C1010-1 C1010-2	20	30	1	-9	2025	Wood handrails are installed in the hallways throughout the building and are in very poor condition. The handrails are deteriorating. We recommend replacement to composite in the short term.	Very Poor	Replace	Accessibility Issue	Ln. Ft.	1846	\$ 100.00	\$184,600.00
Fairmount Home - Interior Handrails - Composite	C1010-3	2	20	18		2042	New composite handrails are installed in the North locked in hallways, Alzheimer's section and 2014 renovated area near the Auditorium and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Accessibility Issue	Ln. Ft.	875	\$ 100.00	\$87,500.00
Fairmount Home - Interior Windows - Aluminum	C1010-4	20	40	15	-5	2039	Aluminum single glazed interior windows are installed at the vestibule areas and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Sq. Ft.	80	\$ 100.00	\$8,000.00
Fairmount Home - Interior Windows - Steel	C1010-5	20	50	30		2054	Steel framed single glazed interior fire-rated windows are provided throughout the building and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	90	\$ 100.00	\$9,000.00
Fairmount Home - Interior Windows - Wood	C1010-6	20	40	20		2044	Single glazed wood framed windows are installed in the common areas of the building and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Sq. Ft.	600	\$ 80.00	\$48,000.00
Fairmount Home - Interior Doors - Aluminum	C1020-1	20	30	15	5	2039	Interior aluminum single glazed doors (x3) with adjacent glazing are installed at the vestibules of the building and are in fair condition. The doors were noted to be barrier-free. We recommend upgrading the doors to sliding doors at the end of service life.	Fair	Replace	Accessibility Issue	LS	1	\$ 24,000.00	\$24,000.00
Fairmount Home - Interior Doors - Aluminum		4	30	26		2050	Interior aluminum single glazed doors (x3) are installed at the greenhouse and renovated area near the Auditorium and are in very good condition. Two were noted barrier-free with an operator. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 23,000.00	\$23,000.00
Fairmount Home - Interior Doors - Wood - Common	C1020-2 C1020-3	20	40	20		2044	Interior solid wood doors, some with glazing, including one barrier-free are located in the common areas and are in fair condition. No barrier-free operators were observed at the entry doors to the spa (x8) or the common area barrier-free washrooms (x7) during the site assessment. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	65	\$ 2,000.00	\$130,000.00
Fairmount Home - Interior Doors - Wood - Common		4	40	36		2060	Interior solid wood barrier-free doors (x17) including four barrier-free are located at the washrooms and at the renovated area near the Auditorium and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 52,500.00	\$52,500.00
Fairmount Home - Interior Doors - Wood - Common		20	40	20		2044	Interior wood closet doors are located in the common areas and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	7	\$ 1,000.00	\$7,000.00
Fairmount Home - Interior Doors - Wood - Unit Entry	C1020-4	20	40	20		2044	Interior solid wood fire-rated doors are located at the unit entry and are in fair condition. No barrier-free operators were observed during the site assessment. We recommend replacement at the end of service life.	Fair	Replace	Accessibility Issue	EA	164	\$ 3,500.00	\$574,000.00
Fairmount Home - Interior Doors - Wood		20	40	20		2044	Interior solid wood doors are provided at the bathrooms of the private units and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Accessibility Issue	EA	64	\$ 2,500.00	\$160,000.00
Fairmount Home - Interior Doors - Wood Sliding	C1020-5	20	40	20		2044	Interior wood sliding doors are provided in the semi private and basic rooms and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Accessibility Issue	EA	100	\$ 3,000.00	\$300,000.00
Fairmount Home - Interior Doors - Wood	C1020-6	20	25	5		2029	Wood swing doors (x4) are provided at the dining room prep area and are in poor condition. The doors were noted worn and are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	EA	4	\$ 1,000.00	\$4,000.00
Fairmount Home - Interior Doors - Steel	C1020-7	20	40	20		2044	Interior steel doors are located throughout the building and are in fair condition. Some doors were noted to have fire rated glazing. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	155	\$ 2,500.00	\$387,500.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Interior Doors - Steel	C1020-8	20	40	10	-10	2034	Interior steel doors are located near the loading dock area and are in poor condition. Some doors were noted to have fire rated glazing. We recommend replacement in the mid-term.	Poor	Replace	Consequences of Failure	EA	7	\$ 2,500.00	\$17,500.00
Fairmount Home - Interior Doors - Keypads	C1020-9 C1020-10	8	10	2		2026	New and older keypads (x28) are installed at interior doors with varying conditions. We recommend replacement in phases starting in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Interior Doors - Folded Doors	C1020-11	4	25	21		2045	Folded doors are provided in the Auditorium and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	EA	3	\$ 25,000.00	\$75,000.00
Fairmount Home - Interior Doors - Roll Up Doors	C1020-12	4	25	21		2045	An aluminum roll up door is provided in the Auditorium and is in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	EA	1	\$ 3,000.00	\$3,000.00
Fairmount Home - Toilet Partitions	C1030-1	20	25	5		2029	Steel cubicles are located in the staff lockers and are in poor condition. The partitions are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	6	\$ 1,350.00	\$8,100.00
Fairmount Home - Toilet Partitions		4	25	21		2045	Steel cubicles including two barrier-free are located in the washrooms near the Auditorium and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	5	\$ 1,350.00	\$6,750.00
Fairmount Home - Service Countertop - Nursing Station	C1030-2	20	25	5		2029	Barrier-free MDF service countertops are installed at each floor nursing stations and are in poor condition. The millwork is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	75	\$ 600.00	\$45,000.00
Fairmount Home - Service Countertop - Reception	C1030-3	20	30	15	5	2039	An MDF service desk is provided at the main reception and is in fair condition. The desk was noted barrier-free. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Ln. Ft.	20	\$ 750.00	\$15,000.00
Fairmount Home - Countertops - Marble	C1030-4 C1030-5	20	30	5	-5	2029	Marble countertops are installed in the dining room prep area and are in poor condition. Minor damage was noted at S249. The countertop is approaching the end of service life. We recommend replacement in the mid-term.	Poor	Replace	Consequences of Failure	Ln. Ft.	74	\$ 800.00	\$59,200.00
Fairmount Home - Countertops - Quarry	C1030-6	4	30	26		2050	Quarry countertops are installed in the greenhouse and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Ln. Ft.	46	\$ 500.00	\$23,000.00
Fairmount Home - Countertops - Stainless Steel	C1030-7	20	30	10		2034	Stainless steel countertops are installed in the dining area kitchens and main kitchen and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	177	\$ 600.00	\$106,200.00
Fairmount Home - Countertops - Stainless Steel		4	30	26		2050	A stainless steel countertop is installed in the Auditorium area and is in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Ln. Ft.	4	\$ 600.00	\$2,400.00
Fairmount Home - Countertops - MDF	C1030-8	20	25	2	-3	2026	MDF countertops are located in the locker rooms, staff areas and barrier-free washrooms and are in poor condition. We recommend replacement in phases starting in the short term.	Poor	Phased Replacement	Consequences of Failure	Ln. Ft.	123	\$ 400.00	\$49,200.00
Fairmount Home - Countertops - MDF	C1030-9	19	25	7	1	2031	MDF countertops are located in the spa washrooms, IT area, Auditorium kitchen and common area services and are in fair condition. We recommend replacement in phases starting in the mid-term.	Fair	Phased Replacement	Consequences of Failure	Ln. Ft.	370	\$ 400.00	\$148,000.00
Fairmount Home - Countertops - MDF	C1030-10	19	25	4	-2	2028	MDF countertops are located in the unit washrooms and are in poor condition. The millwork is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	398	\$ 400.00	\$159,200.00
Fairmount Home - Countertops - MDF		4	25	21		2045	MDF countertops are located in the washrooms near the Auditorium and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Ln. Ft.	8	\$ 400.00	\$3,200.00
Fairmount Home - Cabinets - Stainless Steel	C1030-11	20	30	10		2034	Stainless steel cabinets are installed in the dining area kitchens and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	24	\$ 700.00	\$16,800.00
Fairmount Home - Cabinetry - Wood	C1030-12	20	25	2	-3	2026	Laminated wood cabinets are located in the staff washroom and are in poor condition. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	3	\$ 500.00	\$1,500.00
Fairmount Home - Cabinetry - Wood	C1030-13 C1030-14 C1030-15	20	25	5		2029	Wood and laminated wood cabinets are located in the staff areas, nursing stations, common rooms and dining room prep areas and are in poor condition. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	243	\$ 500.00	\$121,500.00
Fairmount Home - Cabinetry - Wood		20	25	10	5	2034	Wood cabinets are located in the IT area, Auditorium kitchen, staff areas and common area services and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	449	\$ 500.00	\$224,500.00
Fairmount Home - Cabinetry - Wood	C1030-16	19	25	4	-2	2028	Wood cabinets are located in the unit washrooms and are in poor condition. The millwork is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	320	\$ 500.00	\$160,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Cabinetry - Wood Wardrobe	C1030-17	19	30	11		2035	Wood wardrobes are provided in each semi-private and private unit and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	100	\$ 3,500.00	\$350,000.00
Fairmount Home - Cabinetry - Wood Wardrobe		19	30	11		2035	Wood wardrobes are provided in each basic unit and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	28	\$ 2,500.00	\$70,000.00
Fairmount Home - Steel Lockers	C1030-18	29	30	1		2025	Metal lockers are provided in the staff areas and are in very poor condition. The lockers are approaching the end of service life. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Unit	14	\$ 300.00	\$4,200.00
Fairmount Home - Steel Lockers	C1030-19	25	30	5		2029	Metal lockers are provided in the maintenance office and staff area and are in poor condition. The lockers are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	8	\$ 300.00	\$2,400.00
Fairmount Home - Steel Lockers	C1030-20	25	30	5		2029	Metal lockers are provided in the staff areas and are in very poor condition. The lockers are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	116	\$ 100.00	\$11,600.00
Fairmount Home - Wood Lockers	C1030-21	19	25	5	-1	2029	Wood lockers are located in the spa rooms and are in poor condition. The lockers are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	8	\$ 300.00	\$2,400.00
Fairmount Home - Wood Benches	C1030-22	20	30	2	-8	2026	Wood benches are located in the locker rooms and are in poor condition. No benches are provided in the spa rooms. We recommend replacement to composite in phases starting in the short term. Install benches to comply with AODA requirements in the short term.	Poor	Phased Replacement	Consequences of Failure	Ln. Ft.	25	\$ 125.00	\$3,125.00
Fairmount Home - Wood Benches	C1030-23	20	30	10		2034	Wood benches with fabric seats are located in the hallways of the building and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	20	\$ 250.00	\$5,000.00
Fairmount Home - Wood Benches	C1030-24	20	30	2	-8	2026	Wood benches with fabric seats are located in the North hallways and the Alzheimer section of the building and are in poor condition. The benches were noted worn and approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	18	\$ 250.00	\$4,500.00
Fairmount Home - Window Sill		4	25	21		2045	MDF window sills are located in the Auditorium and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Ln. Ft.	20	\$ 100.00	\$2,000.00
Fairmount Home - Window Sill		19	25	9	3	2033	Wood window sills are located in the elevator lobbies and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	93	\$ 250.00	\$23,250.00
Fairmount Home - Window Sill	C1030-25	19	25	9	3	2033	Wood window sills are located in all unit rooms and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	2,152	\$ 250.00	\$538,000.00
Fairmount Home - Stair Construction - Concrete Stairs	C2010-1	9	40	31		2055	Stairs with ceramic treads are located at the main Northeast entrance and are in very good condition. We recommend replacement at the end of service life.	Very Good	Repair	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Stair Construction - Metal Stairs	C2010-2 C2010-3 C2010-4	20	60	40		2064	Five steel stairs with concrete topping are provided in the addition building and in the mechanical penthouse are in good condition. The stairs are equipped with steel handrails. Stair #3 has roof access. Minor corrosion was observed at stair #3 at the roof level. We recommend repairs in the short term and replacement at the end of service life.	Good	Repair	Part of Strategic Plan	LS	1	\$ 290,000.00	\$290,000.00
Fairmount Home - Stair Construction - Concrete Stairs	C2010-5	55	75	25	5	2049	Two concrete stairwells with terrazzo finish are provided in the original 1968 building to access all floors and are in fair condition. No structural issues were reported. The stairs are expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	LS	1	\$ 200,000.00	\$200,000.00
Fairmount Home - Stair Railings - Stainless Steel	C2010-6	9	30	21		2045	Stainless steel handrails are located at the Northeast entrance stairs and are in good condition. Guardrails were also noted around the lift at the Northeast entrance. We recommend replacement at the end of service life.	Good	Replace	Accessibility Issue	Ln. Ft.	24	\$ 300.00	\$7,200.00
Fairmount Home - Stair Railings - Steel	C2010-7	20	40	20		2044	Steel guardrails, railings and handrails are located in the three stairwells and are in fair condition. The handrails are not circular. We recommend to replace half of them in the short term to comply with AODA requirements.	Fair	Replace	Accessibility Issue	Ln. Ft.	488	\$ 200.00	\$97,600.00
Fairmount Home - Stair Railings - Steel	C2010-8 C2010-9	55	40	1	16	2025	Steel guardrails and railings with plexiglass panels are located in the two stairwells and are in very poor condition. The plexiglass panels were installed due to the large opening at the vertical pickets. The guardrails and railing do not meet AODA requirements. We recommend replacement in the short term.	Very Poor	Replace	Accessibility Issue	Ln. Ft.	160	\$ 250.00	\$40,000.00
Fairmount Home - Stair Railings - Steel	C2010-10	55	40	1	16	2025	Steel handrails are located in the original building stairwells and are in very poor condition. The handrails are not circular. We recommend replacement in the short term to comply with AODA requirements.	Very Poor	Replace	Accessibility Issue	Ln. Ft.	400	\$ 200.00	\$80,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Stair Railings - Steel	C2010-11	20	40	25	5	2049	Steel guardrails and handrail are located at the stairs to the mechanical penthouse and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	28	\$ 100.00	\$2,800.00
Fairmount Home - Terrazzo Flooring	C2020-1	55	70	15		2039	A terrazzo stair finish is provided on the original building stairs and is in poor condition. The flooring is original and is approaching the end of service life. We recommend replacement in the long term.	Poor	Replace	Consequences of Failure	LS	2	\$ 25,000.00	\$50,000.00
Fairmount Home - Gypsum Board Walls	C3010-1 C3010-2	19	40	21		2045	Painted gypsum board walls are located throughout the buildings and are in good condition. Damaged walls were noted at the door to the courtyard. The damage could be from a roof leak. We recommend repairs to the damaged area in the short term. It is assumed that minor damage repairs and periodic painting are addressed as part of the operations and maintenance.	Good	Phased Replacement	Consequences of Failure	LS	1	\$ 1,500,000.00	\$1,500,000.00
Fairmount Home - Interior Concrete Walls	C3010-3 C3010-4 C3010-5	20	75	55		2079	Interior concrete walls are provided for the concrete stairs in the addition section of the building and are in good condition. Cracks were observed in stairwell #2 at the Northwest side during the site assessment. The block walls are expected to last the life of the building. We recommend repairs in the short term.	Good	Replace	Part of Strategic Plan	Sq. Ft.	5,340	\$ 150.00	\$801,000.00
Fairmount Home - Interior Concrete Block Walls	C3010-6 C3010-7 C3010-8	55	75	20		2044	Interior concrete block walls are provided throughout the building and are in fair condition. Moisture damage was observed on the West wall of the Southwest original building stairs. A step crack is noted in the elevator machine room within the boiler room. Mould was observed on the concrete block in the garbage room. We understand a remediation project is being undertaken at the end of 2023. It is assumed that minor damage repairs and periodic painting are addressed as part of the operations and maintenance. Recommend to seal penetrations. The block walls are expected to last the life of the building.	Fair	Replace	Part of Strategic Plan	LS	1	\$ 1,000,000.00	\$1,000,000.00
Fairmount Home - Ceramic Tile Walls	C3010-9	19	30	11		2035	Ceramic tile walls are installed in the spa rooms, kitchen prep areas and near the mop sinks in the janitor rooms and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	2,495	\$ 30.00	\$74,850.00
Fairmount Home - Ceramic Tile Walls	C3010-10	19	30	5	-6	2029	Ceramic tile walls are installed in the main kitchen and are in poor condition. The tiles are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	1,800	\$ 30.00	\$54,000.00
Fairmount Home - Wood Wall Panels	C3010-11	19	25	5	-1	2029	Wood wall panels are located in the spa rooms and are in poor condition. We recommend replacement in the mid-term.	Poor	Replace	Consequences of Failure	Sq. Ft.	675	\$ 15.00	\$10,125.00
Fairmount Home - Wood Wall Panels	C3010-12	19	30	11		2035	Wood wall panels are located in the hallways and common areas of the building and are in fair condition. We recommend replacement in the long term.	Fair	Replace	Consequences of Failure	Sq. Ft.	8,785	\$ 15.00	\$131,775.00
Fairmount Home - Ceramic Tiles Flooring	C3020-1	19	30	11		2035	Ceramic tile flooring is installed in the shower area of the spa rooms and is in fair condition. We recommend replacement in the long term.	Fair	Replace	Consequences of Failure	Sq. Ft.	190	\$ 30.00	\$5,700.00
Fairmount Home - Ceramic Tiles Flooring		4	30	26		2050	Ceramic tile flooring is installed at the North entrance of the Auditorium and main Northeast entrance and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	665	\$ 30.00	\$19,950.00
Fairmount Home - Ceramic Tiles Flooring	C3020-2	0	30	0	-30	2024	No ceramic tile flooring is installed in the shower area of spa room S-2121. We recommend to add ceramic floor tiles in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	100	\$ 30.00	\$3,000.00
Fairmount Home - VCT Flooring	C3020-3	24	25	1		2025	Vinyl composite tiles (VCT) are installed in the original building and are in very poor condition. The tiles are worn and are approaching the end of service life. Due to the age of the building, we believe the tiles may contain Asbestos properties. We recommend replacement in the short term.	Very Poor	Replace	Health and Safety	Sq. Ft.	2,205	\$ 15.00	\$33,075.00
Fairmount Home - VCT Flooring	C3020-4	20	25	5		2029	Vinyl composite tiles (VCT) are installed in the staff lounge in the basement, staff locker room and janitor rooms and are in poor condition. The tiles are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	785	\$ 15.00	\$11,775.00
Fairmount Home - VCT Flooring		20	25	10	5	2034	Vinyl composite tiles (VCT) are installed in the hallways including the Alzheimer section and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	4,170	\$ 15.00	\$62,550.00
Fairmount Home - Vinyl Click Flooring	C3020-5	2	15	8	-5	2032	New vinyl click flooring is installed on the first floor North section and Alzheimer section and is in good condition. We recommend replacement in the mid-term.	Good	Phased Replacement	Consequences of Failure	Sq. Ft.	3,260	\$ 15.00	\$48,900.00
Fairmount Home - Vinyl Click Flooring		5	15	10		2034	Vinyl click flooring is installed in the activity rooms, staff areas, dining rooms, lounges and new renovated Auditorium sections in the building and are in good condition. We recommend replacement in the mid-term.	Good	Replace	Consequences of Failure	Sq. Ft.	14,800	\$ 15.00	\$222,000.00

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108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Fairmount Home - Terrazzo Flooring	C3020-6	55	60	10	5	2034	Terrazzo flooring is installed in the original building stairwells and is in poor condition. The flooring is original and is approaching the end of service life. We recommend replacement in the mid-term.	Poor	Replace	Consequences of Failure	Sq. Ft.	510	\$ 90.00	\$45,900.00
Fairmount Home - Carpet Flooring	C3020-7 C3020-8 C3020-9	19	20	1		2025	Carpet flooring is installed in the main lobby, hallways, offices and lounge areas of the building and at the top landing of the stairs behind the boiler room and is in very poor condition. Stains were observed at the main lobby near the fireplace. The carpet was noted worn and has surpassed expected service life. We recommend replacement in phases starting in the short term.	Very Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	14,600	\$ 15.00	\$219,000.00
Fairmount Home - Linoleum Flooring		5	20	15		2039	Linoleum flooring is installed in the staff washrooms, therapy rooms, washrooms near the Auditorium and renovated areas near the Auditorium and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	2,245	\$ 15.00	\$33,675.00
Fairmount Home - Linoleum Flooring	C3020-10 C3020-11	19	25	1	-5	2025	Linoleum flooring is installed in the spa rooms and is in very poor condition. The flooring was noted damaged and is at the end of service life. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	1,820	\$ 15.00	\$27,300.00
Fairmount Home - Linoleum Flooring - Units	C3020-12	19	25	9	3	2033	Linoleum flooring is installed in the units of the rooms and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	39,850	\$ 15.00	\$597,750.00
Fairmount Home - Linoleum Flooring		19	25	9	3	2033	Linoleum flooring is installed in the basement locker rooms and barrier-free washrooms and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	740	\$ 15.00	\$11,100.00
Fairmount Home - Linoleum Flooring	C3020-13 C3020-14	19	25	5	-1	2029	Linoleum flooring is installed in the soiled linen staff areas, janitor rooms, staff washrooms, hair salon and kitchen prep areas and are in poor condition. A crack was observed in the hair salon. The flooring was noted damaged at the seam at the soiled linen rooms and is approaching the end of service life. We recommend replacement in the short term. Monitor the crack in the hair salon.	Poor	Replace	Consequences of Failure	Sq. Ft.	3,345	\$ 15.00	\$50,175.00
Fairmount Home - Epoxy Coated Flooring	C3020-15	9	15	6		2030	An epoxy coating is applied on the concrete floors in service rooms and stairs in the building and is in fair condition. We recommend applying new coating in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 12,000.00	\$12,000.00
Fairmount Home - Epoxy Coated Flooring	C3020-16 C3020-17	14	15	1		2025	An epoxy coating is applied on the concrete floors in service rooms in the building and is in poor condition. Minor cracks and no epoxy coating was observed in the maintenance room. No coating was noted in the Paramedic storage, garbage room, main electrical room or greenhouse. We recommend applying new coating in the short term.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	4,210	\$ 8.00	\$33,680.00
Fairmount Home - Rubber flooring	C3020-18	19	25	6		2030	Rubber flooring is installed in the basement IT area and is in poor condition. The flooring is approaching the end of service life. We recommend replacement in the mid-term.	Poor	Replace	Consequences of Failure	Sq. Ft.	420	\$ 25.00	\$10,500.00
Fairmount Home - Liquid Applied Flooring	C3020-19 C3020-20 C3020-21 C3020-22	12	15	3		2027	A liquid applied coating is provided on the floor of the kitchen, dry goods room and hallway in basement and is in poor condition. The flooring was noted damaged and is approaching the end of service life. We recommend reapplying the coating in the short term.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	4,030	\$ 20.00	\$80,600.00
Fairmount Home - Gypsum Board Ceilings	C3030-1 C3030-2	19	40	21		2045	Painted gypsum board ceilings are located throughout the buildings and are in good condition. Damage to the ceiling was observed in spa S-232. It is assumed that minor damage repairs and periodic painting are addressed as part of the operations and maintenance.	Good	Phased Replacement	Consequences of Failure	LS	1	\$ 750,000.00	\$750,000.00
Fairmount Home - Acoustic Ceiling Tiles	C3030-3 C3030-4 C3030-5	20	40	10	-10	2034	Acoustic ceiling tiles are installed throughout the building and are in poor condition. Stains from a roof leak were noted in the Southwest stairs and localized tiles throughout the building were noted stained. Mould was observed on the ceiling tiles in the garbage room. We understand a remediation project is being undertaken at the end of 2023. We recommend replacement of the acoustic ceiling tiles in the mid-term.	Poor	Replace	Consequences of Failure	Sq. Ft.	24,450	\$ 12.00	\$293,400.00
Fairmount Home - Acoustic Ceiling Tiles		20	40	20		2044	Acoustic ceiling tiles are installed throughout the building and are in fair condition. Localized tiles throughout the building were noted stained. We recommend replacement of the acoustic ceiling tiles at the end of service life. Replace stained tiles as required from the operation and maintenance budget.	Fair	Replace	Consequences of Failure	Sq. Ft.	8,025	\$ 12.00	\$96,300.00
Fairmount Home - Acoustic Ceiling Tiles		9	40	31		2055	Acoustic ceiling tiles are installed in the renovated areas near the Auditorium and are in very good condition. Stains were noted at the North entrance. Repairs and partial replacement are considered through operation budget. We recommend replacement of the acoustic ceiling tiles at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	4,920	\$ 12.00	\$59,040.00

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108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Plaster Ceilings	C3030-6	55	60	2	-3	2026	A plaster ceiling is provided in the original building electrical room and is in very poor condition. Repairs were noted during the site assessment. Due to the age of the building, we believe the plaster may contain Asbestos properties. We recommend replacement to fire rated gypsum board in the short term.	Very Poor	Replace	Health and Safety	Sq. Ft.	150	\$ 15.00	\$2,250.00
Fairmount Home - Elevators - #3 County	D1010-1	6	35	29		2053	One direct motor passenger elevator is installed in the original building and is in very good condition. The elevator is manufactured by 'Thyssen Krupp' with a capacity rating of 1,818kg or 20 people. Rear doors are provided with this elevator. The machine controls including new motor manufactured by 'Dover', electrical equipment are located in the elevator machine room in the basement. We recommend modernizing the elevator at the	Very Good	Replace	Consequences of Failure	Unit	1	\$ 250,000.00	\$250,000.00
Fairmount Home - Elevators - #2 Utility	D1010-2 D1010-3	34	40	5	-1	2029	One hydraulic utility elevator is installed in the addition building on the West side and is in poor condition. Rear doors are provided with this elevator. The machine controls including 30 HP motor, sump pump and electrical equipment are located in the elevator machine room in the basement. The elevator is approaching the end of service life. We recommend modernizing the elevator in the short term.	Poor	Replace	Consequences of Failure	Unit	1	\$ 200,000.00	\$200,000.00
Fairmount Home - Elevators - #1 Lobby	D1010-4	31	40	9		2033	One hydraulic passenger elevator is installed in the building addition at the main lobby and is in poor condition. The elevator is manufactured by 'Thyssen Krupp' with a capacity rating of 2,041 kg or 23 people. The machine controls including electrical equipment are located in the elevator machine room in the basement boiler room. We recommend modernizing the elevator at the end of service life.	Poor	Replace	Consequences of Failure	Unit	1	\$ 250,000.00	\$250,000.00
Fairmount Home - Elevator Cabinet Finishes - #3 County	D1010-5 D1010-6 D1010-7	18	25	7		2031	The cabinet finishes of the elevator in the original building include wall panels, linoleum flooring, stainless steel control panel with digital floor indicator and handrails and are in poor condition. The finishes are approaching the end of service life. We recommend replacing the cabinet finishes in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Elevator Cabinet Finishes - #2 Utility	D1010-8	20	25	5		2029	The cabinet finishes of the hydraulic utility elevator include wall panels, linoleum flooring, stainless steel control panel and hand and toe rails and are in poor condition. The finishes are approaching the end of service life. We recommend replacing the cabinet finishes in the short term.	Poor	Replace	Consequences of Failure	Unit	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Elevators - #1 Lobby	D1010-9 D1010-10	20	25	9	4	2033	The cabinet finishes of the main lobby elevator include wall panels, linoleum flooring, stainless steel control panel and handrails and are in fair condition. We recommend replacing the cabinet finishes in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 100,000.00	\$100,000.00
Fairmount Home - Lifts	D1010-11 D1010-12	4	30	26		2050	One lift is installed at the Northeast entrance to the building and is in very good condition. The lift is manufactured by 'Garaventa' with a capacity rating of 340kg, 750lbs for one person and an attendant. We recommend replacement at the end of service life.	Very Good	Replace	Health and Safety	LS	1	\$ 60,000.00	\$60,000.00
Fairmount Home - Lifts - People	D1010-13	15	30	15		2039	Lifts to transfer residents out of their beds are installed in each resident room and are in fair condition. The lifts are rated for 250kg / 550lbs. We recommend replacement at the end of service	Fair	Replace	Health and Safety	EA	96	\$ 1,500.00	\$144,000.00
Fairmount Home - Lifts - People	D1010-14	3	15	12		2036	Lifts to transfer residents into the bathtub in the spa rooms are installed and are in very good condition. The lifts are manufactured by 'Handicare'. We recommend replacement in the	Very Good	Replace	Health and Safety	EA	4	\$ 6,000.00	\$24,000.00
Fairmount Home - Plumbing Fixtures - Units	D2010-1	19	25	4	-2	2028	Toilets are provided in each unit and are in poor condition. The fixtures are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	96	\$ 2,000.00	\$192,000.00
Fairmount Home - Plumbing Fixtures - Units	D2010-2	19	25	4	-2	2028	Ceramic sinks are provided in each unit and are in poor condition. The fixtures are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	96	\$ 1,500.00	\$144,000.00
Fairmount Home - Plumbing Fixtures - Common		10	25	15		2039	Barrier-free toilets are provided in each spa room and barrier-free washrooms and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	10	\$ 2,500.00	\$25,000.00
Fairmount Home - Plumbing Fixtures - Spa	D2010-3	20	25	5		2029	Ceramic sinks are provided in each spa room and are in poor condition. The fixtures are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	8	\$ 1,500.00	\$12,000.00
Fairmount Home - Plumbing Fixtures - Common		10	25	15		2039	Ceramic sinks are provided in barrier-free washrooms and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	6	\$ 1,500.00	\$9,000.00

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108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Plumbing Fixtures - Common		15	25	10		2034	The barrier-free washroom near the main entrance includes one ceramic sink and one barrier-free toilet and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Energy Savings	LS	1	\$ 4,000.00	\$4,000.00
Fairmount Home - Plumbing Fixtures - Staff		15	25	10		2034	Ceramic sinks and toilets are provided in staff areas and washrooms and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Energy Savings	Unit	11	\$ 1,000.00	\$11,000.00
Fairmount Home - Plumbing Fixtures - Staff		5	25	20		2044	Three toilets are located in staff washrooms and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Unit	3	\$ 1,000.00	\$3,000.00
Fairmount Home - Plumbing Fixtures - Common		4	25	21		2045	The washrooms near the Auditorium include toilets (x3) including three barrier-free, one barrier-free urinal and three barrier-free sinks and are in very good condition. No pipe insulation was observed at the piping. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Unit	10	\$ 1,000.00	\$10,000.00
Fairmount Home - Plumbing Fixtures - Staff	D2010-4	5	25	20		2044	A vanity is located in the staff washroom and is in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Plumbing Fixtures - Spa	D2010-5	14	15	1		2025	One bathtub is provided in each spa room (x4) and are in poor condition. The units are approaching the end of service life. We recommend replacement in the short term.	Poor	Phased Replacement	Energy Savings	Unit	4	\$ 12,500.00	\$50,000.00
Fairmount Home - Plumbing Fixtures - Spa	D2010-6	20	25	5		2029	One shower is provided in each spa room (x4) and are in poor condition. The fixtures are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	4	\$ 3,000.00	\$12,000.00
Fairmount Home - Plumbing Fixtures - Staff	D2010-7 D2010-8	20	25	2	-3	2026	Locker rooms are provided in the building and include ceramic sinks (x2) and urinals (x1) are in poor condition. A staff washroom in the Alzheimer section includes one older ceramic sink. The fixtures were noted original to the addition building and are approaching the end of service life. No barrier-free fixture was noted at the urinals. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	1	\$ 3,000.00	\$3,000.00
Fairmount Home - Plumbing Fixtures - Staff	D2010-9	10	25	15		2039	Locker rooms are provided in the building and include toilets (x3) and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	3	\$ 1,000.00	\$3,000.00
Fairmount Home - Plumbing Fixtures - Staff	D2010-10	18	25	7		2031	Locker rooms are equipped with shower cabinets and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Energy Savings	Unit	2	\$ 3,000.00	\$6,000.00
Fairmount Home - Plumbing Fixtures - Stainless Steel Sinks	D2010-11 D2010-12	20	25	5		2029	Stainless steel sinks (x29) are installed in the staff lounge and activity rooms, common services areas, janitor rooms, laundry room, kitchen prep area and maintenance office and are in poor condition. Six larger stainless steel sinks were observed in the kitchen and laundry. The fixtures were noted original to the addition building and are approaching the end of service life.	Poor	Replace	Energy Savings	LS	1	\$ 66,500.00	\$66,500.00
Fairmount Home - Plumbing Fixtures - Stainless Steel Sinks		9	25	16		2040	One stainless steel sink is located in the Auditorium kitchen area and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	EA	1	\$ 1,500.00	\$1,500.00
Fairmount Home - Plumbing Fixtures - Laundry Sinks	D2010-13	19	30	11		2035	Ceramic laundry sinks are located in the soiled linen rooms and are in fair condition. We recommend replacement in the long term.	Fair	Replace	Energy Savings	Unit	6	\$ 2,500.00	\$15,000.00
Fairmount Home - Plumbing Fixtures - Laundry Sinks	D2010-14	10	30	20		2044	Terrazzo mop sinks are located in the staff areas and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	9	\$ 2,500.00	\$22,500.00
Fairmount Home - Plumbing Fixtures - Laundry Sinks	D2010-15	10	15	5		2029	One laundry sink is located in the greenhouse and is in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Energy Savings	Unit	1	\$ 2,000.00	\$2,000.00
Fairmount Home - Plumbing Fixtures - Eyewash Station	D2010-16	14	15	1		2025	Eyewash bottles are provided in the boiler room. We recommend installing an eyewash station including hot water in the short term.	Poor	Phased Replacement	Health and Safety	Unit	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Plumbing Fixtures - Eyewash Station	D2010-17	10	15	5		2029	An eyewash station is provided in the maintenance office and is in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Health and Safety	Unit	1	\$ 1,500.00	\$1,500.00
Fairmount Home - Plumbing Fixtures - Filtration System	D2010-18 D2010-19	10	15	5		2029	A 'Pentair' reverse osmosis filtration system including two 'Grundfos' pumps, PVC tank and UV filtration system are installed in the reverse osmosis room and are in fair condition. A chlorine / feeding pump and 'Culligan' water treatment tank were also noted during the site assessment. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 30,000.00	\$30,000.00
Fairmount Home - Domestic Water Equipment - Water Meter	D2020-1	20	25	5		2029	Incoming domestic cold water service for the building is provided by two wells. Two 1" water meters by 'Neptune' are provided in the boiler room and are in poor condition. The meters are original to the building addition and are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Legislative	LS	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Domestic Water Piping	D2020-2	20	40	21	1	2045	Domestic water piping for the building is predominately copper piping including insulated pipes and is in fair condition. We recommend budgeting an allowance for partial replacement of the piping every 5 years starting in 2030. Repairs are considered to be addressed as part of the operations and maintenance.	Good	Phased Replacement	Consequences of Failure	LS	1	\$ 400,000.00	\$400,000.00

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108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Domestic Water Equipment - Domestic Water Booster Pump	D2020-3	23	25	2		2026	A domestic cold water booster pump system including three pumps (5 HP and 7.5HP x2) is installed in the boiler room and is in poor condition. A newer 'Torna tech' control panel was also observed. It was reported that the client completed repairs recently. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	LS	1	\$ 60,000.00	\$60,000.00
Fairmount Home - Domestic Hot Water Boiler	D2020-4	20	20	3	3	2027	One gas-fired hot water boiler for the domestic water (60 degrees Celsius) is located in the boiler room and is in poor condition. The unit is manufactured by 'Lochinvar', model No. CBN0985, serial No. J02H00147503, with a capacity of 985,000 BTUH. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 45,000.00	\$45,000.00
Fairmount Home - Domestic Hot Water Boiler		7	20	13		2037	One gas-fired hot water boiler for the domestic water (60 degrees Celsius) is located in the boiler room and is in good condition. The unit is manufactured by 'Lochinvar', model No. CWN0987PM, serial No. 1636103407832, with a capacity of 985,000 BTUH. We recommend replacement in the long term.	Good	Replace	Consequences of Failure	Unit	1	\$ 45,000.00	\$45,000.00
Fairmount Home - Domestic Hot Water Boiler	D2020-5	7	20	13		2037	Two gas-fired hot water boilers for the domestic water (45 degrees Celsius) are located in the boiler room and are in good condition. The units are manufactured by 'Lochinvar', model No. CWN0647PM, serial No. 1634103349236 and 1632103291612, with a capacity of 655,000 BTUH. We recommend replacement in the long term.	Good	Replace	Consequences of Failure	Unit	2	\$ 30,000.00	\$60,000.00
Fairmount Home - Domestic Hot Water Tank	D2020-6	20	20	3	3	2027	One gas-fired hot water storage tank is located in the boiler room and is in poor condition. The unit is manufactured by 'Lochinvar', model No. RJA200-2, serial No. L02J00016365, with a capacity of 200 US Gallons. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 9,000.00	\$9,000.00
Fairmount Home - Domestic Hot Water Tank		12	20	8		2032	One gas-fired hot water storage tank is located in the boiler room and is in fair condition. The unit is manufactured by 'Lochinvar', model No. RJA200, serial No. G11J00046997, with a capacity of 200 US Gallons. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 9,000.00	\$9,000.00
Fairmount Home - Domestic Hot Water Tank		0	20	20		2044	Two gas-fired hot water storage tanks are located in the boiler room and are in very good condition. The units are manufactured by 'Lochinvar', model No. RJA200, serial No. 133984037 and 133984023, with a capacity of 200 US Gallons. We recommend replacement in the at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	2	\$ 9,000.00	\$18,000.00
Fairmount Home - Domestic Water Equipment - Mixing Valve	D2020-7	15	20	5		2029	A mixing valve is installed in the boiler room and is in poor condition. The fixture is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Health and Safety	Unit	1	\$ 3,500.00	\$3,500.00
Fairmount Home - Domestic Water Equipment - Domestic Hot Water Pump	D2020-8	7	20	13		2037	Two domestic hot water circulation pumps are installed in the boiler room and are in good condition. We recommend replacement in the long term.	Good	Replace	Consequences of Failure	Unit	2	\$ 1,500.00	\$3,000.00
Fairmount Home - Sanitary Piping	D2030-1 D2030-2	55	50	21	26	2045	Cast iron sanitary piping is provided throughout the building and is visible in the boiler room. The piping is in overall fair condition however corrosion was noted in the boiler room. We recommend budgeting for a partial replacement of the piping in phases starting in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 250,000.00	\$250,000.00
Fairmount Home - Floor Drains	D2030-3	9	15	6		2030	Floor drains are provided in the vestibule areas at the North Auditorium entrance and Northeast entrance and are in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	EA	2	\$ 4,000.00	\$8,000.00
Fairmount Home - Floor Drains	D2030-4	15	15	2	2	2026	Floor drains are provided in the vestibule areas at the main entrance and are in poor condition. The drains are approaching the end of service life. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	EA	2	\$ 7,500.00	\$15,000.00
Fairmount Home - Grease Collector	D2030-5	20	30	10		2034	A grease collector is provided in the main kitchen and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 25,000.00	\$25,000.00
Fairmount Home - Sanitary Sump Pump	D2030-6 D2030-7	20	25	5		2029	A sanitary sump pump including control panel is installed in the boiler room and is in poor condition. The pump is original to the addition building and is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Water Treatment System	D2090-1	11	15	6	2	2030	A water treatment system for the well water including two filter tanks is installed in the boiler room and is in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 12,000.00	\$12,000.00
Fairmount Home - Water Treatment System	D2090-2	10	15	5		2029	A water treatment system for the domestic cold water system is installed in the boiler room and is in fair condition. The system is manufactured by 'Culligan' and includes a chlorine injection pump. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Fairmount Home - Solar Panels	D3010-1 D3010-2	10	25	15		2039	Solar panels (x40) including 'Aurora', power one control unit are located on the Southwest side of the main roof and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	EA	40	\$ 3,000.00	\$120,000.00
Fairmount Home - Heating Boilers	D3020-1	7	25	18		2042	Three gas-fired boilers for the heating system including expansion tank and air separator are located in the boiler room and are in good condition. The units are manufactured by 'Lochinvar', model No. CBN1797, serial No. 1636103407837, 1636103407838 and 2015101435064, with an input capacity of 1,795,000 BTUH and output capacity of 1,454,760 BTUH. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	3	\$ 97,000.00	\$291,000.00
Fairmount Home - Steam Boilers	D3020-2	20	25	7	2	2031	One gas-fired steam boiler with burner outside is installed in the boiler room and is in fair condition. The boiler is manufactured by 'Bryan', Model No. R6.9-G-03/246047, with a capacity of 450,000 BTUH. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 50,000.00	\$50,000.00
Fairmount Home - Heating Pumps	D3020-3	13	20	7		2031	One 7.5 HP 'Bell & Gossett' heating pump with starter switch is installed in the boiler room and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Heating Pumps	D3020-4	0	20	20		2044	One 7.5 HP 'Bell & Gossett' heating pump with starter switch is currently being replaced. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Heating Pumps	D3020-5	20	25	10	5	2034	Two 3HP 'Bell & Gossett' heating pumps are installed in the boiler room and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	2	\$ 7,500.00	\$15,000.00
Fairmount Home - Auxiliary Equipment - Condensate Receiver	D3020-6	20	25	7	2	2031	A steam boiler condensate receiver tank with two 1/2HP pumps and control panel are located in the boiler room. The equipment is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 30,000.00	\$30,000.00
Fairmount Home - Heat Exchanger	D3020-7	20	30	10		2034	A heat exchanger and glycol pump are located above the ceiling tiles in a second floor storage room and are in fair condition. A 'Cutler-Hammer' starter switch was also noted. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 17,500.00	\$17,500.00
Fairmount Home - Heating Coils	D3020-8	20	35	15		2039	A heating coil is installed above the ceiling tiles complete with a 'Cutler-Hammer' starter switch and is in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	1	\$ 5,000.00	\$5,000.00
Fairmount Home - Water Treatment System	D3020-9	14	15	1		2025	A water treatment system for the heating is located in the boiler room and is in poor condition. The system has surpassed expected service life. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Water Treatment System	D3020-10	10	15	7	2	2031	A water treatment system for the steam boiler is located in the boiler room and is in fair condition. The system includes a steam chemical injection pump. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 4,500.00	\$4,500.00
Fairmount Home - Condenser Units	D3030-1	9	15	6		2030	One condensing unit is located in the courtyard and is in fair condition. The unit is manufactured by 'Daikin' Model No.: RZR30PVJU, serial No. A000516, with 2.5 tons of cooling using R410A refrigerant. We recommend replacement in the mid-term.	Fair	Phased Replacement	Energy Savings	LS	1	\$ 9,000.00	\$9,000.00
Fairmount Home - Condenser Units	D3030-2	20	25	1	-4	2025	One condensing unit (ACU-1) is located on the building addition roof at the Southwest side and is in very poor condition. The unit is manufactured by 'Trane', Model No.: TTA240BW00EA, serial No. 3175P84AD, with 20 tons of cooling using R-22 refrigerant. R-22 refrigerant is no longer utilized in the industry. We recommend replacement in the short term.	Very Poor	Replace	Environmental	Unit	1	\$ 60,000.00	\$60,000.00
Fairmount Home - Condenser Units	D3030-3	9	25	16		2040	One condensing unit is located on the Auditorium roof and is in good condition. The unit is manufactured by 'Trane', Model No.: TTA150EW0RAA, serial No. 142120AYYA, with 12.5 tons of cooling using R410A refrigerant. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	1	\$ 35,000.00	\$35,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Split System - Walk-in Fridge	D3030-4 D3030-5 D3030-6	19	20	1		2025	Two refrigeration systems for the walk-in fridge located in the main kitchen are in very poor condition. Another system is located in the garbage room. There was mould observed on the garbage room unit. The condensers are located outside at the West of the building. The units are original to the building addition and has surpassed expected service life. We recommend replacement in the short term. The mould was being addressed in the fall of 2023.	Very Poor	Phased Replacement	Energy Savings	LS	1	\$ 32,000.00	\$32,000.00
Fairmount Home - Split System - Walk-in Freezer		2	20	18		2042	One refrigeration system for the walk-in freezer located in the main kitchen is in very good condition. The condensers are located outside at the West of the building. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Split System	D3030-7 D3030-8	10	15	5		2029	A split system / heat pump evaporator unit is located in the Northeast vestibule and is in fair condition. The system is manufactured by 'Samsung', Model No. AQN24VFUAGM with a cooling capacity of 24,000 BTUH (2 tons) and heating capacity of 27,000 BTUH. The condenser unit, Model No. AQX24VFUAGM using R410A refrigerant is located on the Auditorium roof. We recommend replacement in the short term.	Fair	Phased Replacement	Energy Savings	EA	1	\$ 4,000.00	\$4,000.00
Fairmount Home - Split System	D3030-9 D3030-10	6	15	9		2033	Two split system evaporator units are located in the kitchens off the dining rooms and are in good condition. The condensers (2018), model No. PUY-A30NHA7 using R410A refrigerant are located on the West side. The system is manufactured by 'Mitsubishi' Electric Mr. Slim, Model No. PKA-A30KA7 with a capacity of 30,000 BTUH (2.5 tons) using R410A refrigerant. We recommend replacement in the mid-term.	Good	Phased Replacement	Energy Savings	EA	2	\$ 5,000.00	\$10,000.00
Fairmount Home - Split System	D3030-11	7	15	8		2032	One split system evaporator unit is located in the basement main electrical room and is in good condition. The condenser, model No. PUY-A36NHA6 using R410A refrigerant is located on the West side below an overhang. The system is manufactured by 'Mitsubishi' Electric Mr. Slim, Model No. PKA-A36KA6 with a capacity of 36,000 BTUH (3 tons). We recommend replacement in the mid-term.	Good	Phased Replacement	Energy Savings	EA	1	\$ 6,000.00	\$6,000.00
Fairmount Home - Split System	D3030-12 D3030-13	0	15	15		2039	One split system evaporator unit is located in the basement IT area and is in very good condition. The condenser is located on the Southeast side of the building, model No. PUY-A18NKA7 using R410A refrigerant. The system is for cooling only and is manufactured by 'Mitsubishi' Electric Mr. Slim, Model No. PKA-A18LA with a capacity of 18,000 BTUH (1.5 tons). We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	EA	1	\$ 3,000.00	\$3,000.00
Fairmount Home - Hydronic Piping	D3040-1	7	40	33		2057	Hydronic piping is provided throughout the building and is visible in the boiler room. The piping is in very good condition. We recommend budgeting for a partial replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 150,000.00	\$150,000.00
Fairmount Home - Air Handling Unit	D3040-2	20	25	1	-4	2025	One gas-fired air handling unit with cooling (AHU-5) is located on the building addition roof at the Southwest side and is in very poor condition. The unit is manufactured by 'Trane', Model No.: GRAA70GGLFQNL701B500V, serial No. L03C03802, with an input capacity of 700,000 BTUH and output capacity of 560,000 BTUH with 20 tons of cooling. The unit is approaching the end of service life. We recommend replacement in the short term.	Very Poor	Replace	Energy Savings	Unit	1	\$ 100,000.00	\$100,000.00
Fairmount Home - Air Handling Unit	D3040-3	20	35	15		2039	One gas-fired air handling unit (AHU-6) is located in the mechanical penthouse and is in fair condition. The unit is manufactured by 'Trane', Model No.: CGZ922A, M series, serial No. K03G02156A. We recommend replacement at the end of service life.	Fair	Replace	Energy Savings	Unit	1	\$ 120,000.00	\$120,000.00
Fairmount Home - Exhaust Fans - Roof Top	D3040-4	20	30	10		2034	Mushroom type exhaust fans (x4) are located on the main roof and are in fair condition. The exhaust fans are manufactured by 'Greenheck and Loren Cook'. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 11,500.00	\$11,500.00
Fairmount Home - Exhaust Fans - Roof Top		12	30	18		2042	Mushroom type exhaust fans (x1) are located on the main roof and are in good condition. The exhaust fans are manufactured by 'Greenheck and Loren Cook'. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 3,500.00	\$3,500.00
Fairmount Home - Exhaust Fans - Roof Top		9	30	21		2045	One exhaust fan is located on the Auditorium roof and is in good condition. The exhaust fan is manufactured by 'Delhi'. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	1	\$ 3,000.00	\$3,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Exhaust Fans - Kitchen Hood	D3040-5	12	25	13		2037	Two kitchen hood exhaust fans manufactured by 'Loren Cook' are located on the main roof and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	2	\$ 15,000.00	\$30,000.00
Fairmount Home - Exhaust Fans - Propeller	D3040-6	20	25	1	-4	2025	A propeller type exhaust fan is located in the electrical closets are in very poor condition. The fans are approaching the end of service life. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	EA	4	\$ 1,000.00	\$4,000.00
Fairmount Home - Exhaust Fans - Cabinet Type	D3040-7	20	35	15		2039	Two cabinet type exhaust fans are installed in electrical closets and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	2	\$ 3,000.00	\$6,000.00
Fairmount Home - Exhaust Fans	D3040-8	10	30	20		2044	One exhaust fan manufactured by 'Northern Blower' is installed in the mechanical penthouse and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Exhaust Fans		0	25	1	-24	2025	There are two IT closets in the North wing that are reported too hot. We recommend installing an exhaust fan in each room in the short term.	Very Poor	Replace	Consequences of Failure	EA	2	\$ 2,500.00	\$5,000.00
Fairmount Home - Hydronic Unit Heaters	D3050-1 D3050-2	20	40	20		2044	Suspended hydronic unit heaters are located in the service areas and boiler room and are in fair condition. One unit in the garbage room has been damaged by mould. We recommend replacement at the end of service life. Recommend to replace the damaged unit.	Fair	Replace	Consequences of Failure	Unit	3	\$ 3,500.00	\$10,500.00
Fairmount Home - Hydronic Unit Heaters	D3050-3	55	40	5	20	2029	Wall mounted hydronic unit heaters are located in the original building and are in poor condition. The heaters are original to the building and are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	6	\$ 3,500.00	\$21,000.00
Fairmount Home - Hydronic Unit Heaters	D3050-4	20	35	15		2039	Recessed hydronic unit heaters are located in the ceiling areas in the lounge areas and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Unit	8	\$ 5,000.00	\$40,000.00
Fairmount Home - Hydronic Unit Heaters	D3050-5	51	30	2	23	2026	One suspended hydronic unit heater manufactured by 'Trane' is located at the mechanical penthouse and is in poor condition. The unit heater has surpassed expected service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	1	\$ 3,000.00	\$3,000.00
Fairmount Home - Unit Heaters - Electric	D3050-6 D3050-7	20	30	10		2034	Wall mounted and recessed ceiling electric unit heaters (x7) are located in the building addition stairs and vestibules and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 18,500.00	\$18,500.00
Fairmount Home - Unit Heaters - Electric	D3050-8	10	20	10		2034	One wall mounted electric unit heater is located at the loading dock and is in fair condition. We recommend replacement in the mid-term. Moisture damage was noted in the Southwest stairs. We recommend installing an electric heater in the stairwell in the short term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 1,000.00	\$1,000.00
Fairmount Home - Unit Heaters - Electric	D3050-9	51	20	2	33	2026	One wall mounted electric unit heater manufactured by 'Trane' is located at the North vestibule of the Auditorium and is in poor condition. The unit heater has surpassed expected service life. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 750.00	\$750.00
Fairmount Home - Electric Heating - Fireplace	D3050-10	20	30	10		2034	Three electric fireplaces are installed in the lounges and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	3	\$ 2,500.00	\$7,500.00
Fairmount Home - Packaged Rooftop Units	D3050-11	1	25	24		2048	Three packaged rooftop units with ductwork providing cooling only for the building are located on the main roof and are in very good condition. The units are manufactured by 'Trane', Model No. OANE360A5-C1C400LN, serial No. OA331899-4-1 (RTU-4) and OANE360G5-C1C400LN, serial No. OA331899-3-1 (RTU-3) with a capacity of 30 tons of cooling. Unit No. 1 has a Model No. OANE360G5-C1C400LT, serial No. OA331899-1-1. The units include a built in HRV, heat recovery wheel to supply the hallways and common areas. It was reported that there is no heat in the core area when the outdoor temperature goes below -10 degrees Celsius. There is no back up heat source to supplement the area. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	3	\$ 300,000.00	\$900,000.00
Fairmount Home - Packaged Rooftop Units		1	25	24		2048	One packaged rooftop unit with ductwork provides cooling only for the building is located on the main roof and is in very good condition. The unit is manufactured by 'Trane', Model No. OADG010G4-DAB500000, serial No. OA331899-2-1 (RTU-2) with a capacity of 10 tons of cooling. The unit includes a built in HRV, heat recovery wheel to supply the hallways and common areas. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	1	\$ 125,000.00	\$125,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Packaged Rooftop Units	D3050-12	16	25	2	-7	2026	A packaged rooftop unit with ductwork to supply the basement level is located on the original building roof and is in poor condition. The unit is manufactured by 'Trane' with a capacity of approximately 20 tons of cooling using R-22 refrigerant. The tag was not readable. R-22 refrigerant is no longer utilized in the industry. We recommend replacement in the short term.	Poor	Replace	Environmental	Unit	1	\$ 150,000.00	\$150,000.00
Fairmount Home - Air Conditioning Unit - Portable	D3050-13	2	15	13		2037	Portable air conditioning units are installed in some resident rooms and are in very good condition. The units are manufactured by 'Global Industrial', model No. 292850 with a capacity of 10,000BTUH or 0.5 tons. We recommend replacement in the long term.	Very Good	Replace	Health and Safety	Unit	114	\$ 1,500.00	\$171,000.00
Fairmount Home - Air Conditioning Unit - Window Unit	D3050-14	2	10	8		2032	A window air conditioning unit is installed in the laundry room and is in very good condition. The unit is manufactured by 'Electrolux', model No. FFRE123WA1 with a capacity of 12,000BTUH or 1 ton. We recommend replacement in the mid-term.	Very Good	Phased Replacement	Consequences of Failure	Unit	1	\$ 1,000.00	\$1,000.00
Fairmount Home - Other Terminal and Package Units - Gas-Fired Fireplace	D3050-15	20	25	5		2029	One gas-fired fireplace is installed in the main lobby and is in poor condition. The unit is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	1	\$ 7,500.00	\$7,500.00
Fairmount Home - Other Terminal and Package Units - Heat Lamps	D3050-16	19	20	1		2025	Two heat lamps are provided in each spa room and are in very poor condition. The units are approaching the end of service life. We recommend replacement in the short term.	Very Poor	Phased Replacement	Consequences of Failure	Unit	8	\$ 1,000.00	\$8,000.00
Fairmount Home - Building Automation System	D3060-1	4	25	21		2045	A building automation system manufactured by 'Johnson Controls / Calderwood Automation' is installed in the building and is in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 90,000.00	\$90,000.00
Fairmount Home - Well Pump Controller	D3060-2	20	25	5		2029	A well pump controller is installed in the boiler room and is in poor condition. The pump is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00
Fairmount Home - Sprinkler Systems	D4010-1 D4010-2 D4010-3	20	40	20		2044	A wet sprinkler system is installed throughout the building. It includes an 8" sprinkler line located in the boiler room and is in fair condition. The piping feeds the fire pump and Siamese connection outside. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	LS	1	\$ 450,000.00	\$450,000.00
Fairmount Home - Fire Pump	D4010-4	20	30	10		2034	A fire pump complete with 'Torna tech' control panel is located in the boiler room and is in fair condition. The pump is manufactured by 'Fluid' and rated at 30HP. We recommend replacement in the long term.	Fair	Replace	Consequences of Failure	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Jockey Pump	D4010-5	20	30	10		2034	A jockey pump complete with control panel is located in the boiler room and is in fair condition. The pump is rated at 1/2HP. We recommend replacement in the long term.	Fair	Replace	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00
Fairmount Home - Fire Extinguishers	D4030-1	5	10	5		2029	Fire Extinguishers are installed throughout the building and are in fair condition. The extinguishers are serviced monthly by 'ABC Fire Protection'. We recommend replacement of extinguishers every 5 years starting in the short term. Individual replacement of devices will be provided by operation budget.	Fair	Phased Replacement	Health and Safety	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Fire Hose Cabinets	D4030-2	20	30	10		2034	Fire hose cabinets are installed throughout the building and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Health and Safety	EA	18	\$ 2,500.00	\$45,000.00
Fairmount Home - Fire Suppression System	D4030-3 D4030-4	10	15	5		2029	Two fire suppression systems manufactured by 'Ansul' are installed in the main kitchen and are in fair condition. We recommend replacement in the short term.	Fair	Phased Replacement	Health and Safety	EA	2	\$ 9,000.00	\$18,000.00
Fairmount Home - Main Switchgear - Building Addition	D5010-1	20	50	30		2054	The main switchgear for the building addition is located in the main electrical room and is in good condition. It is manufactured by 'Siemens' and is rated at 1,200A, 347/600V. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 150,000.00	\$150,000.00

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Fairmount Home

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Fairmount Home - Main Distribution Panel	D5010-2	20	45	25		2049	The main distribution panel for the building addition is located in the main electrical room and is in good condition. The unit is manufactured by 'Siemens' and rated at 1,200A, 347/600V. We recommend replacement at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Good	Replace	Consequences of Failure	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Main Switch - Original Building	D5010-3	55	50	2	7	2026	The main switch for the original building is located in the original electrical room and is in very poor condition. The unit is manufactured by 'Square D' and is rated at 600A, 120/208V. The switch has surpassed expected service life. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	LS	1	\$ 60,000.00	\$60,000.00
Fairmount Home - Electrical Distribution - Distribution Panel	D5010-4	55	45	2	12	2026	One distribution panel for the original building is located in the original building electrical room and is in very poor condition. The unit is manufactured by 'Square D'. The panel has surpassed expected service life. We recommend replacement in the short term. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Very Poor	Replace	Consequences of Failure	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Electrical Distribution - Distribution Panels		20	45	25		2049	Two distribution panels are located in the main electrical room of the building addition and are in good condition. The panels are manufactured by 'Siemens' and rated at 600A, 347/600V and 1,200A, 120/208V. We recommend upgrading at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Good	Replace	Consequences of Failure	LS	1	\$ 60,000.00	\$60,000.00
Fairmount Home - Electrical Distribution - Distribution Panel	D5010-5	51	45	7	13	2031	One electrical panel is installed in the original building electrical room and is in poor condition. The panel is manufactured by 'Square D' and rated at 225A, 240V. The panel is approaching the end of service life. We recommend replacement in the mid-term. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Poor	Replace	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00
Fairmount Home - Transformers		10	50	40		2064	One transformer is installed in the mechanical penthouse and is in very good condition. The unit is manufactured by 'Square D' and rated at 45kVA. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	EA	1	\$ 6,000.00	\$6,000.00
Fairmount Home - Transformers	D5010-6	20	50	30		2054	Larger sized transformers (x3) are installed in the main electrical room and are in good condition. The units are manufactured by 'Siemens' with a rating range of 112.5kVA to 300kVA. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 57,500.00	\$57,500.00
Fairmount Home - Transformers	D5010-7	20	50	30		2054	Transformers are installed throughout the building in service rooms and electrical closets and are in good condition. The units are manufactured by 'Bemag, Siemens' with a rating range of 15kVA to 75kVA. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 104,000.00	\$104,000.00
Fairmount Home - Electrical Distribution - Panels and Switches	D5010-8 D5010-9	20	45	25		2049	Electrical panels are located throughout the buildings mainly in electrical rooms and are in good condition. The equipment is manufactured by 'Siemens, Square D' with a rating range of 100A to 400A, 120/208V, 240V, 347/600V, 600V. We recommend upgrading the equipment at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Good	Replace	Consequences of Failure	LS	1	\$ 278,000.00	\$278,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Electrical Distribution - Panels and Switches		4	45	41		2065	Electrical panels are located in the renovated Auditorium area and mechanical penthouse and are in very good condition. The equipment is manufactured by 'Square D' and rated at 225A, 347/600V. We recommend replacement at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Very Good	Replace	Consequences of Failure	LS	1	\$ 21,500.00	\$21,500.00
Fairmount Home - Electrical Distribution - Panels and Switches		10	45	35		2059	Three starter switches for the supply, return and exhaust fans are located in the mechanical penthouse and are in very good condition. The equipment is manufactured by 'Square D'. We recommend upgrading the equipment at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Very Good	Replace	Consequences of Failure	EA	3	\$ 2,500.00	\$7,500.00
Fairmount Home - Electrical Distribution - Panels and Switches	D5010-10	20	45	25		2049	Starter switches for the heating pumps are located in the boiler room (service rooms throughout the building mainly in electrical rooms) and are in good condition. The equipment is manufactured by 'Cutler-Hammer'. We recommend upgrading the equipment at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Good	Replace	Consequences of Failure	LS	1	\$ 3,500.00	\$3,500.00
Fairmount Home - Electrical Distribution - Panels and Switches	D5010-11	20	30	10		2034	Two starter switches are located in the janitor room off the kitchen prep area and are in fair condition. The equipment is manufactured by 'Cutler-Hammer'. We recommend upgrading the equipment in the mid-term. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Fair	Replace	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00
Fairmount Home - Electrical Distribution - Panels and Switches	D5010-12	20	45	25		2049	Safety switches are located in service areas throughout the building, mainly in electrical rooms and are in good condition. The equipment is manufactured by 'Siemens' with a rating range of 60A to 100A. We recommend upgrading the equipment at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance.	Good	Replace	Consequences of Failure	LS	1	\$ 6,000.00	\$6,000.00
Fairmount Home - Electrical Distribution - Safety Violation	D5010-13	0	45	0	-45	2024	Storage was observed in the electrical room and is in very poor condition. This is a safety hazard and violation to the ESA. We recommend removing the storage in 2024.	Very Poor	Remove	Legislative	LS	1	\$ 1,000.00	\$1,000.00
Fairmount Home - Lighting - LED		2	20	18		2042	LED fixtures (x59) are installed throughout the building and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	EA	59	\$ 250.00	\$14,750.00
Fairmount Home - Lighting - T8 / LED	D5020-1	1	20	19		2043	T8 / LED fixtures (x336) with varying sizes are installed throughout the building and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	LS	1	\$ 101,100.00	\$101,100.00
Fairmount Home - Lighting - T8 Fluorescent	D5020-2	20	20	1	1	2025	T8 fluorescent light fixtures (x335) with varying sizes are installed throughout the building and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. We recommend replacement in the short term.	Very Poor	Phased Replacement	Energy Savings	LS	1	\$ 118,650.00	\$118,650.00
Fairmount Home - Lighting - T12 Fluorescent	D5020-3	20	20	1	1	2025	T12 fluorescent light fixtures are installed in service rooms throughout the building and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. We recommend replacement in the short term.	Very Poor	Phased Replacement	Energy Savings	EA	8	\$ 250.00	\$2,000.00
Fairmount Home - Lighting - LED		2	20	18		2042	LED pot lights are installed at the main floor and in the renovated Auditorium section and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	EA	42	\$ 250.00	\$10,500.00
Fairmount Home - Lighting - Incandescent	D5020-4	20	20	2	2	2026	Incandescent wall mounted and ceiling mounted light fixtures are installed throughout the building and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. We recommend replacement in the short term.	Poor	Phased Replacement	Energy Savings	Unit	74	\$ 300.00	\$22,200.00
Fairmount Home - Lighting - CFL	D5020-5	20	20	2	2	2026	CFL wall and ceiling mounted light fixtures are installed throughout the building and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. We recommend replacement in the short term.	Poor	Phased Replacement	Energy Savings	Unit	47	\$ 250.00	\$11,750.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Lighting - Resident Units	D5020-6	1	20	19		2043	LED light fixtures are installed in the resident units washrooms and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Unit	96	\$ 250.00	\$24,000.00
Fairmount Home - Lighting - Resident Units	D5020-7	20	20	1	1	2025	HID pot lights (x96) are installed in the resident rooms and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. A quote from the client indicates the work is pending. We recommend replacement in the short term.	Very Poor	Phased Replacement	Energy Savings	LS	1	\$ 10,000.00	\$10,000.00
Fairmount Home - Lighting - Resident Units	D5020-8	20	20	0		2024	Wall mounted light fixtures (x434) are installed in the resident rooms and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. A quote from the client indicates the work is pending to be completed in phases. We recommend replacement in the short term.	Very Poor	Phased Replacement	Energy Savings	LS	1	\$ 100,000.00	\$100,000.00
Fairmount Home - Lighting - HID	D5020-9	20	20	1	1	2025	HID track lights are installed in the general store and are in very poor condition. The lights are original to the building addition. Newer energy efficient lighting is available in the industry. We recommend replacement to LED in the short term.	Very Poor	Phased Replacement	Energy Savings	EA	6	\$ 150.00	\$900.00
Fairmount Home - Lighting - Contactor Panel	D5020-10	20	30	10		2034	One contactor panel manufactured by 'Siemens' is located in the main electrical room and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 7,500.00	\$7,500.00
Fairmount Home - Fire Alarm Panel	D5030-1 D5030-2 D5030-3	20	30	10		2034	A fire alarm panel manufactured by 'Siemens' is installed in the Northeast entrance and is in fair condition. Fire alarm devices include pull stations, smoke and heat detectors and bells are installed throughout the building. No strobes were observed during the site assessment. It was reported that the fire alarm devices were upgraded a few years ago. The client reported that the fire inspector inspected the property in November and requested strobes be installed. We recommend upgrading the fire bells to strobes in the short term.	Fair	Replace	Health and Safety	LS	1	\$ 175,000.00	\$175,000.00
Fairmount Home - PA System	D5030-4 D5030-5	4	15	11		2035	A PA system including speakers is installed in the Auditorium and is in good condition. We recommend replacement in the long term.	Good	Replace	Consequences of Failure	LS	1	\$ 30,000.00	\$30,000.00
Fairmount Home - Security System	D5030-6	10	15	5		2029	A 'DSC' security system is installed in the Northeast entrance and is in fair condition. We recommend replacement in the short term.	Fair	Phased Replacement	Health and Safety	LS	1	\$ 3,000.00	\$3,000.00
Fairmount Home - Security System	D5030-7	10	15	5		2029	A 'Paradox' security system is installed in the building, controls panels were installed in the electrical closets and are in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Health and Safety	LS	1	\$ 35,000.00	\$35,000.00
Fairmount Home - Security System	D5030-8	13	15	2		2026	A security system for the IT rooms is provided in the basement and is in poor condition. The equipment is approaching the end of service life. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Call System	D5030-9 D5030-10	2	15	13		2037	The building is equipped with an emergency nurse call system and is in very good condition. The control panel is located in the main electrical room. We recommend replacement in the long term.	Very Good	Replace	Consequences of Failure	LS	1	\$ 90,000.00	\$90,000.00
Fairmount Home - Card Access System	D5030-11	13	15	2		2026	A card access system including fobs is installed to access the staff areas and are in poor condition. The control panel manufactured by 'Altronix' is located in the main electrical room. Some fobs were noted newer. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 50,000.00	\$50,000.00
Fairmount Home - Door Keypad System	D5030-12	20	15	2	7	2026	A keypad system is installed on the staff area doors and is in poor condition. The equipment is approaching the end of service life. We recommend replacement of the keypad lock system in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 125,000.00	\$125,000.00
Fairmount Home - Special Systems & Devices	D5090-1	4	10	6		2030	One emergency defibrillator is provided near the Auditorium and is in good condition. We recommend replacement in the mid-term.	Good	Phased Replacement	Health and Safety	Unit	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Emergency Lighting	D5090-2 D5090-3	20	20	1	1	2025	Emergency lights and a combination lights and battery pack unit are installed in the main electrical room and are in very poor condition. The devices are approaching the end of service life. We recommend replacement in the short term.	Very Poor	Phased Replacement	Health and Safety	LS	1	\$ 1,300.00	\$1,300.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Exit Lighting	D5090-4	20	20	1	1	2025	Exit lights are installed throughout the building and are in very poor condition. Three exit signs located in the building addition stairs are recommended to be changed to combination units. The signs are approaching the end of service life. We recommend replacement and upgrade to the new International standard (the Green ones) in the short term.	Very Poor	Phased Replacement	Health and Safety	Unit	62	\$ 250.00	\$15,500.00
Fairmount Home - Exit Lighting	D5090-5	4	20	17	1	2041	A combination exit sign and emergency lights unit is installed in the basement near the maintenance office and is in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Health and Safety	Unit	1	\$ 750.00	\$750.00
Fairmount Home - Exit Lighting		4	20	17	1	2041	Exit lights (x6) are installed in the renovated Auditorium section and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Health and Safety	Unit	6	\$ 250.00	\$1,500.00
Fairmount Home - Packaged Generator Assemblies	D5090-6 D5090-7	20	30	1	-9	2025	A diesel fired generator with tank below is provided at the West side of the building and is in poor condition. The unit has an approximate rating of 200kW. The tank is reported to have 16 hours of use only. The tank below was noted to be leaking during the site assessment. It was reported that there might be a need to enlarge the generator due to the addition of 32 new beds. We recommend replacement to a gas-fired unit with at least 300kW capacity in the short term.	Very Poor	Replace	Consequences of Failure	Unit	1	\$ 350,000.00	\$350,000.00
Fairmount Home - Transfer Switch	D5090-8	20	40	20		2044	A transfer switch for the generator is located in the main electrical room and is in fair condition. The unit is manufactured by 'ASCO' and is rated at 600A, 600V. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Unit	1	\$ 50,000.00	\$50,000.00
Fairmount Home - Laundry Equipment - Washing Machines	E1010-1	10	15	5		2029	Two residential type washers and dryers are located in lounge S238 and are in fair condition. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	Unit	4	\$ 2,000.00	\$8,000.00
Fairmount Home - Laundry Equipment - Washing Machines	E1010-2	5	15	10		2034	One commercial grade washer manufactured by 'Coinamatic' is located in the laundry room and is in good condition. We recommend replacement in the mid-term.	Good	Replace	Consequences of Failure	Unit	1	\$ 12,000.00	\$12,000.00
Fairmount Home - Laundry Equipment - Washing Machines	E1010-3	10	15	5		2029	Three commercial grade washers are located in the laundry room and are in fair condition. The units are manufactured by 'Electrolux and Wascomat'. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	Unit	3	\$ 12,000.00	\$36,000.00
Fairmount Home - Laundry Equipment - Dryers	E1010-4	5	15	10		2034	Three commercial grade gas-fired dryers are located in the laundry room and are in good condition. The units are manufactured by 'Wascomat', OPLS. We recommend replacement in the mid-term.	Good	Replace	Consequences of Failure	Unit	3	\$ 15,000.00	\$45,000.00
Fairmount Home - Laundry Equipment - Water Treatment System	E1010-5	5	15	10		2034	Two water treatment systems manufactured by 'Coinamatic' are located in the laundry room and are in good condition. We recommend replacement in the mid-term.	Good	Replace	Consequences of Failure	Unit	2	\$ 5,000.00	\$10,000.00
Fairmount Home - Food Service Equipment - Exhaust Hood	E1090-1	20	40	20		2044	Two stainless steel exhaust hoods are located above the dishwasher in the floor kitchens and are in fair condition. The equipment is manufactured by 'Spring Air'. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Unit	2	\$ 10,000.00	\$20,000.00
Fairmount Home - Food Service Equipment - Exhaust Hood		5	20	15		2039	One stainless steel exhaust hood is located above the dishwasher in the main kitchen and is in good condition. The equipment is manufactured by 'Spring Air'. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 10,000.00	\$10,000.00
Fairmount Home - Food Service Equipment - Exhaust Hood	E1090-2	5	20	15		2039	Four stainless steel exhaust hoods are installed in the main kitchen and are in good condition. The equipment is manufactured by 'Spring Air'. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	4	\$ 20,000.00	\$80,000.00
Fairmount Home - Food Service Equipment - Walk-In Fridge	E1090-3	20	40	20		2044	Two walk-in fridges manufactured by 'Foster' are provided in the main kitchen and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Unit	2	\$ 60,000.00	\$120,000.00
Fairmount Home - Food Service Equipment - Walk-In Freezer	E1090-4	5	20	15		2039	One walk-in freezer manufactured by 'Norbec' is provided in the main kitchen and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Food Service Equipment	E1090-5 E1090-6	5	10	5		2029	Building appliances (x13) are provided in staff rooms, floor kitchens, main kitchen and lounges and are in fair condition. Appliances include (x2) refrigerators, dishwashers (x2) and microwave (x9). We recommend replacement of the appliances in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 25,500.00	\$25,500.00
Fairmount Home - Food Service Equipment	E1090-7	2	10	8		2032	Building appliances (x3) are provided in staff rooms and lounges and are in very good condition. Appliances include microwave (x1) ranges (x2). We recommend replacement of the appliances in the mid-term.	Very Good	Phased Replacement	Consequences of Failure	LS	1	\$ 4,500.00	\$4,500.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Food Service Equipment	E1090-8	9	10	1		2025	Building appliances (x5) are provided in staff rooms, general store and lounges and are in poor condition. Appliances include (x1) stand up refrigerators, ranges (x2) and exhaust hoods (x2). The appliances are approaching the end of service life. We recommend replacement in phases in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 11,500.00	\$11,500.00
Fairmount Home - Food Service Equipment	E1090-9	5	15	10		2034	Two walk up refrigerators manufactured by 'True' are located in the kitchen prep area and are in good condition. We recommend replacement in the mid-term.	Good	Replace	Consequences of Failure	LS	1	\$ 10,000.00	\$10,000.00
Fairmount Home - Food Service Equipment		10	20	10		2034	Three walk up refrigerators manufactured by 'True' and two 'Ecolab' dishwashers are located in the kitchen prep area and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 54,500.00	\$54,500.00
Fairmount Home - Food Service Equipment	E1090-10	1	15	14		2038	One 'Cleveland' dough maker is located in the main kitchen and is in very good condition. We recommend replacement in the long term.	Very Good	Replace	Consequences of Failure	EA	1	\$ 10,000.00	\$10,000.00
Fairmount Home - Food Service Equipment	E1090-11 E1090-12	5	15	10		2034	Building appliances (x4) are provided in the main kitchen and are in good condition. Appliances include two commercial ovens by 'Rational', one 'Garland' stove and one 'Hobart' dough maker. We recommend replacement in the mid-term.	Good	Replace	Consequences of Failure	LS	1	\$ 50,000.00	\$50,000.00
Fairmount Home - Food Service Equipment	E1090-13	10	15	5		2029	Two 'Blodget' ovens and one 'Hushizaki' ice making machine are located in the main kitchen and are in fair condition. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 31,500.00	\$31,500.00
Fairmount Home - Food Service Equipment		8	15	7		2031	Building appliances (x7) are provided in the general store and Auditorium kitchen and are in fair condition. Appliances include (x1) refrigerator / freezer, dishwashers (x1), freezers (x1), microwave (x3) ranges (x1). We recommend replacement of the appliances in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 9,000.00	\$9,000.00
Fairmount Home - Waste Handling Equipment - Garbage Chute	E1090-14	20	30	10		2034	A laundry and garbage chute is provided in the building and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	2	\$ 25,000.00	\$50,000.00
Fairmount Home - Asphalt Driveway	G2010-1 G2010-2 G2010-3 G2010-4 G2010-5 G2010-6	15	20	7	2	2031	Two driveways and one drop off area at the front of the building are located on the property and are in fair to poor condition. Sections of asphalt at the loading dock and West driveway to the parking lots are damaged. We recommend partial replacement in the short term and replacement of the remaining in the mid-term.	Fair	Phased Replacement	Consequences of Failure	Sq. Ft.	20,845	\$ 10.00	\$208,450.00
Fairmount Home - Parking Lots	G2020-1 G2020-2 G2020-3 G2020-4 G2020-5	15	20	7	2	2031	Two parking lots are located at the West side of the building and are in fair to poor condition. Sections of asphalt were noted damaged. We recommend partial replacement in the short term and replacement of the remaining in the mid-term.	Fair	Phased Replacement	Consequences of Failure	Sq. Ft.	24,360	\$ 10.00	\$243,600.00
Fairmount Home - Concrete Curbs	G2020-6 G2020-7	20	40	15	-5	2039	Curb stops (x27) are provided at the parking lots of the building and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	27	\$ 500.00	\$13,500.00
Fairmount Home - Concrete Curbs	G2020-8 G2020-9	20	40	7	-13	2031	Concrete curbs are provided at the parking lots and main entrance drop off area and are in fair to poor condition. Sections of concrete curbs were noted damaged. We recommend partial replacement in the short term and replacement of the remaining in the mid-term.	Poor	Replace	Consequences of Failure	Ln. Ft.	550	\$ 75.00	\$41,250.00
Fairmount Home - Asphalt Walkway	G2030-1 G2030-2 G2030-3 G2030-4	15	20	7	2	2031	An asphalt walkway (trail) is located at the West side of the building and is in fair to poor condition. Sections of asphalt were noted damaged. We recommend partial replacement in the short term and replacement of the remaining in the mid-term.	Fair	Phased Replacement	Health and Safety	Sq. Ft.	7,500	\$ 10.00	\$75,000.00
Fairmount Home - Concrete Walkways	G2030-5 G2030-6 G2030-7 G2030-8	20	40	20		2044	Concrete sidewalks and pads are located in the courtyard and are in fair condition. Cracks were noted near the retaining walls and below the gazebo. We recommend replacement of the damaged concrete in the short term and replacement of the remaining at the end of service life.	Fair	Replace	Health and Safety	Sq. Ft.	3,350	\$ 50.00	\$167,500.00
Fairmount Home - Concrete Walkways	G2030-9 G2030-10 G2030-11 G2030-12 G2030-13 G2030-14 G2030-15 G2030-16	20	40	20		2044	Concrete sidewalks and pads are located in the around the building and are in fair condition. Cracks were observed at localized areas throughout however damaged concrete was visible at the North and East side of the building. We recommend replacement of the damaged concrete in the short term and replacement of the remaining at the end of service life.	Fair	Replace	Health and Safety	Sq. Ft.	11,110	\$ 50.00	\$555,500.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

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Fairmount Home - Stairs - Concrete	G2030-17 G2030-18 G2030-19	20	40	2	-18	2026	Concrete stair with steel railings and steel guardrails are located at the loading dock and are in very poor condition. Damaged concrete and corrosion at the steel railings were observed during the site assessment. Minor corrosion at the guardrails was noted at the loading dock. We recommend replacement of the stairs and railing in the short term.	Very Poor	Replace	Consequences of Failure	LS	1	\$ 25,000.00	\$25,000.00
Fairmount Home - Interlocking Stone	G2030-20	10	25	15		2039	Interlocking stone paving is located in the courtyard and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,340	\$ 35.00	\$46,900.00
Fairmount Home - Steel Guardrails	G2030-21 G2030-22	20	30	10		2034	Steel guardrails are located around the concrete retaining wall and are in overall fair condition. Corrosion was noted at the generator retaining wall. We recommend refurbishment in the short term and replacement at the end of service life.	Fair	Replace	Consequences of Failure	Ln. Ft.	68	\$ 200.00	\$13,600.00
Fairmount Home - Wood Fence	G2040-1	20	25	2	-3	2026	Wood fencing is provided at the perimeter of the courtyard and is in poor condition. The fencing is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	110	\$ 100.00	\$11,000.00
Fairmount Home - Wood Fence	G2040-2 G2040-3	20	25	1	-4	2025	Wood fencing is provided at the Northwest side of the building and is in very poor condition. The fencing was noted damaged and is approaching the end of service life. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Ln. Ft.	180	\$ 100.00	\$18,000.00
Fairmount Home - Retaining Walls - Interlocking Stone	G2040-4	10	25	15		2039	An interlocking stone retaining wall is located in the courtyard and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	80	\$ 150.00	\$12,000.00
Fairmount Home - Retaining Walls - Concrete	G2040-5	20	40	20		2044	A poured concrete retaining wall is located around the generator on the West side of the building and is in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Sq. Ft.	680	\$ 250.00	\$170,000.00
Fairmount Home - Walls - Stone	G2040-6	20	40	15	-5	2039	A stone wall is located at the South side of the building and is in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	LS	1	\$ 25,000.00	\$25,000.00
Fairmount Home - Wood Ramp	G2040-7	13	15	0	-2	2024	A wood ramp is provided at the entrance to the wood gazebo and is in very poor condition. The ramp is not compliant with AODA requirements. We recommend replacement in the short term.	Very Poor	Phased Replacement	Accessibility Issue	LS	1	\$ 2,000.00	\$2,000.00
Fairmount Home - Gazebo	G2040-8 G2040-9	13	25	12		2036	An 11' x 11' wood gazebo with asphalt shingle roof is located along a trail around the West side of the property and is in fair condition. We recommend replacement in the long term.	Fair	Replace	Consequences of Failure	LS	1	\$ 9,000.00	\$9,000.00
Fairmount Home - Gazebo	G2040-10	20	25	5		2029	One aluminum gazebo is located on the second floor at the West side near the main entrance and is in poor condition. The gazebo is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	EA	1	\$ 3,500.00	\$3,500.00
Fairmount Home - Gazebo		15	25	10		2034	Two aluminum gazebos are located on the second floor at the North and West side and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	2	\$ 3,500.00	\$7,000.00
Fairmount Home - Gazebo	G2040-11	5	20	15		2039	Four aluminum gazebos are located in the courtyard, at the South side and at the North side near the Auditorium and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	4	\$ 3,500.00	\$14,000.00
Fairmount Home - Shed	G2040-12 G2040-13	20	25	2	-3	2026	A shed with a cedar shake roof is provided in the courtyard and is in poor condition. A wood shed with asphalt shingles is located at the Northwest side of the building. The sheds are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	LS	2	\$ 12,500.00	\$25,000.00
Fairmount Home - Building Signage	G2040-14	15	25	1	-9	2025	A wood building sign is located at the main entrance at the drop off circle and is in fair condition. We recommend upgrading to a digital one in the short term.	Very Poor	Replace	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Galvanized Bollards	G2040-15	5	40	35		2059	12 galvanized bollards are located at the generator and wells and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	EA	12	\$ 1,500.00	\$18,000.00
Fairmount Home - Other Site Improvements - Loading Dock	G2040-16 G2040-17	20	40	0	-20	2024	A loading dock is located at the West side of the building. The concrete wall and asphalt were noted damaged during the site assessment. We recommend repairs in the short term.	Very Poor	Replace	Consequences of Failure	LS	1	\$ 35,000.00	\$35,000.00

County of Frontenac

108,130 Sq. Ft.

Fairmount Home

Common Description	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Fairmount Home - Irrigation System	G2050-1	10	15	5		2029	An irrigation system manufactured by 'Rainbird' is installed in the elevator machine room within the boiler room and is in fair condition. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00
Fairmount Home - Irrigation System		3	15	12		2036	An irrigation system manufactured by 'Rainbird' is installed in the paramedic storage room and is in very good condition. We recommend replacement in the long term.	Very Good	Replace	Consequences of Failure	LS	1	\$ 9,000.00	\$9,000.00
Fairmount Home - Well Systems - Well #2	G3010-1	10	30	20		2044	One water well #2 is provided for the building in the courtyard and is in good condition. We recommend replacement at the end of service life, including its pumps and equipment.	Good	Replace	Consequences of Failure	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Well Systems - Well #3	G3010-2	24	30	2	-4	2026	One water well #3 is provided for the building at the Northwest parking and is in poor condition. The client reported that well #3 is not performing well. We recommend replacement in the short term, including its pumps and equipment.	Poor	Replace	Consequences of Failure	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Well Systems - Well #4		1	30	29		2053	One water well #4 is provided for the building at the main entrance area, however is not connected yet. A submersible pump is located in well #4. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Fire Protection Water Storage - Well	G3010-3	10	30	20		2044	Two fire sprinkler water reservoirs (#1 and #2) are provided for the building in the courtyard and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Health and Safety	LS	1	\$ 75,000.00	\$75,000.00
Fairmount Home - Contactor Panel		20	40	15	-5	2039	A 'Square D' exterior light contactor panel is located in an electrical closet in the Auditorium and is in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	EA	1	\$ 2,500.00	\$2,500.00
Fairmount Home - Exterior Lighting	G4020-1	19	20	1		2025	Exterior lighting includes wall mounted and soffit HID lights at the balconies and are in very poor condition. Lights were noted to be original to the building addition. Newer energy efficient lighting is available in the industry. We recommend replacement to LED in the short term.	Very Poor	Phased Replacement	Energy Savings	Unit	41	\$ 450.00	\$18,450.00
Fairmount Home - Exterior Lighting - Timers	G4020-2	5	20	15		2039	Three digital exterior light timers manufactured by 'Paragon' are located in electrical closets and main electrical room and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	3	\$ 1,000.00	\$3,000.00
Fairmount Home - Exterior Lighting - Timers	G4020-3	18	20	2		2026	One analog exterior light timer manufactured by 'Intermatic' is located in the main electrical room and is in poor condition. The timer is approaching the end of service life. We recommend replacement in the short term.	Poor	Phased Replacement	Energy Savings	Unit	1	\$ 750.00	\$750.00
Fairmount Home - Exterior Lighting - LED	G4020-4	5	20	15		2039	LED light fixtures are installed on the exterior walls at the Auditorium and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	6	\$ 450.00	\$2,700.00
Fairmount Home - Exterior Light Standards	G4020-5	20	40	20		2044	Two exterior steel light standards (25' high) with LED lamps are anchored onto concrete bases along the driveway and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Unit	2	\$ 9,000.00	\$18,000.00
Fairmount Home - Exterior Light Standards	G4020-6	20	40	20		2044	Exterior steel light standards (x32) at 12' high are anchored onto concrete bases throughout the property and are in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Consequences of Failure	Unit	32	\$ 4,500.00	\$144,000.00
Fairmount Home - Exterior Light Standards	G4020-7	5	20	15		2039	LED light fixtures are provided on each 25' high light standard and four 12' high light standards and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	6	\$ 1,500.00	\$9,000.00
Fairmount Home - Exterior Light Standards	G4020-8	19	20	1		2025	HID light fixtures (x3) are provided on each 12' light standard and are in very poor condition. Newer energy efficient lighting is available in the industry. We recommend replacement to LED in the short term.	Very Poor	Phased Replacement	Energy Savings	Unit	3	\$ 1,500.00	\$4,500.00
Fairmount Home - Exterior Light Standards		0	20	20		2044	HID light fixtures are provided on each 12' light standard. The client has reported that a project to replace 23 units to LED is in progress. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	LS	1	\$ 13,000.00	\$13,000.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)
Palace Road EMS Base - Foundation and Footings	A1010-1 A1010-2	36	75	39		2063	The foundation walls of the building are constructed with poured concrete featuring a split-face wall finish, and they are currently in good condition. However, upon inspection, deterioration and minor cracking were noted in multiple areas, particularly on the east and northeast sides. It is recommended to promptly repair the damaged areas in the short term to maintain the integrity of the foundation. The footings, assumed to be constructed using cast-in-place concrete, provide stable support for the foundation. Based on their current condition, it is expected that the concrete foundation will remain intact and structurally sound for the entire lifespan of the building.	Good	Repair	Part of Strategic Plan	Ln. Ft.	275	\$ 1,250.00	\$343,750.00
Palace Road EMS Base - Standard Slab on Grade	A1030-1	36	75	39		2063	A concrete slab on grade has been constructed as the main floor surface of the Palace Road. The visible portion of the slab throughout the garage, medical room and utility room was noted to be in good condition with notable minor cracking. Repairs will be completed in conjunction with applying epoxy coating in C2030. It is anticipated that the concrete slab will endure for the entire lifespan of the building.	Good	Replace	Part of Strategic Plan	Sq. Ft.	4,075	\$ 50.00	\$203,750.00
Palace Road EMS Base - Floor Drains	A1030-2	36	40	14	10	2038	The floor drain is located in the garage and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 25,000.00	\$25,000.00
Palace Road EMS Base - Roof Decks & Slabs - Wood Deck		36	60	24		2048	The roof structure of the building consists of wood frame however was not visible during the site assessment. No damage was noted to the ceiling components of the building. The roof structure is expected to last the life of the building.	Fair	Replace	Part of Strategic Plan	Sq. Ft.	4,800	\$ 50.00	\$240,000.00
Palace Road EMS Base - Roof Decks & Slabs - Steel Deck	B1020-1	36	60	24		2048	The building ceiling construction consists of Steel decking supported by OWSJ and has been assessed to be in fair condition, where visible in the garage and utility room. No action is needed at this time. The steel structure is expected to last the life of the building.	Fair	Replace	Part of Strategic Plan	Sq. Ft.	4,075	\$ 60.00	\$244,500.00
Palace Road EMS Base - Guardrails - Steel	B1020-2	15	30	7	-8	2031	Steel guardrails are installed on the south part of the roof and are in good condition. Minor corrosion was evident and can be repaired as part of operation and maintenance. We recommend replacement at the end of service life.	Poor	Replace	Consequences of Failure	Sq. Ft.	70	\$ 200.00	\$14,000.00
Palace Road EMS Base - Ladders	B1020-3	15	30	15		2039	A steel ladder with covering is provided on the south elevation and is currently in fair condition. It is advisable to plan for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 7,500.00	\$7,500.00
Palace Road EMS Base - Exterior walls - Brick Veneer	B2010-1	15	60	45		2069	The building's exterior walls are covered with brick veneer, and they are currently in good condition. It is advisable to plan for the eventual replacement of the brick walls at the end of their service life.	Good	Replace	Consequences of Failure	Sq. Ft.	5,095	\$ 90.00	\$468,550.00
Palace Road EMS Base - Aluminum Soffit	B2010-2	15	40	25		2049	Aluminum soffits installed around the roof perimeter were noted to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	895	\$ 30.00	\$26,850.00
Palace Road EMS Base - Windows - Vinyl	B2020-1	15	40	25		2049	The vinyl double-glazed windows installed in the hallway, kitchen, crew area and office are presently in good condition. It is recommended to consider their replacement at the end of their service life.	Good	Replace	Consequences of Failure	Sq. Ft.	140	\$ 120.00	\$16,800.00
Palace Road EMS Base - Windows - Steel	B2020-2	15	30	15		2039	The exterior steel windows installed in the medical supply room and hallway were observed to be in fair condition. It is recommended to plan for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	90	\$ 120.00	\$10,800.00
Palace Road EMS Base - Windows - Caulking	B2020-3	14	15	1		2025	The caulking around the windows and doors were observed to be deteriorated and in poor condition. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 3,500.00	\$3,500.00
Palace Road EMS Base - Exterior Doors - Steel	B2030-1	15	25	10		2034	Steel exterior doors (x2) installed in the garage and medical supply room are in fair condition. One of the doors was noted with a keypad. We recommend replacement in the mid-term.	Fair	Replace	Accessibility Issue	Unit	2	\$ 2,500.00	\$5,000.00
Palace Road EMS Base - Glazed Entrances	B2030-2	20	25	5		2029	Steel exterior doors (x2) with fire-rated glazing are located in the hallway and are in poor condition. The doors were noted older and are approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Accessibility Issue	Unit	2	\$ 3,500.00	\$7,000.00
Palace Road EMS Base - Overhead Doors	B2030-3	15	25	10		2034	The garage is equipped with four motorized overhead doors, each measuring 12'x12', all of which are in fair condition. It's worth noting that two of the door motors are newer (2017). We recommend planning for the doors replacement in the mid-term.	Fair	Replace	Accessibility Issue	Unit	4	\$ 9,000.00	\$36,000.00
Palace Road EMS Base - Roofing - Asphalt Shingles	B3010-1	3	20	17		2041	The roof of the building is mainly covered with laminated shingles, and upon inspection, it was found to be in very good condition. It is advisable to plan for its replacement at the end of its service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	4,800	\$ 12.00	\$57,600.00
Palace Road EMS Base - Roofing - Built-Up	B3010-2 B3010-3	19	20	1		2025	The built-up roofing system is provided on the south part of the building and was observed to be in very poor condition. The roof was noted to be deteriorated and vegetation was observed in many areas. We recommend replacement in the short term.	Very Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	795	\$ 50.00	\$39,750.00
Palace Road EMS Base - Gutters and Downspouts	B3010-4	15	25	10		2034	Eavestrough and downpipe installed around the perimeter of the roof of the building were noted to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	330	\$ 30.00	\$9,900.00
Palace Road EMS Base - Interior Windows - Steel	C1010-1 C1010-2	15	30	15		2039	Interior steel windows are installed in the vestibule, crew area and office and they appeared to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	70	\$ 100.00	\$7,000.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Palace Road EMS Base - Interior Doors - Solid Wood	C1020-1	15	40	25		2049	The interior wood solid doors (x7) are located throughout the building and are presently in good condition. However, the doors to the changerooms should be modified to comply with accessibility standards. We recommend replacement of the doors at the end of service life. Install barrier-free operators in the short term.	Good	Repair	Accessibility Issue	EA	7	\$ 1,500.00	\$10,500.00
Palace Road EMS Base - Interior Doors - Steel	C1020-2 C1020-3	15	30	15		2039	The interior steel doors (x8) are located in the garage and hallway and are in presently in fair condition. The vestibule door was noted with fire-rated glazing. We recommend replacing the doors once they reach the end of service life.	Fair	Replace	Consequences of Failure	EA	8	\$ 2,500.00	\$20,000.00
Palace Road EMS Base - Countertops	C1030-1	24	25	1		2025	The MDF countertop installed in the garage near P.P.E. room is in very poor condition. The millwork was noted older. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Ln. Ft.	5	\$ 400.00	\$2,000.00
Palace Road EMS Base - Countertops	C1030-2 C1030-3	19	25	6		2030	The MDF countertops in the utility room, office area, kitchen, and changerooms are currently in poor condition. The countertops in the changerooms were noted barrier-free. Damaged countertop was noted in the kitchen. We recommend planning for their replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Ln. Ft.	37	\$ 400.00	\$14,800.00
Palace Road EMS Base - Countertops	C1030-4	15	30	15		2039	The stainless-steel countertops present in the garage and medical supply room are currently in fair condition. It is recommended to plan for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	16	\$ 500.00	\$8,000.00
Palace Road EMS Base - Cabinets	C1030-5	24	25	1		2025	The cabinets installed in the garage near P.P.E. room are currently in very poor condition. The millwork was noted older and damaged. We recommend planning for their replacement in the short term.	Very Poor	Replace	Consequences of Failure	Ln. Ft.	2	\$ 500.00	\$1,000.00
Palace Road EMS Base - Cabinets	C1030-6	19	25	6		2030	The cabinets installed in the kitchen, office area, and utility room are currently in poor condition. We recommend planning for their replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Ln. Ft.	24	\$ 500.00	\$12,000.00
Palace Road EMS Base - Lockers	C1030-7	15	25	10		2034	Wood lockers installed in changerooms are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	36	\$ 200.00	\$7,200.00
Palace Road EMS Base - Cubicles - Composite	C1030-8	15	25	10		2034	The composite cubicles installed in the washrooms within the changerooms, were observed to be in fair condition. Each washroom includes a barrier-free cubicle. We recommend planning for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	6	\$ 1,000.00	\$6,000.00
Palace Road EMS Base - Concrete Block Walls	C3010-1 C3010-2	36	40	14	10	2038	Concrete block walls are located mainly in the garage, hallway and in multiple other rooms and have been assessed to be in fair condition. A step crack was noted at the northwest side of the garage. Allow for repairs in the short term. The concrete block walls should last the life of the building.	Fair	Repair	Consequences of Failure	LS	1	\$ 100,000.00	\$100,000.00
Palace Road EMS Base - Gypsum Board Walls	C3010-3	15	40	25		2049	The gypsum board walls installed throughout the building are generally in good condition. We recommend planning for the replacement of the gypsum board walls at the end of their service life.	Good	Replace	Consequences of Failure	LS	1	\$ 45,000.00	\$45,000.00
Palace Road EMS Base - Tectum Board Walls	C3010-4	36	50	14		2038	Tectum boards are installed on the walls of the hallway and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	160	\$ 20.00	\$3,200.00
Palace Road EMS Base - Linoleum Flooring	C3020-1	15	30	15		2039	Linoleum flooring is currently installed in the changerooms and kitchen, and is in fair condition. It is recommended to plan for its eventual replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	640	\$ 12.00	\$7,680.00
Palace Road EMS Base - Resilient Flooring - Vinyl Composite Tiles	C3020-2	25	30	5		2029	Vinyl composite tile flooring is installed in the garage and is in poor condition. The floor finish was noted older. We recommend planning for its replacement in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	345	\$ 12.00	\$4,140.00
Palace Road EMS Base - Resilient Flooring - Vinyl Composite Tiles	C3020-3	15	30	15		2039	Vinyl composite tiles installed in the crew area and office were noted to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	395	\$ 12.00	\$4,740.00
Palace Road EMS Base - Epoxy Coating	C3020-4 C3020-5	0	10	1	-9	2025	The concrete floors in the garage, medical supply room and utility room lack a protective coating. Also, minor cracks were observed in all areas. We recommend repairs to the damaged concrete and applying epoxy to the above-mentioned areas in the short term.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	2,395	\$ 8.00	\$19,160.00
Palace Road EMS Base - Acoustic Ceiling Tiles (ACT)	C3030-1	15	40	25		2049	The ceiling in the medical supply room is currently finished with acoustic ceiling tiles (ACT) and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	255	\$ 15.00	\$3,825.00
Palace Road EMS Base - Gypsum Board Ceilings	C3030-2	15	40	25		2049	Gypsum board ceilings are installed in the kitchen, changerooms, hallway, crew area and office and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,370	\$ 15.00	\$20,550.00
Palace Road EMS Base - Plumbing Fixtures	D2010-1 D2010-2 D2010-3	15	25	10		2034	The building is equipped with two washrooms within the changeroom that include a total of two ceramic sinks and four toilets, with each washroom featuring a barrier-free toilet. The ceramic sinks also meet the barrier-free standards. However, the piping insulation connected to the sink in men's washroom is not adequately secured. We recommend planning for the replacement of plumbing fixtures in the mid-term. Minor issues can be addressed as part of operation and maintenance.	Fair	Replace	Accessibility Issue	EA	6	\$ 1,000.00	\$6,000.00
Palace Road EMS Base - Plumbing Fixtures	D2010-4	23	25	2		2026	The changerooms feature two shower cabinets and are in poor condition, none of which are barrier-free. It is highly recommended to install a barrier-free shower in the short term to meet the Accessibility for Ontarians with Disabilities Act (AODA) requirements.	Poor	Replace	Accessibility Issue	EA	2	\$ 4,500.00	\$9,000.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Palace Road EMS Base - Plumbing Fixtures	D2010-5	23	25	2		2026	The stainless-steel sinks installed in the kitchen and utility room are currently in poor condition. The sinks were noted older. Therefore, we recommend replacement in the short term.	Poor	Replace	Consequences of Failure	EA	2	\$ 1,500.00	\$3,000.00
Palace Road EMS Base - Eyewash Station	D2010-6	5	10	5		2029	Eyewash stations (x2) with hot water are installed in the utility room and garage and are in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Health and Safety	EA	2	\$ 1,500.00	\$3,000.00
Palace Road EMS Base - Plumbing Fixtures- Mop Sink - PVC	D2010-7	15	25	10		2034	A PVC mop sink is installed in the utility room and is currently in fair condition. We recommend planning for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 1,500.00	\$1,500.00
Palace Road EMS Base - Domestic Water Meter	D2020-1	5	20	15		2039	The 1.5" Neptune water meter for domestic water with a backflow preventer and expansion tank is installed in the garage's closet near the crews quarters and is in good condition. We recommend planning for its replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	1	\$ 4,000.00	\$4,000.00
Palace Road EMS Base - Domestic Hot Water Tank	D2020-2	15	20	5		2029	One gas-fired hot water tank is installed in the garage and is currently in poor condition. The unit is manufactured by 'A.O.Smith', model No.: BTH120100, serial No.: 0919M000956, with a capacity of 60 US gallons and rated at 120,000 BTUH. The unit is approaching the end of its life cycle. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	EA	1	\$ 12,000.00	\$12,000.00
Palace Road EMS Base - Solar Energy Supply System - Solar Panels	D3010-1 D3010-2	12	20	8		2032	Solar panels (x48) are installed on the roof of the building with their 'Aurora' control panel present in the garage. The overall condition of the panels was stated as fair. We recommend replacement upon reaching the end of service life.	Fair	Replace	Consequences of Failure	Unit	48	\$ 3,000.00	\$144,000.00
Palace Road EMS Base - HRV	D3020-1	15	20	5		2029	A heat recovery ventilator (HRV) is located in the closet within the men's changeroom and is in poor condition. The unit is manufactured by 'Carrier' and is approaching the end of service life. We recommend planning for its replacement in the short term.	Poor	Replace	Consequences of Failure	EA	1	\$ 7,500.00	\$7,500.00
Palace Road EMS Base - PAC - Rooftop Unit	D3030-1	15	25	2	-8	2026	A 'Carrier' packaged rooftop unit situated on the south roof was found to be in poor condition. The unit, identified by Model No. 48HJE004---351HQ and Serial No. 1909G50142, has a capacity of 3 tons and is rated at 72,000 BTUH using R-22 refrigerant. The R-22 refrigerant is no longer used in the industry due to its harmful effects on the environment. We advise planning for its replacement in the near future.	Poor	Replace	Consequences of Failure	EA	1	\$ 25,000.00	\$25,000.00
Palace Road EMS Base - Exhaust Fans	D3040-1	15	20	5		2029	Ceiling-mounted exhaust fan is installed in the utility room and is in poor condition. The fan appeared to be older. We recommend planning for its replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	1	\$ 750.00	\$750.00
Palace Road EMS Base - Exhaust Fans - Propeller	D3040-2	15	25	10		2034	A propeller exhaust fan with fresh-air louvre is installed in the garage and was observed to be in fair condition. It is worth noting that the fan is connected to the CO detection system. We recommend planning for the replacement of both the fan and the louvre in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 7,500.00	\$7,500.00
Palace Road EMS Base - Ceiling Fans	D3040-3	15	20	5		2029	Five ceiling fans are installed in the garage and hallway and are currently in poor condition. The fans are approaching the end of service life. We recommend planning for their replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	5	\$ 1,000.00	\$5,000.00
Palace Road EMS Base - Unit Heaters - Baseboards	D3050-1	20	25	5		2029	The electric baseboard heater installed in the P.P.E room is currently in poor condition. We recommend planning for their replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	1	\$ 1,000.00	\$1,000.00
Palace Road EMS Base - Unit Heaters- Electric	D3050-2	20	25	5		2029	The unit heaters by 'Ouellet' installed in the medical supply room, and utility room are currently in poor condition. The heaters were noted older. We recommend planning for their replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	2	\$ 1,000.00	\$2,000.00
Palace Road EMS Base - Unit Heaters- Electric	D3050-3	15	25	10		2034	The unit heaters by 'Ouellet' installed in the changerooms are currently in fair condition. We recommend planning for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	2	\$ 750.00	\$1,500.00
Palace Road EMS Base - Unit Heaters- Radiant	D3050-4	15	25	10		2034	One radiant tube gas-fired unit heater is installed in the garage and is in fair condition. The unit is manufactured by 'Infrasave' with a capacity of 150,000 BTUH. We recommend planning for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 9,000.00	\$9,000.00
Palace Road EMS Base - Fire Extinguishing Devices	D4030-1	3	10	7		2031	Fire extinguishers are installed throughout the building and have been assessed to be in good condition. We recommend replacement at the end of service life. Individual units can be replaced as part of ongoing operations and maintenance.	Good	Phased Replacement	Health and Safety	Unit	6	\$ 250.00	\$1,500.00
Palace Road EMS Base - Main Switchgear	D5010-1	15	50	35		2059	The main disconnect switch for the facility is housed inside a closet within the garage and has been found to be in good condition. The unit, manufactured by 'Square D', has a rating of 200A, 240V. We recommend considering its replacement at the end of its service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 15,000.00	\$15,000.00
Palace Road EMS Base - Electrical Distribution - Panels and Switches	D5010-2	15	45	28	-2	2052	There are two electrical panels installed in the garage's closet and are presently in good condition. The units are manufactured by 'Square D and Cutler Hammer' with a rating of 125A and 225A, 240V. It is recommended to plan for their replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 10,000.00	\$10,000.00

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Palace Road EMS Base

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Palace Road EMS Base - Lighting & BW - Fluorescent	D5020-1	19	20	1		2025	The T5 fluorescent light fixtures (x28) installed in the garage are in very poor condition. Newer energy-saving LED light fixtures are available in the industry. We recommend replacing them with LEDs in the short term.	Very Poor	Phased Replacement	Energy Savings	EA	28	\$ 250.00	\$7,000.00
Palace Road EMS Base - Lighting & BW - Fluorescent	D5020-2	19	20	1		2025	The T8 fluorescent light fixtures (x12) installed in the changerooms, utility room, garage near P.P.E room and kitchen are in very poor condition. Newer energy-saving LED light fixtures are available in the industry. We recommend replacing them with LEDs in the short term.	Very Poor	Phased Replacement	Energy Savings	EA	12	\$ 250.00	\$3,000.00
Palace Road EMS Base - Lighting & BW - CFL	D5020-3	19	20	1		2025	CFL light fixtures (x18) are currently installed in the crew area and offices and are in very poor condition. Newer LED fixtures are available that offer energy efficiency benefits. We strongly recommend replacing the current fixtures with LED fixtures in the short term.	Very Poor	Phased Replacement	Energy Savings	EA	18	\$ 200.00	\$3,600.00
Palace Road EMS Base - Lighting & BW - LED	D5020-4	2	20	18		2042	The LED light fixtures (x10) including the LED pot lights installed in the changeroom, medical supply room and kitchen are in very good condition. It is worth noting that the light fixtures have motion sensors. We recommend planning for their replacement at the end of their service life.	Very Good	Replace	Energy Savings	LS	1	\$ 3,100.00	\$3,100.00
Palace Road EMS Base - Lighting - Wall-Mounted	D5020-5	17	20	3		2027	Wall mounted lights (x10) are installed in the hallway and are in poor condition. Newer LED fixtures are available that offer energy efficiency benefits. We strongly recommend replacing/upgrading the current fixtures with LED fixtures in the short term.	Poor	Phased Replacement	Energy Savings	EA	10	\$ 300.00	\$3,000.00
Palace Road EMS Base - Security System	D5030-1	9	10	1		2025	Smoke detectors were observed in the changerooms and are in poor condition. We recommend replacement and to link the fire alarm devices to the security system in the short term.	Poor	Phased Replacement	Health and Safety	LS	1	\$ 3,500.00	\$3,500.00
Palace Road EMS Base - CO Detection System	D5030-2	15	15	2	2	2026	The garage is equipped with a CO detection system and is in poor condition. The system is manufactured by 'Honeywell' and has surpassed the expected service life. We recommend planning for its replacement in the short term.	Poor	Phased Replacement	Health and Safety	EA	1	\$ 4,500.00	\$4,500.00
Palace Road EMS Base - Emergency Lighting and Power - Exit Lighting	D5090-1	19	20	1		2025	Exit signs (x3) are present in the hallway and garage and are in very poor condition. The exit signs were noted older style. We recommend replacing the units with combination exit/emergency lights in the short term.	Very Poor	Phased Replacement	Health and Safety	Unit	3	\$ 1,000.00	\$3,000.00
Palace Road EMS Base - Emergency Lighting and Power - Emergency Lighting	D5090-2 D5090-3	19	20	1		2025	Emergency lights (x4) and emergency light battery packs (x7) are installed throughout the building and were observed to be in very poor condition. The units are approaching the end of service life. We recommend replacing the unit in medical supply room with combination exit/emergency light and the remaining ones with new emergency lights in the short term.	Very Poor	Phased Replacement	Health and Safety	LS	1	\$ 5,600.00	\$5,600.00
Palace Road EMS Base - Emergency Lighting and Power - Emergency Generator Set	D5090-4	15	30	15		2039	The emergency generator is located on-site, at the west side of the building and has been assessed to be in fair condition. The generator is manufactured by 'Generac' and has a power rating of 20kW. Considering the current state and the future needs of the facility, we recommend planning for the replacement of the generator unit in the mid-term.	Fair	Replace	Health and Safety	Unit	1	\$ 16,000.00	\$16,000.00
Palace Road EMS Base - Automatic Transfer Switch	D5090-5	27	30	3		2027	An automatic transfer switch by 'Crintec' is located in the garage's closet and was observed to be older and in poor condition. The switch has a rating of 200A, 240V. We recommend replacement in the short term.	Poor	Replace	Health and Safety	Unit	1	\$ 9,000.00	\$9,000.00
Palace Road EMS Base - Food Service Equipment - Kitchen	E1010-1 E1010-2	10	15	5		2029	There are two appliances provided in the kitchen: a Whirlpool® fridge and Panasonic® microwave. Currently, both appliances are in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 3,000.00	\$3,000.00
Palace Road EMS Base - Asphalt Paving and Surfacing	G2010-1 G2010-2 G2010-3	19	20	1		2025	Asphalt paved parking lot and driveway is located on the north and east sides of the building and was noted to be in very poor condition. Cracks, potholes and deterioration were noted throughout during the site assessment. We recommend replacement in the short term.	Very Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	7,000	\$ 8.00	\$56,000.00
Palace Road EMS Base - Concrete Pads	G2030-1 G2030-2 G2030-3	15	40	25		2049	Concrete pads are located on-site and are in overall good condition. However, cracks and settlement were noted in localized areas, particularly at the west and northwest sides of the building. We recommend repairs in the short term and planning for their replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	820	\$ 50.00	\$41,000.00
Palace Road EMS Base - Concrete Apron	G2030-4 G2030-5	15	30	15		2039	The concrete apron is located on the north side of the building and was observed to be in overall good condition. Minor cracks were evident during the site assessment. We recommend replacement at the end of service life. Minor repairs can be completed as part of operation and maintenance.	Fair	Replace	Consequences of Failure	Sq. Ft.	570	\$ 50.00	\$28,500.00
Palace Road EMS Base - Wood Fence	G2040-1	26	30	4		2028	Wood fencing has been installed on the west and southwest sides of the building and were observed to be in poor condition. The fencing was noted older and is approaching the end of service life. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	50	\$ 60.00	\$3,000.00
Palace Road EMS Base - Columns	G2040-2 G2040-3	15	40	22	-3	2046	Four concrete columns are located on the east and west ends of the building, all of which are in good condition. However, damage was noticed at the base of one column on the east side. Repairs will be completed in conjunction with the repairs to the foundation walls in A1010. It is recommended to replace the columns at the end of their service life.	Good	Replace	Consequences of Failure	Sq. Ft.	4	\$ 15,000.00	\$60,000.00

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Palace Road EMS Base

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Palace Road EMS Base - Flag Poles	G2040-4	15	30	15		2039	The flag poles (x3) located at the southwest side of the property were observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	3	\$ 4,500.00	\$13,500.00
Palace Road EMS Base - Building Sign	G2040-5	15	25	10		2034	A wood building sign is located at the southwest corner of the property and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 2,500.00	\$2,500.00
Palace Road EMS Base - Benches	G2040-6	15	20	3	-2	2027	A wood picnic bench is provided at the west side of the property and is in poor condition. The bench was noted older. We recommend planning for its replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	EA	1	\$ 2,500.00	\$2,500.00
Palace Road EMS Base - Bollards	G2040-7	29	30	1		2025	Steel bollards (x6) are installed in front of overhead doors at the north side of the building and are in very poor condition, showing signs of corrosion. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	EA	6	\$ 2,000.00	\$12,000.00
Palace Road EMS Base - Exterior Lighting - HID	G4020-1	19	20	1		2025	The HID soffit lights (x2) installed at the east entrance are currently in very poor condition. It is highly recommended to replace these light fixtures with LEDs in the short term. Replacing the existing fixtures will enhance lighting performance and reduce energy consumption.	Very Poor	Phased Replacement	Energy Savings	Unit	2	\$ 350.00	\$700.00
Palace Road EMS Base - Exterior Lighting - LED	G4020-2	5	20	15		2039	The LED soffit lights (x2) installed at the west entrance are currently in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	2	\$ 250.00	\$500.00
Palace Road EMS Base - Exterior Lighting - LED	G4020-3	5	20	15		2039	Exterior lighting includes LED light fixtures, installed on the north and east elevations and were noted to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	3	\$ 750.00	\$2,250.00

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Parham EMS Base - Foundation Walls - Concrete Block	A1010-1 A1010-2	50	75	25		2049	The foundation of the building consists of concrete block foundation walls, which were visible in the basement. Notably, waterproofing had been applied externally to these foundation walls. Deterioration was observed in the basement area. To address this, a budget has been set aside for refurbishment in the short term. The foundations and footings are expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	925	\$ 250.00	\$231,250.00
Parham EMS Base - Foundation Walls - Parged Concrete	A1010-3 A1010-4	50	75	25		2049	The foundation walls of the building consist of parged concrete and are in fair condition, where visible in the garage. Damaged section was noted at the northeast side of the garage. Allow for repairs in the short term. The foundation walls are expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Ln. Ft.	230	\$ 50.00	\$11,500.00
Parham EMS Base - Slab on Grade - Concrete	A1030-1 A1030-2 A1030-3	50	75	25		2049	The concrete slab on grade, serving as the main floor surface on the ground floor and partially in the basement, has been assessed to be in overall fair condition. However, significant cracks and deterioration were identified in the garage area during the site assessment. Therefore, we recommend repairing the damaged concrete slab and conducting a structural study to assess settlement issues in the near future. The concrete slab on grade is expected to last the life of the building.	Fair	Repair	Part of Strategic Plan	Sq. Ft.	2,400	\$ 50.00	\$120,000.00
Parham EMS Base - Floor Drains	A1030-4	40	50	10		2034	Floor drains (x3) are located in the garage and are in poor condition. We recommend replacement upon reaching the end of service life.	Poor	Replace	Part of Strategic Plan	EA	3	\$ 5,000.00	\$15,000.00
Parham EMS Base - Floor Decks & Slabs - Wood Decking	B1010-1	50	60	10		2034	The floor structure of the building is constructed of a wood frame with wood joists and was visible in the basement. No structural issues were noted or reported. The floor structure is expected to last the life of the building.	Poor	Replace	Part of Strategic Plan	Sq. Ft.	130	\$ 40.00	\$5,200.00
Parham EMS Base - Structural Frame - Steel Structural Columns and Beams	B1010-2	50	60	10		2034	Steel columns (x3) support the structure of the basement of the building and were observed to be in poor condition. One of these columns was recently installed to provide additional support and is relatively new. The steel structure of the building is expected to last the life of the building.	Poor	Replace	Part of Strategic Plan	EA	3	\$ 2,000.00	\$6,000.00
Parham EMS Base - Roof Decks & Slabs - Wood Decking		50	60	10		2034	The roof structure of the building consists of wood frame however was not visible during the site assessment. No damage was noted to the ceiling components of the building. The roof structure is expected to last the life of the building.	Poor	Replace	Part of Strategic Plan	Sq. Ft.	3,220	\$ 40.00	\$128,800.00
Parham EMS Base - Roof Decks & Slabs - Wood Decking		50	60	10		2034	The building ceiling construction consists of Wood frame however was not visible during the site assessment. No damage was noted or reported. The wood framing is expected to last the life of the building.	Poor	Replace	Part of Strategic Plan	Sq. Ft.	2,400	\$ 40.00	\$96,000.00
Parham EMS Base - Vinyl Cladding Walls	B2010-1 B2010-2	25	40	15		2039	Vinyl cladding walls were observed on all elevations of the building and are in fair condition. Damage was found on the northwest corner. Allow for repairs in the short term and replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	3,290	\$ 30.00	\$98,700.00
Parham EMS Base - Soffits - Aluminum	B2010-3	20	30	10		2034	Aluminum soffits are installed around the roof perimeter and are in fair condition. Allow for replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	610	\$ 30.00	\$18,300.00
Parham EMS Base - Windows - Vinyl	B2020-1	24	25	1		2025	Vinyl double glazed windows are present throughout the building, displaying a range of conditions. While some show signs of failed glazing, others appear relatively new. Our suggestion is to initiate a phased replacement plan, beginning in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	100	\$ 120.00	\$12,000.00
Parham EMS Base - Windows - Wood	B2020-2	32	30	1	3	2025	Vinyl double glazed window is located at the east side of the building and is in very poor condition. The window was noted older and has surpassed the expected service life. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	20	\$ 120.00	\$2,400.00
Parham EMS Base - Exterior Glazed Entry Doors - Metal Clad	B2030-1	23	25	2		2026	Wood clad exterior doors (x2) with glazing are located at the northeast and northwest elevations and are in fair to poor condition. The door at the northeast was noted older and not barrier-free. We recommend replacement in phases beginning in the mid-term.	Poor	Replace	Consequences of Failure	Unit	2	\$ 2,000.00	\$4,000.00
Parham EMS Base - Exterior Steel Doors	B2030-2	15	25	10		2034	A steel exterior door with a keypad is installed at the southeast elevation and was observed in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$2,500.00
Parham EMS Base - Exterior Overhead Door	B2030-3	21	25	2	-2	2026	Three motorized overhead metal doors were observed in the garage, with two measuring 12'x12' and one measuring 10'x10'. Despite the relatively newer motors, these doors appeared to be in poor condition. The doors have surpassed the expected service life. Allow for replacement in the short term.	Poor	Replace	Consequences of Failure	LS	1	\$ 25,500.00	\$25,500.00
Parham EMS Base - Roofing - Asphalt Shingles	B3010-1	5	20	15		2039	The roof covering of the building consists of laminated asphalt shingles and were found to be in good condition. No action is required in the short term, allow for replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	3,220	\$ 15.00	\$48,300.00
Parham EMS Base - Gutters & Downspouts	B3010-2	25	40	15		2039	Eavestroughs and downspouts are installed around the roof perimeter and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	265	\$ 30.00	\$7,950.00
Parham EMS Base - Interior Doors - Metal Clad	C1020-1	20	30	10		2034	Metal clad interior doors (x2) are located at the crew room and garage and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	2	\$ 1,250.00	\$2,500.00

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Parham EMS Base - Interior Doors - Wood	C1020-2	48	50	2		2026	Interior wood doors (x2) are installed at the office and washroom and were observed to be in very poor condition. The doors were noted older. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Unit	2	\$ 1,500.00	\$3,000.00
Parham EMS Base - Interior Doors - Wood	C1020-3	49	50	1		2025	The wood door leading to the basement is in very poor condition. We recommend replacing it with a fire-rated steel door in the short term.	Very Poor	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$2,500.00
Parham EMS Base - Interior Doors - Steel	C1020-4	20	50	30		2054	Interior steel doors (x3) are installed in the oxygen room, utility room and medical supply room and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	3	\$ 2,500.00	\$7,500.00
Parham EMS Base - Interior Doors - Steel	C1020-5	0	50	0	-50	2024	During our site visit, we noticed a door-sized opening in the wall that provide access to the furnace room. We recommend promptly installing a fire-rated steel door and sealing the area around it in the short term.	Very Poor	Install	Consequences of Failure	Unit	1	\$ 2,500.00	\$2,500.00
Parham EMS Base - Countertops - MDF	C1030-1	23	25	2		2026	MDF countertops are located in the garage and kitchen and are in poor condition. The millwork was noted older. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	14	\$ 400.00	\$5,600.00
Parham EMS Base - Cabinetry - Wood	C1030-2	23	25	2		2026	Wood cabinets are located in the garage and kitchen and are in poor condition. The millwork was noted older. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	28	\$ 500.00	\$14,000.00
Parham EMS Base - Steel Lockers	C1030-3	23	30	7		2031	Steel lockers are installed in the basement and were observed to be in poor condition. The lockers were noted to be older. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	12	\$ 350.00	\$4,200.00
Parham EMS Base - Stair Construction - Wood Stairs	C2010-1	50	60	10		2034	A wood stair is installed in the building, spanning from ground floor to the basement, and was observed to be in poor condition. The stair is equipped with wood handrails. We recommend replacement of both the stairs and handrails upon reaching the end of service life.	Poor	Replace	Consequences of Failure	LS	1	\$ 3,500.00	\$3,500.00
Parham EMS Base - Stair Construction - Wood Stairs	C2010-2	50	60	10		2034	The wood stair and landings in the garage are in poor condition and are showing signs of aging. We recommend replacing them when they reach the end of their service life.	Poor	Replace	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00
Parham EMS Base - Handrails - Wood	C2010-3	29	30	1		2025	The wood guardrails/railings in the garage were observed to be in very poor condition and are showing signs of aging. We recommend replacement in the short term. Additionally, install handrails on the stairs.	Very Poor	Replace/Install	Health and Safety	LS	1	\$ 1,000.00	\$1,000.00
Parham EMS Base - Gypsum Board Walls	C3010-1	50	60	10		2034	Painted gypsum board walls are located throughout the buildings and were observed to be in poor condition. The wall finish was noted older. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	LS	1	\$ 35,000.00	\$35,000.00
Parham EMS Base - Wood Panel Walls	C3010-2 C3010-3	39	40	1		2025	Wood panel walls are provided at the stairs area of the basement and are in very poor condition. Notable damage to the panel walls was identified during the site assessment. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	145	\$ 15.00	\$2,175.00
Parham EMS Base - Metal Panel Walls	C3010-4 C2010-5	20	40	20		2044	Metal panel walls was observed in the garage, oxygen room, medical supply room, and utility room and are in fair condition. Opening was observed in the utility room and can be fire-sealed in the near future. We recommend replacement in the mid-term.	Fair	Repair	Consequences of Failure	Sq. Ft.	2,720	\$ 20.00	\$54,400.00
Parham EMS Base - PVC Surrounds	C3010-6	18	25	7		2031	PVC surround is installed around the bathtub in the washroom and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 1,000.00	\$1,000.00
Parham EMS Base - Ceramic Tiles Flooring	C3020-1	28	30	2		2026	Ceramic floor tiles are installed in the main floor and were observed to be in poor condition. The tiles were noted older. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	730	\$ 30.00	\$21,900.00
Parham EMS Base - Epoxy Coated Flooring	C3020-2 C3020-3	9	10	1		2025	The epoxy coating applied to the concrete floors in the basement has been observed to be in poor condition, with noticeable wear. Additionally, the concrete floors in the oxygen room, medical supply room, and utility room lack a protective coating altogether. To address these concerns and ensure the longevity and durability of the floors, we strongly recommend applying or redoing the epoxy coating in the near future.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	960	\$ 8.00	\$7,680.00
Parham EMS Base - Gypsum Board Ceilings	C3030-1	40	60	20		2044	Gypsum board ceilings are provided in the main floor and laundry area of the basement and were observed to be in fair condition. We recommend replacement in the mid-term. It is assumed that minor damage repairs and periodic painting are addressed as part of the operations and maintenance.	Fair	Replace	Consequences of Failure	Sq. Ft.	800	\$ 15.00	\$12,000.00
Parham EMS Base - Stucco Ceiling	C3030-2	50	40	1	11	2025	Stucco bulkhead was observed in the laundry area of the basement and is suspected to have asbestos. We recommend the prompt removal of the bulkhead in the short term.	Very Poor	Replace	Consequences of Failure	Sq. Ft.	30	\$ 50.00	\$1,500.00
Parham EMS Base - Metal Panel Ceiling	C3030-3	20	40	20		2044	Metal panel ceiling was observed in the garage, oxygen room, medical supply room, and utility room and are in fair condition. Opening was observed in the utility room and can be fire-sealed in the near future. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	1,665	\$ 20.00	\$33,300.00
Parham EMS Base - Plumbing Fixtures - Stainless Steel Sinks	D2010-1	23	25	2		2026	Stainless steel sinks (x2) are installed in the garage and kitchen and were observed to be in poor condition. The sinks were noted older. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	2	\$ 1,250.00	\$2,500.00

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4,075 Sq. Ft.

Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Parham EMS Base - Plumbing Fixtures - Laundry Sink	D2010-2	10	30	20		2044	One PVC laundry sink is installed in the laundry room in the basement and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 1,000.00	\$1,000.00
Parham EMS Base - Plumbing Fixtures	D2010-3 D2010-4 D2010-5	23	25	2		2026	The washroom is equipped with a toilet, vanity and shower and were observed to be in varying conditions, ranging from fair to poor. The vanity and shower head were noted older. We recommend budgeting for the replacement of the plumbing fixtures in phases starting in the short term.	Poor	Replace	Consequences of Failure	LS	1	\$ 4,500.00	\$4,500.00
Parham EMS Base - Plumbing Fixtures - Bathtub	D2010-6	8	15	7		2031	A bathtub is located in the washroom and was observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	Unit	1	\$ 2,500.00	\$2,500.00
Parham EMS Base - Plumbing Fixtures - Eyewash Station	D2010-7	14	15	1		2025	One eyewash station is provided in the garage and was observed to be in poor condition. The unit was noted to only have cold water service. We strongly recommend replacement including adding hot water in the short term.	Poor	Phased Replacement	Health and Safety	Unit	1	\$ 1,500.00	\$1,500.00
Parham EMS Base - Hot Water Tank	D2020-1	8	20	3	-9	2027	One oil-fired hot water tank is located in the furnace room and was observed to be in poor condition. The unit is manufactured by 'Brock', model No. CM032-II, serial No. SD071664896 with a capacity of 50 US Gallons and 70,000 BTUH heating. We recommend replacement with a propane-fired hot water tank in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 4,500.00	\$4,500.00
Parham EMS Base - Water Treatment System	D2020-2	4	15	11		2035	A well water treatment system with 'Berkeley' filter and UV bulb is located in the basement and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 7,500.00	\$7,500.00
Parham EMS Base - Sanitary Pumps	D2030-1	3	15	12		2036	One sanitary sump pump is installed in the basement and was observed to be in very good condition. No issues were reported during the site assessment. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	1	\$ 3,000.00	\$3,000.00
Parham EMS Base - Sanitary Pumps	D2030-2	5	15	10		2034	One sanitary sump pump is installed in the laundry area of the basement and was observed to be in good condition. No issues were reported during the site assessment. We recommend replacement at the end of service life.	Good	Phased Replacement	Consequences of Failure	Unit	1	\$ 1,000.00	\$1,000.00
Parham EMS Base - Storm Pumps	D2040-1	8	15	7		2031	One sanitary sump pump is installed in the furnace room and is in fair condition. No concerns related to the pump was reported during the site assessment. We recommend replacement in the short term.	Fair	Phased Replacement	Consequences of Failure	Unit	1	\$ 1,500.00	\$1,500.00
Parham EMS Base - Fuel Storage Tanks	D3010-1	11	25	3	-11	2027	An oil tank is placed on a PVC basin in the furnace room for the hot water tank and furnace and was observed to be in poor condition. The tank has a capacity of 909L. We suggest the removal of the oil tank once the propane-fired hot water tank and furnace are installed.	Poor	Replace	Consequences of Failure	Unit	1	\$ 3,500.00	\$3,500.00
Parham EMS Base - Fuel Storage Tanks	D3010-2	9	25	2	-14	2026	An oil tank for the furnace is installed in the utility room and was observed to be in poor condition. The tank has a capacity of 909L. We suggest the removal of the oil tank once the propane-fired furnace is installed.	Poor	Replace	Consequences of Failure	Unit	1	\$ 3,500.00	\$3,500.00
Parham EMS Base - Furnace	D3020-1	21	20	2	3	2026	An oil-fired furnace is installed in the utility room and was observed to be in poor condition. The boiler is manufactured by 'Clare', Model No. OHB6-F097-13-5/BHF-6, Serial No. D0303V355124, with an input capacity of 110,000 BTUH. We recommend replacement with propane-fired furnace in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 10,000.00	\$10,000.00
Parham EMS Base - Furnace	D3020-2	11	20	3	-6	2027	An oil-fired furnace is installed in the furnace room and was observed to be in poor condition. The boiler is manufactured by 'Clare', Model No. OLSB-F059-085-3/BLF-5, Serial No. 227154, with an input capacity of 86,000 BTUH. We recommend replacement with propane-fired furnace in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 9,000.00	\$9,000.00
Parham EMS Base - Condenser Unit	D3030-1	22	25	1	-2	2025	One condenser unit is located at the west side of the building and was observed to be in very poor condition. The unit is manufactured by 'Rheem', model No.: RAKA0-018JAZ, serial No.: 5881 M1402 06299, with a cooling capacity of 1.5 tons using R-22 refrigerant. The unit was noted older. We recommend replacement in the short term.	Very Poor	Replace	Consequences of Failure	Unit	1	\$ 5,000.00	\$5,000.00
Parham EMS Base - Air Conditioner (AC)		0	25	1	-24	2025	Upon inspection, it has been observed that there is no air conditioner present in the medical supply room. We recommend to install an air conditioner heat pump in the short term.	Very Poor	Install	Health and Safety	EA	1	\$ 4,000.00	\$4,000.00
Parham EMS Base - Air Cleaner	D3040-1	10	20	10		2034	An air cleaner by 'Airmation' is provided in the garage and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 9,000.00	\$9,000.00
Parham EMS Base - Ceiling Fans	D3040-2	23	30	7		2031	Two ceiling fans are installed in the garage and were observed to be in poor condition. The fans are approaching the end of service life. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	3	\$ 1,000.00	\$3,000.00
Parham EMS Base - Exhaust Hood		0	30	1	-29	2025	No exhaust system was noted in the kitchen. We suggest installing an exhaust hood in the kitchen for improved ventilation in the short term.	Very Poor	Install	Health and Safety	Unit	1	\$ 2,000.00	\$2,000.00
Parham EMS Base - Exhaust Fans - Propeller	D3040-3	29	30	1		2025	A propeller exhaust fan is installed in the garage and was observed to be in very poor condition. The fan was noted older. We suggest replacing the fan with a new exhaust system. Additionally, we recommend installing both a fresh-air louvre and a CO detection system to ensure optimal ventilation and safety standards within the garage.	Very Poor	Replace	Consequences of Failure	LS	1	\$ 9,000.00	\$9,000.00

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Palace Road EMS Base

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Parham EMS Base - Exhaust Fans - Washrooms	D3040-4	18	20	2		2026	Ceiling mounted exhaust fan is located in the washroom and is in poor condition. The fan was noted older. We recommend replacement in the short term.	Poor	Phased Replacement	Consequences of Failure	Unit	1	\$ 500.00	\$500.00
Parham EMS Base - Energy Recovery Ventilator (ERV)	D3040-5	11	20	3	-6	2027	An energy recovery ventilator (ERV) is installed in the furnace room and is in poor condition. The equipment is approaching the end of service life. We recommend replacement in the short term.	Poor	Phased Replacement	Energy Savings	Unit	1	\$ 4,000.00	\$4,000.00
Parham EMS Base - Fire Extinguishers	D4030-1	8	10	2		2026	Fire Extinguishers are installed throughout the buildings and were observed to be in poor condition. The extinguishers are serviced by 'Troy Life & Safety Ltd'. We recommend replacement of the fire and life safety devices in the short term. Individual replacement of devices will be provided by operation budget.	Poor	Phased Replacement	Health and Safety	EA	8	\$ 250.00	\$2,000.00
Parham EMS Base - Electrical Distribution - Distribution Panels	D5010-1	40	50	10		2034	The electrical panel with main switch built-in is located in the basement and was observed to be in poor condition. The unit is manufactured by Square D and is rated at 200A, 240V. The unit is approaching the end of service life. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	Unit	1	\$ 9,000.00	\$9,000.00
Parham EMS Base - Electrical Distribution - Panels and Switches	D5010-2	20	45	25		2049	Electrical panel is located in the utility room and is in good condition. The unit is manufactured by 'Square D' with a rating of 100A, 240V. We recommend replacement at the end of service life. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and	Good	Replace	Consequences of Failure	Unit	1	\$ 4,000.00	\$4,000.00
Parham EMS Base - Lighting - T8 Fluorescent	D5020-1	18	20	2		2026	T8 fluorescent lights are installed throughout the buildings and were observed to be in poor condition. Newer fixtures are available in the industry to reduce energy usage. We recommend upgrading to LED in the short term.	Poor	Phased Replacement	Energy Savings	Unit	11	\$ 250.00	\$2,750.00
Parham EMS Base - Lighting - LED	D5020-2	2	20	18		2042	LED pot lights and T8 LED are installed in the building and were observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Phased Replacement	Energy Savings	Unit	18	\$ 350.00	\$6,300.00
Parham EMS Base - Lighting - Incandescent	D5020-3	18	20	2		2026	Incandescent lights (x3) are located in the washroom and office and were observed to be in poor condition. Newer fixtures are available in the industry to reduce energy usage. We recommend upgrading to LED in the short term.	Poor	Phased Replacement	Energy Savings	Unit	3	\$ 250.00	\$750.00
Parham EMS Base - Smoke Detectors	D5030-1	19	20	1		2025	There is a battery-power smoke detector installed in the basement and is in very poor condition. We recommend replacement and to link the new detector to the security system in the short term.	Very Poor	Phased Replacement	Health and Safety	EA	1	\$ 250.00	\$250.00
Parham EMS Base - Emergency Lighting	D5090-1	10	20	10		2034	Emergency light battery pack is installed in the garage and is in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Health and Safety	EA	1	\$ 500.00	\$500.00
Parham EMS Base - Exit / Emergency Light Combo	D5090-2	18	20	2		2026	Exit /Emergency light combination units (x3) are installed throughout the building and were observed to be in poor condition. We recommend replacement and upgrade to the new international standard (the Green ones) in the short term.	Poor	Phased Replacement	Health and Safety	EA	3	\$ 1,000.00	\$3,000.00
Parham EMS Base - Exit / Emergency Light Combo	D5090-3	5	20	15		2039	Exit /Emergency light combination unit (the Green one) is installed in the garage and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Phased Replacement	Health and Safety	EA	1	\$ 1,000.00	\$1,000.00
Parham EMS Base - Emergency Generator	D5090-4	15	25	10		2034	A propane-fired generator is provided on a concrete pad at the north side of the building and was observed to be in fair condition. The unit is manufactured by 'Generac', with a rating of 16kW. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 14,000.00	\$14,000.00
Parham EMS Base - Transfer Switches	D5090-5	10	30	20		2044	An automatic transfer switch by 'Generac' is located in the basement and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 5,000.00	\$5,000.00
Parham EMS Base - Cleaning Equipment - Washing Machine/ Dryer	E1090-1	5	10	5		2029	There is a washer and dryer by 'Amana' installed in the laundry room, and they are currently in fair condition. We recommend planning for their replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	Unit	2	\$ 2,000.00	\$4,000.00
Parham EMS Base - Kitchen Equipment	E1090-2 E1090-3 E1090-4	18	20	2		2026	Three building appliances are provided in the kitchen and were observed to be in poor condition with varying ages. Appliances include one 'Moffat' range, 'GE' fridge and 'Amana' microwave. The fridge was noted older than the others. We recommend replacement of the appliances in phases beginning in the short term.	Poor	Phased Replacement	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00
Parham EMS Base - Gym Equipment	E1090-5	18	20	2		2026	The gym equipment provided in the basement was observed to be in poor condition. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	LS	1	\$ 7,500.00	\$7,500.00
Parham EMS Base - Parking Lot - Asphalt Pavement	G2020-1 G2020-2 G2020-3	10	20	10		2034	The asphalt pavement at the parking lot and driveway on the east side is relatively in fair condition. Cracks and deterioration were observed in localized areas. Allow for repairs in the short term and pavement replacement in the mid-term.	Fair	Repair	Consequences of Failure	Sq. Ft.	5,760	\$ 8.00	\$46,080.00
Parham EMS Base - Concrete Pads	G2030-1	20	40	20		2044	Concrete pads are located at the overhead doors at the east side of the building and are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	40	\$ 50.00	\$2,000.00
Parham EMS Base - Wooden Deck	G2040-1	23	30	7		2031	There is a wooden deck with stairs located at the northwest door and was observed to be in poor condition. The deck was noted older and is approaching the end of service life. Allow for replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	EA	1	\$ 3,500.00	\$3,500.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

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Parham EMS Base - Wooden Deck	G2040-2	3	30	27		2051	There is a wooden deck with stairs located at the northeast door and was observed to be in very good condition. Allow for replacement at the end of service life. Install handrails on the stairs in the short term.	Very Good	Install	Consequences of Failure	EA	1	\$ 3,500.00	\$3,500.00
Parham EMS Base - Flag Poles	G2040-3	9	30	21		2045	Aluminum flag poles (x3) are situated at the northeast side of the building and appeared to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	3	\$ 3,500.00	\$10,500.00
Parham EMS Base - Building Sign	G2040-4	9	25	16		2040	A wood building sign is located at the northeast side of the building and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	1	\$ 2,000.00	\$2,000.00
Parham EMS Base - Communication Tower - Aluminum	G2040-5 G2040-6	25	30	5		2029	A galvanized aluminum communication tower is situated at the west elevation of the building and is in poor condition. Notable corrosion was observed at the tower. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	EA	1	\$ 25,000.00	\$25,000.00
Parham EMS Base - Septic System	G3020-1	20	30	10		2034	A septic system is located at the northwest corner of the property and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 35,000.00	\$35,000.00
Parham EMS Base - Exterior Lighting - LED	G4020-1 G4020-2	2	20	18		2042	Exterior lighting includes wall-mounted LED light fixture (x5) and are in very good condition. We recommend replacement in the long term.	Very Good	Replace	Energy Savings	LS	1	\$ 1,950.00	\$1,950.00
Parham EMS Base - Exterior Light Standards	G4020-3	35	40	5		2029	Exterior wood light standards (x2) are located at the east side of the building and were observed to be in poor condition. We recommend replacement of the light standards in the short term.	Poor	Replace	Consequences of Failure	Unit	2	\$ 2,500.00	\$5,000.00
Parham EMS Base - Exterior Light Standards	G4020-4	2	20	18		2042	LED light fixtures are provided on each light standard and were observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Phased Replacement	Energy Savings	Unit	2	\$ 350.00	\$700.00

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Sydenham EMS Base - Foundation and Footings	A1010-1	13	75	62		2086	The foundation walls of the building, constructed with Cast-in-place concrete, are in very good condition. The footings, assumed to be constructed using cast-in-place concrete, provide stable support for the foundation. Based on their current condition, it is expected that the concrete foundation will remain intact and structurally sound for the entire lifespan of the building.	Very Good	Replace	Part of Strategic Plan	Ln. Ft.	262	\$ 1,250.00	\$327,500.00
Sydenham EMS Base - Standard Slab on Grade	A1030-1	13	75	62		2086	A concrete slab on grade has been constructed as the main floor surface of the Sydenham Base and is in very good condition, where visible in the garage. It is anticipated that the concrete slab will endure for the entire lifespan of the building.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	3,165	\$ 50.00	\$158,250.00
Sydenham EMS Base - Floor Drains	A1030-2	13	40	27		2051	Floor drains (x2) are located in the garage and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	2	\$ 10,000.00	\$20,000.00
Sydenham EMS Base - Floor Structural Frame - Floor Joists		13	75	62		2086	The floor structure of the attic space consists of wood deck and was observed to be in very good condition. It is anticipated that the wood structure will endure for the entire lifespan of the building.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	175	\$ 40.00	\$7,000.00
Sydenham EMS Base - Roof Decks & Slabs - Wood Deck		13	60	47		2071	The roof structure of the building, which consists of roof frame construction, was noted to be in very good condition. No action is required. It is expected that the wood structure will last for the entire lifespan of the building.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	4,780	\$ 40.00	\$191,200.00
Sydenham EMS Base - Exterior walls - Stone Veneer Walls	B2010-1	13	60	47		2071	The bottom parts of the building's exterior walls are covered with stone veneer walls, and they are currently in very good condition. No action is required, it is advisable to plan for the eventual replacement of the stone walls at the end of their service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	490	\$ 100.00	\$49,000.00
Sydenham EMS Base - Metal Cladding Panel Walls	B2010-2	13	40	27		2051	The metal-clad panel walls installed on the exteriors of the building and are presently in good condition. However, it is advisable to plan for their replacement at the conclusion of their service life.	Good	Replace	Consequences of Failure	Sq. Ft.	2,685	\$ 40.00	\$107,400.00
Sydenham EMS Base - Aluminum Soffit	B2010-3	13	40	27		2051	Aluminum soffits installed around the roof perimeter were noted to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	565	\$ 30.00	\$16,950.00
Sydenham EMS Base - Windows - Vinyl	B2020-1	13	40	27		2051	The exterior vinyl double-glazed windows installed throughout the building are presently in good condition. We recommend planning for their replacement at the end of their service life.	Good	Replace	Consequences of Failure	Sq. Ft.	160	\$ 100.00	\$16,000.00
Sydenham EMS Base - Windows - Steel	B2020-2	13	40	27		2051	The steel double-glazed windows installed at the main entrance were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	15	\$ 120.00	\$1,800.00
Sydenham EMS Base - Steel Doors	B2030-1	13	25	12		2036	A steel exterior door is installed on the south elevation and is in good condition. The door is equipped with a keypad. We recommend replacement at the end of service life. Painting is considered maintenance.	Fair	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$2,500.00
Sydenham EMS Base - Metal Clad Doors	B2030-2	13	25	12		2036	Metal clad doors (x2) are located on the north and west elevations and were observed to be in good condition. The door on the west was noted barrier-free and is equipped with a keypad. We recommend replacement at the end of service life.	Fair	Replace	Accessibility Issue	Unit	2	\$ 4,000.00	\$8,000.00
Sydenham EMS Base - Interior Doors - Overhead Doors	B2030-3	13	25	12		2036	Four motorized exterior overhead doors (measuring 12'x12') installed in the garage are currently in fair condition. However, it was observed that the glazing on the doors has failed. We recommend to replace the glazing in the short term (operating budget) and consider the replacement of the doors in the mid-term.	Fair	Replace	Consequences of Failure	EA	4	\$ 9,000.00	\$36,000.00
Sydenham EMS Base - Roofing - Metal	B3010-1	13	40	27		2051	The roof of the building is currently covered with metal and is equipped with ice guards, and upon inspection, it was found to be in good condition. However, considering the typical lifespan of such roofing materials, it is advisable to plan for its replacement at the end of its service life.	Good	Replace	Consequences of Failure	Sq. Ft.	4,780	\$ 20.00	\$95,600.00
Sydenham EMS Base - Gutters and Downspouts	B3010-2	13	25	12		2036	Eavestrough and downpipe around the perimeter of the roof of the building were noted to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	420	\$ 30.00	\$12,600.00
Sydenham EMS Base - Interior Doors - Steel	C1020-1 C1020-2	13	40	27		2051	Interior steel doors (x13) are located throughout the building and are in overall good condition. However, certain doors require attention to ensure barrier-free access. Specifically, the doors in the changerooms should be modified to comply with accessibility standards. We recommend considering the doors replacement at the end of service life.	Good	Replace	Accessibility Issue	EA	13	\$ 1,500.00	\$19,500.00
Sydenham EMS Base - Countertops	C1030-1	13	25	12		2036	The interior countertops installed in the kitchen and garage are in overall fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	20	\$ 300.00	\$6,000.00
Sydenham EMS Base - Lockers	C1030-2	13	25	12		2036	Wood lockers installed in the changerooms were observed to be in fair condition. We recommend budgeting for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	16	\$ 200.00	\$3,200.00
Sydenham EMS Base - Benches	C1030-3	13	25	12		2036	Wood benches located in the changerooms were observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	15	\$ 100.00	\$1,500.00
Sydenham EMS Base - Cabinets	C1030-4	13	25	12		2036	The cabinets installed in the kitchen are currently in fair condition. We recommend planning for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	34	\$ 500.00	\$17,000.00
Sydenham EMS Base - Stairs - Wood	C2010-1	13	25	12		2036	Wood structural stairs with railings are installed inside the building to access the attic space and were observed to be in fair condition. The stairs were noted to be missing handrails. We recommend planning for stairs replacement in the mid-term. Install handrails in the short term.	Fair	Replace	Consequences of Failure	LS	1	\$ 6,200.00	\$6,200.00

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Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Sydenham EMS Base - Gypsum Board Walls	C3010-1	13	40	27		2051	The gypsum board walls installed throughout the building are generally in good condition. We recommend planning for the replacement of the gypsum board walls at the end of their service life.	Good	Replace	Consequences of Failure	LS	1	\$ 35,000.00	\$35,000.00
Sydenham EMS Base - Metal Panel Walls	C3010-2	13	40	27		2051	The metal panel walls installed in the garage are currently in good condition. We recommend planning for their replacement at the end of their service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,960	\$ 20.00	\$39,200.00
Sydenham EMS Base - Resilient Flooring - Vinyl Composite Tiles	C3020-1	13	25	17	5	2041	Vinyl composite tiles installed in the crews quarters, kitchen, changerooms, and medical supply room were noted to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,920	\$ 12.00	\$23,040.00
Sydenham EMS Base - Plywood Flooring	C3020-2	13	30	17		2041	Plywood flooring is installed in the attic space and has been assessed to be in good condition. We recommend planning for its replacement at the end of its service life.	Good	Replace	Consequences of Failure	Sq. Ft.	175	\$ 10.00	\$1,750.00
Sydenham EMS Base - Epoxy Coating	C3020-3 C3020-4	13	20	7		2031	The concrete floors in the garage and laundry/janitor closet lack a protective coating. Also, minor cracks were observed in the garage. We recommend repairs to the damaged concrete and applying epoxy to all the above-mentioned areas in the short term.	Fair	Replace	Consequences of Failure	Sq. Ft.	1,465	\$ 8.00	\$11,720.00
Sydenham EMS Base - Metal Panel Ceiling	C3030-1	13	40	27		2051	The ceiling in the garage is currently finished with a metal panel ceiling and is in good condition. We recommend planning for its replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,225	\$ 20.00	\$24,500.00
Sydenham EMS Base - Acoustic Ceiling Tiles	C3030-2	13	40	27		2051	Acoustic ceiling tiles (ACT) are installed in the crews quarters, kitchen, changerooms, and medical supply room and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,920	\$ 15.00	\$28,800.00
Sydenham EMS Base - Gypsum Board Ceilings		13	40	27		2051	Gypsum board ceilings are installed throughout the building and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00
Sydenham EMS Base - Plumbing Fixtures	D2010-1 D2010-2 D2010-3	13	25	12		2036	The building is equipped with two washrooms that are situated inside the changerooms. The washrooms include toilets (x2), ceramic sinks (x2) and shower cabinet (x1). The plumbing fixtures were noted barrier-free except for the shower cabinet. Additionally, it has been observed that the grab bars in the washrooms are not compliant. To ensure compliance with the Accessibility for Ontarians with Disabilities Act (AODA) requirements, it is recommended to replace the shower cabinet with a barrier-free one and promptly adjust the grab bars in the short term. It is advisable to plan for the replacement of plumbing fixtures in the mid-term.	Fair	Replace	Accessibility Issue	EA	4	\$ 1,000.00	\$4,000.00
Sydenham EMS Base - Plumbing Fixtures	D2010-4	13	25	12		2036	The stainless-steel sinks installed in the kitchen and garage are currently in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	2	\$ 1,000.00	\$2,000.00
Sydenham EMS Base - Plumbing Fixtures	D2010-5	13	25	12		2036	The PVC mop sink installed in the laundry/janitor closet is currently in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 1,500.00	\$1,500.00
Sydenham EMS Base - Eyewash Station	D2010-6	5	10	5		2029	Two eyewash stations (x2) with hot water are installed in the laundry/janitor closet and garage and were observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	EA	2	\$ 1,500.00	\$3,000.00
Sydenham EMS Base - Domestic Hot Water Tank	D2020-1	13	20	7		2031	A hot water storage tank is installed in the boiler room and is in fair condition. The unit is manufactured by 'Boiler Mate', model No.: CH-41Z CHAMPION-RED, serial No.: 27509D400000019, with a storage capacity of 41 US Gallons. We recommend planning for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 2,500.00	\$2,500.00
Sydenham EMS Base - Solar Energy Supply System - Solar Panels	D3010-1	4	15	11		2035	Solar panels (x52) are installed at the east side of the property and are in good condition. We recommend replacement upon reaching the end of service life.	Good	Replace	Consequences of Failure	EA	52	\$ 3,000.00	\$156,000.00
Sydenham EMS Base - Heating Boilers	D3020-1	13	25	12		2036	One propane-fired heating boiler is installed in the boiler room and is in fair condition. The boiler is manufactured by 'Lochinvar', model No.: KBN285, serial No.: D10H10130547 with a heating capacity of 285,000 BTU/h. We recommend planning for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 20,000.00	\$20,000.00
Sydenham EMS Base - Recirculation Pumps	D3020-2	13	20	7		2031	The 'Grundfos' recirculation pump installed in the boiler room was observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 1,500.00	\$1,500.00
Sydenham EMS Base - HRV	D3020-3	13	20	7		2031	A heat recovery ventilator (HRV) is located in the boiler room and is in fair condition. The unit is manufactured by 'Life breath', model No.: AH-U-L2A-36-E16, serial No.: M8AH 0824100726 with a rating of 1/2 HP. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 4,500.00	\$4,500.00
Sydenham EMS Base - Heating Pump	D3020-4	13	20	7		2031	Four 'Grundfos' heat pumps are currently installed in the boiler room and are in fair condition. We recommend planning for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	4	\$ 1,500.00	\$6,000.00
Sydenham EMS Base - Refrigeration System - Condensers	D3030-1	13	20	5	-2	2029	The condensing unit is installed on a concrete pad at east side of the building and is in poor condition. The unit is manufactured by 'Luxaire', with a capacity of 3 tons using R-410A refrigerant. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	EA	1	\$ 9,000.00	\$9,000.00
Sydenham EMS Base - Radon Mitigation Fan	D3040-1	1	20	19		2043	The radon mitigation fan in the IT room has been installed recently and was observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	1	\$ 5,000.00	\$5,000.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

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Sydenham EMS Base - Exhaust Fans	D3040-2	13	20	7		2031	Ceiling-mounted exhaust fans (x4) are installed in the changerooms and laundry/janitor room. The fans appeared to be in working condition. We recommend planning for their replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	4	\$ 500.00	\$2,000.00
Sydenham EMS Base - Exhaust Fans - Propeller	D3040-3 D3040-4	13	25	12		2036	An exhaust fan with fresh-air louvre is installed in the garage and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 5,000.00	\$5,000.00
Sydenham EMS Base - Ceiling Fans	D3040-5	13	30	7	-10	2031	One ceiling fan is installed in the garage and is currently in fair condition. We recommend replacement in the mid-term.	Poor	Replace	Consequences of Failure	Unit	1	\$ 1,000.00	\$1,000.00
Sydenham EMS Base - Unit Heaters - Baseboards	D3050-1	13	25	12		2036	The electric baseboard heater by 'Ouellet' installed in the attic space is currently in fair condition. We recommend planning for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 750.00	\$750.00
Sydenham EMS Base - Unit Heaters- Hydronic	D3050-2	13	25	12		2036	The hydronic suspended unit heater by 'Modine' installed in the garage was observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Unit	1	\$ 4,000.00	\$4,000.00
Sydenham EMS Base - Floor Heating	D3050-3	13	30	17		2041	Floor heating is installed throughout the building and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Sq. Ft.	3420	\$ 25.00	\$85,500.00
Sydenham EMS Base - Fire Extinguishing Devices	D4030-1	2	10	8		2032	Fire extinguishers (x5) are installed throughout the building and have been assessed to be in very good condition. We recommend replacement at the end of service life. Individual units can be replaced as part of ongoing operations and maintenance.	Very Good	Phased Replacement	Health and Safety	Unit	5	\$ 250.00	\$1,250.00
Sydenham EMS Base - Main Switch	D5010-1	13	50	37		2061	The electrical panel with main switch built-in for the facility is located in the boiler room and was observed to be in good condition. The unit, manufactured by 'Siemens', has a rating of 200A, 240V. We recommend considering its replacement at the end of its service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 12,000.00	\$12,000.00
Sydenham EMS Base - Lighting & BW - Fluorescent	D5020-1	18	20	2		2026	The CFL light fixtures (x3) and Incandescent (x2) installed in the attic space and changerooms are in poor condition. Newer energy-saving LED light fixtures are available, and we recommend upgrading them with LEDs in the short term.	Poor	Phased Replacement	Energy Savings	EA	5	\$ 250.00	\$1,250.00
Sydenham EMS Base - Lighting & BW - Fluorescent	D5020-2	18	20	2		2026	The T8 fluorescent light fixtures (x15) installed throughout the building are in poor condition. The lights were noted to have motion sensors. Newer energy-saving LED light fixtures are available, and we recommend replacing them with LEDs in the short term.	Poor	Phased Replacement	Energy Savings	EA	15	\$ 300.00	\$4,500.00
Sydenham EMS Base - Lighting & BW - HID Lights	D5020-3	18	20	2		2026	HID pot light fixtures (x10) are currently installed in the kitchen and washrooms and are in poor condition. Newer LED fixtures are available to offer energy efficiency benefits. We strongly recommend replacing the current fixtures with LED fixtures in the short term.	Poor	Phased Replacement	Energy Savings	EA	10	\$ 300.00	\$3,000.00
Sydenham EMS Base - Lighting - LED	D5020-4	11	20	9		2033	The T8 LED light fixtures (x4) installed in the garage are in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Energy Savings	EA	4	\$ 250.00	\$1,000.00
Sydenham EMS Base - Security System	D5030-1 D5030-2	13	10	1	4	2025	Battery-powered Smoke and Carbon Monoxide alarm were observed in the garage and attic space and are in poor condition. We recommend replacement and to link the alarms to the security system in the short term.	Poor	Phased Replacement	Health and Safety	LS	1	\$ 3,000.00	\$3,000.00
Sydenham EMS Base - CO Detection System	D5030-3	13	15	2		2026	A CO detection system is installed in the garage and is in poor condition. The system was noted older. We recommend replacement in the short term.	Poor	Phased Replacement	Health and Safety	EA	1	\$ 4,500.00	\$4,500.00
Sydenham EMS Base - Emergency Lighting and Power - Exit Lighting	D5090-1	18	20	2		2026	Combination exit signs and emergency lights (x5) are located throughout the building and are in poor condition. The units were noted to be an older style. We recommend replacing and upgrading to the new international standard (the Green ones) in the short term.	Poor	Phased Replacement	Accessibility Issue	Unit	5	\$ 750.00	\$3,750.00
Sydenham EMS Base - Emergency Lighting and Power - Emergency Lighting	D5090-2	18	20	2		2026	Emergency light battery packs (x2) and emergency lights (x2) are installed in the changerooms and are in poor condition. The devices were noted older. We recommend replacement in the short term.	Poor	Phased Replacement	Health and Safety	LS	1	\$ 1,500.00	\$1,500.00
Sydenham EMS Base - Emergency Lighting and Power - Emergency Generator Set	D5090-3	13	30	17		2041	A propane-fired generator is located at the east side of the building and is in good condition. The unit is manufactured by 'Generac' with a rating of 20 kW. The diesel tank required for the generator is located on-site. We recommend planning for the replacement of the generator unit at the end of service life.	Good	Replace	Health and Safety	Unit	1	\$ 16,000.00	\$16,000.00
Sydenham EMS Base - Transfer Switches	D5090-4	13	30	17		2041	An automatic transfer switch by 'Generac' is located in the boiler room and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Health and Safety	Unit	1	\$ 7,500.00	\$7,500.00
Sydenham EMS Base - Food Service Equipment - Kitchen	E1010-1 E1010-2	10	15	5		2029	There are two kitchen appliances provided in the kitchen: A 'Whirlpool' fridge and a 'GE' microwave. Currently, both appliances are in fair condition. We recommend the replacement of both appliances in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 2,000.00	\$2,000.00
Sydenham EMS Base - Gym Equipment	E1010-3	2	15	13		2037	New gym equipment has been provided in the crews quarters and is currently in very good condition. However, considering the wear and tear that occurs over time, it is advisable to plan for their replacement at the end of their service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 5,000.00	\$5,000.00

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Sydenham EMS Base - Asphalt Paving and Surfacing	G2010-1 G2010-2	13	20	7		2031	Asphalt paved parking lot and driveway is located on site and was noted to be in overall fair condition. Cracks and deterioration were noted in localized areas. We recommend repairs to the damaged areas in the short term and replacement in the mid-term.	Fair	Replace	Consequences of Failure	Sq. Ft.	12,000	\$ 8.00	\$96,000.00
Sydenham EMS Base - Concrete Pads	G2030- 1 G2030- 2	13	40	27		2051	Concrete pads are installed at north, east and west sides of the property and are in overall good condition. Cracks were observed at the main entrance (west). Allow for repairs in the short term. We recommend replacement at the end of service life.	Good	Replace	Accessibility Issue	Sq. Ft.	410	\$ 50.00	\$20,500.00
Sydenham EMS Base - Concrete Pavers	G2030-3	13	30	7	-10	2031	Concrete pavers installed at the south side of the property were observed to be in poor condition. The pavers were noted older. We recommend replacement upon reaching the end of service life.	Poor	Replace	Consequences of Failure	LS	1	\$ 2,000.00	\$2,000.00
Sydenham EMS Base - Columns - Wood	G2040-1	13	30	17		2041	Two wood columns with metal covers are installed at the main entrance and are currently in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	2	\$ 2,000.00	\$4,000.00
Sydenham EMS Base - Flag Poles	G2040-2	13	30	17		2041	Aluminum flag poles (x3) are situated at the west side of the building and appeared to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	3	\$ 3,000.00	\$9,000.00
Sydenham EMS Base - Wood Fence	G2040-3	13	25	7	-5	2031	Wood fence is provided at the north entrance and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	Ln. Ft.	25	\$ 60.00	\$1,500.00
Sydenham EMS Base - Communication Tower	G2040-4	13	30	17		2041	A galvanized communication tower is situated at the east elevation and is in good condition. We recommend planning for its replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	1	\$ 4,500.00	\$4,500.00
Sydenham EMS Base - Building Sign	G2040-5	13	25	12		2036	A wood building sign is located at the west side of the building and is in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Consequences of Failure	EA	1	\$ 2,000.00	\$2,000.00
Sydenham EMS Base - Bollards	G2040-6	13	30	17		2041	Ten steel bollards are positioned on the east, west, and south sides of the building and are generally in good condition. However, there are signs of minor corrosion on some of the bollards, which can be addressed through routine maintenance. We advise considering replacement when they reach the end of their service life.	Good	Replace	Consequences of Failure	EA	10	\$ 1,250.00	\$12,500.00
Sydenham EMS Base - Septic System	G3020-1	13	30	17		2041	Septic system is located at the south and northeast sides of the property and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Health and Safety	LS	1	\$ 50,000.00	\$50,000.00
Sydenham EMS Base - Exterior Lighting - LED	G4020-1	2	20	18		2042	The wall-mounted LED projector light on the north elevation was observed to be in very good condition. The fixture was noted to have motion sensor. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Unit	1	\$ 350.00	\$350.00
Sydenham EMS Base - Exterior Lighting - HID	G4020-2	18	20	2		2026	Exterior lighting includes wall-mounted HID light fixtures (x4) and HID soffit light (x1), which were noted to be in poor condition. However, newer LED light fixtures are now available in the market, offering enhanced energy efficiency. We recommend upgrading light fixtures in the short term.	Poor	Phased Replacement	Energy Savings	LS	1	\$ 2,050.00	\$2,050.00
Sydenham EMS Base - Exterior Lighting - Timer	G4020-3	13	20	7		2031	An Intermatic timer for exterior lighting is installed in the attic space and was observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Replace	Energy Savings	Unit	1	\$ 1,000.00	\$1,000.00

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Robertsville EMS Base - Foundation - Concrete block	A1010-1	9	75	66		2090	The foundation building consists of concrete block foundation walls and were visible only at the exterior of the building. No action is required. The foundations and footings are expected to last the life of the building.	Very Good	Replace	Part of Strategic Plan	Ln. Ft.	170	\$ 1,250.00	\$ 212,500.00
Robertsville EMS Base - Foundation - Cast-in-place Concrete	A1030-1	9	60	15	-36	2039	The slab on grade installed in the garage was observed to be in fair to poor condition. We recommend replacement upon reaching the end of service life, concurrently with the replacement of the floor heating system.	Poor	Replace	Part of Strategic Plan	Sq. Ft.	875	\$ 50.00	\$ 43,750.00
Robertsville EMS Base - Foundation - Cast-in-place Concrete		9	60	51		2075	The concrete slab on grade installed throughout the remaining areas of the building appeared to be in very good condition. The concrete slab on grade should last the life of the building.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	735	\$ 50.00	\$ 36,750.00
Robertsville EMS Base - Floor Drains	A1030-2	9	50	41		2065	A floor drain is located in the garage and is in very good condition. We recommend replacement at the end of service life. The building's ceiling is constructed with a wood frame however was not visible during the site assessment. No damage was noted to the ceiling components of the building. The wood framing is expected to last the life of the building.	Very Good	Replace	Consequences of Failure	LS	1	\$ 15,000.00	\$ 15,000.00
Robertsville EMS Base - Structural Frame - Wood Deck		9	60	51		2075	The building roof construction consists of Wood frame however was not visible during the site assessment. No damage was noted to the ceiling components of the building. The wood framing is expected to last the life of the building.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	1,780	\$ 40.00	\$ 71,200.00
Robertsville EMS Base - Roof Decks & Slabs - Wood Decking		9	60	51		2075	The building roof construction consists of Wood frame however was not visible during the site assessment. No damage was noted to the ceiling components of the building. The wood framing is expected to last the life of the building.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	2,850	\$ 40.00	\$ 114,000.00
Robertsville EMS Base - Metal Cladding Walls	B2010-1	9	40	31		2055	Metal cladding walls was observed on all elevations of the building and was observed to be in very good condition. Allow for replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	890	\$ 40.00	\$ 35,600.00
Robertsville EMS Base - Stone Veneer Walls	B2010-2	9	60	51		2075	The stone veneer walls are located at the lower section of the west elevation and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	145	\$ 100.00	\$ 14,500.00
Robertsville EMS Base - Soffits - Aluminum	B2010-3	9	30	21		2045	Aluminum soffits are installed around the roof perimeter and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	595	\$ 30.00	\$ 17,850.00
Robertsville EMS Base - Windows - Aluminum	B2020-1	9	25	16		2040	Aluminum double-glazed windows are located at the main entrance and are in good condition. Allow for replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	15	\$ 120.00	\$ 1,800.00
Robertsville EMS Base - Windows - Vinyl	B2020-2	9	25	16		2040	Vinyl double-glazed windows are located throughout the building and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	120	\$ 90.00	\$ 10,800.00
Robertsville EMS Base - Windows & Doors - Caulking	B2020-3	9	15	6		2030	The overall condition of caulking on the windows and doors was observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 3,000.00	\$ 3,000.00
Robertsville EMS Base - Exterior Glazed Entry Doors	B2030-1 B2030-2	9	25	16		2040	Aluminum double-glazed door with a keypad was observed at the main entrance and was observed to be in good condition. The door was noted not barrier-free. We recommend replacement at the end of service life. Install a barrier-free door operator in the short term.	Good	Install	Accessibility	Unit	1	\$ 3,500.00	\$ 3,500.00
Robertsville EMS Base - Exterior Steel Doors	B2030-3 B2030-4	9	30	6	-15	2030	A steel exterior door with a keypad is located on the south elevation of the garage and is in poor condition. The door was noted rusted. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$ 2,500.00
Robertsville EMS Base - Exterior Steel Doors	B2030-5	9	30	21		2045	A steel exterior door with a keypad is located on the north elevation of the building and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$ 2,500.00
Robertsville EMS Base - Exterior Overhead Door	B2030-6	9	25	16		2040	A motorized overhead metal door with glazing (12'x12') was observed on the West elevation and appeared to be in good condition. Allow for replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 9,000.00	\$ 9,000.00
Robertsville EMS Base - Roofing - Metal	B3010-1	9	40	31		2055	The sloped roof on the building housing the garage is covered with metal roofing system and has been assessed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	2,850	\$ 25.00	\$ 71,250.00
Robertsville EMS Base - Gutters & Downspouts	B3010-2	9	30	21		2045	Eaves trough and downspout are installed around the roof perimeter and are in good condition. Allow for replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	215	\$ 30.00	\$ 6,450.00
Robertsville EMS Base - Interior Doors - Solid Wood	C1020-1	9	40	31		2055	The solid wood doors (x2) are located at the washrooms and are in good condition. The doors were noted not barrier-free. We recommend replacement at the end of service life. Install door operator for at least one of the doors in the short term.	Very Good	Install	Accessibility	Unit	2	\$ 1,500.00	\$ 3,000.00
Robertsville EMS Base - Interior Doors - Wood Sliding Doors	C1020-2	9	40	31		2055	Wood sliding doors (x2) are located at the office and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	EA	2	\$ 3,000.00	\$ 6,000.00
Robertsville EMS Base - Interior Doors - Wood Unit Doors	C1020-3	9	50	41		2065	A double wood door is installed in the IT room and is in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	2	\$ 1,500.00	\$ 3,000.00
Robertsville EMS Base - Interior Doors - Steel	C1020-4 C1020-5	9	50	41		2065	Interior steel doors (x6) are installed throughout the building and were observed to be in very good condition. The doors leading to the garage and main entrance were noted with glazing. The main entrance door was not barrier-free. We recommend installing a door operator in the short term and consider the replacement of the doors at the end of their service life.	Very Good	Install	Consequences of Failure	Unit	6	\$ 2,500.00	\$ 15,000.00

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Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Robertsville EMS Base - Countertops - MDF	C1030-1	9	30	21		2045	MDF countertops are located in the kitchen and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	9	\$ 400.00	\$ 3,600.00
Robertsville EMS Base - Cabinetry - Wood	C1030-2	9	30	21		2045	Wood cabinets are located in the kitchen and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	20	\$ 500.00	\$ 10,000.00
Robertsville EMS Base - Wood Lockers	C1030-3	9	30	21		2045	Wood lockers are installed in the crew area and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	16	\$ 300.00	\$ 4,800.00
Robertsville EMS Base - Wood Benches	C1030-4	9	30	21		2045	Wood benches are located in the crew area and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Ln. Ft.	4	\$ 100.00	\$ 400.00
Robertsville EMS Base - Gypsum Board Walls	C3010-1	9	60	51		2075	Painted gypsum board walls are located throughout the building and were observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 25,000.00	\$ 25,000.00
Robertsville EMS Base - Metal Panel Walls	C3010-2	9	40	31		2055	Metal panel walls are located in the garage and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	2,380	\$ 20.00	\$ 47,600.00
Robertsville EMS Base - Plywood Walls	C3010-3	9	60	51		2075	Plywood walls are located in the utility room and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	260	\$ 10.00	\$ 2,600.00
Robertsville EMS Base - Ceramic Tiles Flooring	C3020-1	9	30	11	-10	2035	Ceramic tile flooring is installed throughout the building and are in fair condition. We recommend replacement in the mid-term, concurrently with the replacement of the floor heating system.	Fair	Replace	Consequences of Failure	Sq. Ft.	735	\$ 30.00	\$ 22,050.00
Robertsville EMS Base - VCT Flooring	C3020-2	9	25	16		2040	Vinyl composite tiles (VCT) are installed in the medical supply room and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	75	\$ 12.00	\$ 900.00
Robertsville EMS Base - Epoxy Coated Flooring	C3020-3	1	10	1	-8	2025	The concrete slab on grade in the garage lacks a protective coating. We recommend applying epoxy coating in the short term.	Poor	Phased Replacement	Consequences of Failure	Sq. Ft.	805	\$ 8.00	\$ 6,440.00
Robertsville EMS Base - Gypsum Board Ceilings	C3030-1	9	60	51		2075	Gypsum board ceilings are provided in the washrooms, IT closet, medical supply room and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	215	\$ 15.00	\$ 3,225.00
Robertsville EMS Base - Acoustic Ceiling Tiles	C3030-2	9	30	21		2045	Acoustic ceiling tiles are installed throughout the building and were noted to be in good condition. No action is required. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	455	\$ 15.00	\$ 6,825.00
Robertsville EMS Base - Plywood Ceiling	C3030-3	9	60	51		2075	Plywood ceiling is installed in the utility room and was observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	40	\$ 10.00	\$ 400.00
Robertsville EMS Base - Metal Panel Ceiling	C3030-4	9	40	31		2055	Metal panel ceiling is installed in the garage, and janitor's room and was observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	905	\$ 20.00	\$ 18,100.00
Robertsville EMS Base - Plumbing Fixtures - Stainless Steel Sinks	D2010-1	9	25	16		2040	Stainless steel sink is installed in the kitchen and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	EA	1	\$ 1,250.00	\$ 1,250.00
Robertsville EMS Base - Plumbing Fixtures - Laundry and Mop Sinks	D2010-2 D2010-3	9	25	16		2040	A PVC mop sink and laundry sink are provided in the janitor's room and are in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	2	\$ 1,000.00	\$ 2,000.00
Robertsville EMS Base - Plumbing Fixtures	D2010-4 D2010-5 D2010-6 D2010-7	9	25	16		2040	There are two washrooms throughout the building, which are equipped with toilets (x2), ceramic sinks (x2), shower cabinets (x2) and were observed to be in good condition. The fixtures were noted to be barrier-free however sinks did not have pipe insulation and toilet had non-compliant grab bars. We recommend budgeting for the replacement of the plumbing fixtures at the end of service life. Install L-shaped grab bars and insulate the pipes as part of operation and maintenance.	Good	Install	Accessibility	Unit	6	\$ 1,000.00	\$ 6,000.00
Robertsville EMS Base - Plumbing Fixtures - Eyewash Station	D2010-8	9	15	6		2030	Eyewash station is provided in the garage and was observed to be in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Health and Safety	Unit	1	\$ 1,500.00	\$ 1,500.00
Robertsville EMS Base - Domestic Cold Water - Meter	D2020-1	9	20	11		2035	Incoming domestic cold-water service for the building is located in the utility room and is metered by a 5/8" 'Caran' water meter. We recommend replacement of the water meter at the end of the service life.	Good	Replace	Consequences of Failure	EA	1	\$ 1,500.00	\$ 1,500.00
Robertsville EMS Base - Domestic Hot Water Tank	D2020-2	9	20	11		2035	One hot water storage tank is located in the utility room and was observed to be in good condition. The unit is manufactured by 'Triangle Tube', model No. SMART 50, with a capacity of 45 US Gallons. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 2,500.00	\$ 2,500.00
Robertsville EMS Base - Water Treatment System	D2020-3	9	20	11		2035	A well water treatment system including filters is located in the utility room and was observed to be in good condition. The system is manufactured by 'Well-Rite', and has a model No. WR120R, serial No. 120R58349 with a capacity of 33.4 gallons/126 litres. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 7,500.00	\$ 7,500.00
Robertsville EMS Base - Heating Boiler	D3020-1	9	20	11		2035	A propane-fired tankless heating boiler with a control panel is installed in the utility room and was observed to be in good condition. The boiler is manufactured by 'Triangle Tube', with an input capacity of 200,000 BTUH. We recommend replacement at the end of service life. Furthermore, the propane tank resting on a concrete pad outside was noted to be rental (No budget needed).	Good	Replace	Consequences of Failure	Unit	1	\$ 17,500.00	\$ 17,500.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Robertsville EMS Base - Heating Pumps	D3020-2	9	20	11		2035	Two 'Grundfos' heating pumps are installed in the utility room and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	2	\$ 1,500.00	\$ 3,000.00
Robertsville EMS Base - Heat Exchanger	D3020-3	9	20	11		2035	A heat exchanger is installed in the utility room and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 4,000.00	\$ 4,000.00
Robertsville EMS Base - Glycol System	D3020-4	9	20	11		2035	A glycol system for the floor heating is installed in the utility room and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 3,500.00	\$ 3,500.00
Robertsville EMS Base - Floor Heating System		9	25	15	-1	2039	Floor heating system installed in the garage, currently assessed to be in good condition. We recommend planning for its replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 30,000.00	\$ 30,000.00
Robertsville EMS Base - Floor Heating System	D3020-5	9	25	11	-5	2035	Floor heating system installed throughout the remaining areas of the building, currently assessed to be in fair condition. We recommend planning for its replacement in the mid-term.	Fair	Replace	Consequences of Failure	LS	1	\$ 20,000.00	\$ 20,000.00
Robertsville EMS Base - Domestic Recirculation Pump	D3020-6	9	20	11		2035	A domestic recirculation pump by 'Grundfos' is installed in the utility room and appeared to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 1,000.00	\$ 1,000.00
Robertsville EMS Base - Air Conditioner (AC)	D3030-1 D3030-2	9	15	6		2030	An air conditioning unit is located in the crew area and was observed to be in very poor condition. The unit is manufactured by 'Mitsubishi', Model No.: MSY-GE15NA, Serial No.: 3002190 with a cooling capacity of 15,000 BTUH and rated at 1.25 tons. The condenser is installed on a steel platform at the north elevation. We recommend replacement with heat pumps in the future.	Fair	Replace	Consequences of Failure	LS	1	\$ 4,500.00	\$ 4,500.00
Robertsville EMS Base - Ceiling Fans	D3040-1	9	30	21		2045	A ceiling fan is located in the garage and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 1,000.00	\$ 1,000.00
Robertsville EMS Base - Exhaust Fans		0	30	1	-29	2025	No exhaust fan was observed in the kitchen. We recommend installing one in the short term to improve ventilation and air quality.	Very Poor	Install	Health and Safety	Unit	1	\$ 1,500.00	\$ 1,500.00
Robertsville EMS Base - Exhaust Fans	D3040-2	9	30	21		2045	A mushroom-type exhaust fan with a fresh air louvre is currently installed in the garage and is in good condition, however, the ventilation is insufficient. We advise installing an additional exhaust fan in the short term to improve ventilation. Additionally, we recommend planning for the replacement of the existing fan at the end of its service life.	Good	Install	Consequences of Failure	LS	1	\$ 7,500.00	\$ 7,500.00
Robertsville EMS Base - Fire Extinguishers	D4030-1	3	10	7		2031	Fire Extinguishers (x5) are installed throughout the buildings and were observed to be in good condition. The extinguishers are serviced by 'Troy Life & Fire Safety Ltd'. We recommend replacement of the fire and life safety devices at the end of service life. Individual replacement of devices will be provided by operation budget.	Good	Phased Replacement	Health and Safety	EA	5	\$ 250.00	\$ 1,250.00
Robertsville EMS Base - Main Switch	D5010-1	9	50	41		2065	The main panel with main switch built-in is located in the utility room and was observed to be in very good condition. It is manufactured by 'Eaton' and is rated at 125A, 120/240V. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	EA	1	\$ 9,000.00	\$ 9,000.00
Robertsville EMS Base - Lighting - LED	D5020-1	5	20	15		2039	LED light fixtures (x13) are located throughout the building and are in good condition. The lights were noted on motion. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	LS	1	\$ 4,700.00	\$ 4,700.00
Robertsville EMS Base - Lighting - LED	D5020-2	5	20	15		2039	LED pot lights (x7) are installed in the washrooms and janitor's room and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	7	\$ 250.00	\$ 1,750.00
Robertsville EMS Base - Security System		0	15	1	-14	2025	The building lacks a security system. We recommend to promptly install a security system and interconnect it with the CO detection system for enhanced safety measures.	Poor	Phased Replacement	Health and Safety	LS	1	\$ 2,500.00	\$ 2,500.00
Robertsville EMS Base - Smoke Detectors	D5030-1	4	10	6		2030	Two smoke detectors (x2) are installed throughout the building and are in good condition. We recommend replacement at the end of service life. Also, interconnect the fire alarm devices to the new security system.	Good	Phased Replacement	Health and Safety	EA	2	\$ 200.00	\$ 400.00
Robertsville EMS Base - CO Detection System	D5030-2	9	15	6		2030	A CO detection system by 'QEL' is installed in the garage and is in fair condition. We recommend replacement in the mid-term.	Fair	Phased Replacement	Health and Safety	LS	1	\$ 4,500.00	\$ 4,500.00
Robertsville EMS Base - Exit / Emergency Light Combo	D5090-1	9	20	1	-10	2025	Exit (Emergency light combination units (x2) are installed throughout the building and were observed to be in good (Garage) to poor (Office area) condition. We recommend replacement and upgrade of older equipment to the new international standard (the Green ones) in the short term.	Very Poor	Phased Replacement	Health and Safety	Unit	2	\$ 1,000.00	\$ 2,000.00
Robertsville EMS Base - Exit Lighting	D5090-2	9	20	1	-10	2025	Exit sign is installed in the crew area and was observed to be in poor condition. We recommend replacement and upgrade to the new international standard (the Green ones) in the short term.	Very Poor	Phased Replacement	Health and Safety	Unit	1	\$ 250.00	\$ 250.00
Robertsville EMS Base - Emergency Generator	D5090-3	9	30	21		2045	A propane-fired generator is provided at the east side of the building and was observed to be in good condition. The unit is manufactured by 'Honeywell', with a rating of 10kW. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 12,000.00	\$ 12,000.00

County of Frontenac

4,075 Sq. Ft.

Palace Road EMS Base

Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)
Robertsville EMS Base - Transfer Switches	D5090-4	9	30	21		2045	An automatic transfer switch by 'Generac' is located in the utility room and was observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 4,500.00	\$ 4,500.00
Robertsville EMS Base - Kitchen Equipment	E1090-1 E1090-2	13	20	7		2031	Two building appliances are provided in the kitchen and were observed to be in fair condition. Appliances include a 'GE' fridge and 'GE' microwave. We recommend replacement of the appliances in the mid-term.	Fair	Phased Replacement	Consequences of Failure	LS	1	\$ 3,000.00	\$ 3,000.00
Robertsville EMS Base - Parking Lot	G2020-1 G2020-2	9	20	11		2035	The asphalt pavement at the parking lot and driveway on the west side was found to be in good condition. No repairs are needed at this time. Allow for pavement replacement at the end of service life. Drainage issue was noted and needs to be monitored for now.	Good	Replace	Consequences of Failure	Sq. Ft.	7,800	\$ 8.00	\$ 62,400.00
Robertsville EMS Base - Concrete Curb Stops	G2030-1	9	30	21		2045	Concrete curb stops (x14) are located around the parking lot and were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	14	\$ 500.00	\$ 7,000.00
Robertsville EMS Base - Concrete Pads	G2030-2	9	40	31		2055	The concrete pads at the west and north sides of the building were observed to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	180	\$ 50.00	\$ 9,000.00
Robertsville EMS Base - Composite Fence	G2040-1	9	25	16		2040	A composite fence is provided at the north side of the building and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	LS	1	\$ 1,500.00	\$ 1,500.00
Robertsville EMS Base - Communication Tower - Aluminum	G2040-2	9	30	21		2045	A galvanized aluminum communication tower is situated at the northeast corner of the building and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 4,000.00	\$ 4,000.00
Robertsville EMS Base - Steel Bollards	G2040-3 G2040-4	9	40	31		2055	Steel bollards (x2) are positioned in front of the overhead door on the west side of the building and are in very good condition with minor corrosion being noted. Replacement should be considered at the end of service life while minor repairs can be addressed as part of operation and maintenance.	Very Good	Repair	Consequences of Failure	Unit	2	\$ 1,250.00	\$ 2,500.00
Robertsville EMS Base - Building Sign	G2040-5	9	25	16		2040	A wood building sign is located at the northwest side of the building and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 2,000.00	\$ 2,000.00
Robertsville EMS Base - Flag Poles - Aluminum	G2040-6	9	30	21		2045	Aluminum flag poles (x3) are situated at the northwest side of the building and appeared to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	3	\$ 3,500.00	\$ 10,500.00
Robertsville EMS Base - Columns - Wood	G2040-7	9	40	31		2055	Wood columns with laminated composite covering (x2) are installed at the main entrance and are in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Unit	2	\$ 1,500.00	\$ 3,000.00
Robertsville EMS Base - Columns - Masonry Stone	G2040-8 G2040-9	9	50	41		2065	Columns with masonry stone cladding (x2) are installed at the main entrance and are in very good condition. However, the caulking has shown signs of deterioration. We recommend reapplying caulking in the near future and considering replacement of the columns upon reaching the end of their life.	Very Good	Repair	Consequences of Failure	Unit	2	\$ 2,000.00	\$ 4,000.00
Robertsville EMS Base - Well Water	G3010-1	9	25	16		2040	The well water is situated at the north side of the building and appeared to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 15,000.00	\$ 15,000.00
Robertsville EMS Base - Septic System	G3020-1	9	25	16		2040	A septic system is situated at the south side of the building and is in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Unit	1	\$ 35,000.00	\$ 35,000.00
Robertsville EMS Base - Exterior Lighting - LED	G4020-1	9	20	11		2035	Wall-mounted LED light fixtures (x5) are installed on the exterior walls of the building and were observed to be in good condition. We recommend replacement in the long term.	Good	Replace	Energy Savings	Unit	5	\$ 450.00	\$ 2,250.00

By-Law Number 2024-014

of

The Corporation of the County of Frontenac

being a by-law to authorize the execution of an Agreement with Firehouse Subs Public Safety Foundation of Canada for the funding to support Frontenac Paramedics Bicycle Teams.

Whereas Sections 5 of the *Municipal Act, 2001*, as amended (hereinafter the Act) provides that a municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by its council by by-law, unless the municipality is specifically authorized to do otherwise; and,

Whereas the County of Frontenac wishes to enter into an Agreement with Firehouse Subs Public Safety Foundation of Canada for funding to support Frontenac Paramedics Bicycle Teams.

Now Therefore Be It Resolved That the Council of the Corporation of the County of Frontenac enacts as follows:

1. **That** the Warden and Clerk are hereby authorized to enter into an Agreement Firehouse Subs Public Safety Foundation of Canada for funding to support Frontenac Paramedics Bicycle Teams.
2. **That** this By-law shall come into force and take effect upon the date of final passing.

Read a First and Second Time this 15th day of May, 2024.

Read a Third Time, Signed, Sealed and Finally Passed this 15th day of May, 2024.

The Corporation of the County of Frontenac

<hr/> Frances Smith, Warden	<hr/> Jannette Amini, Clerk
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By-Law No. 2024-015

of

The Corporation of the County OF Frontenac

being a by-law to confirm all actions and proceedings of County Council on
May 15, 2024

Whereas Section 8 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act* or any other *Act*; and;

Whereas Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a lower-tier municipality and an upper-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction described in the Table to Subsection 2 subject to certain provisions, and;

Whereas Section 5 of the *Municipal Act, S.O. 2001, c. 25* and amendments thereto provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 shall be exercised by its council and by by-law unless the municipality is specifically authorized to do otherwise; and;

Whereas the Council of the County of Frontenac deems it expedient to confirm its actions and proceedings;

Now Therefore Be It Resolved That the Council of the Corporation of the County of Frontenac hereby enacts as follows:

1. **That** all actions and proceedings of the Council of the County of Frontenac taken at its regular meeting held on May 15, 2024, be confirmed as actions for which the municipality has the capacity, rights, powers and privileges of a natural person.
2. **That** all actions and proceedings of the Council of the County of Frontenac taken at its regular meeting held on May 15, 2024, be confirmed as being matters within the spheres of jurisdiction described in Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto.
3. **That** all actions and proceedings of the Council of the Corporation of the County of Frontenac taken at its regular meeting held on May 15, 2024, except those taken by by-law and those required by by-law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out within and forming part of this by-law.

4. **That** this by-law shall come into force and take effect as of the final passing thereof.

Read a First and Second Time this 15th day of May 2024

Read a Third Time and Finally Passed, Signed and Sealed this 15th day of May 2024.

The Corporation of the County of Frontenac

Frances Smith, Warden

Jannette Amini, Clerk