



Date: June 22, 2023
To: Committee of the Whole (COTW)
Author: Terry Fink, Special Projects Coordinator
RE: Facilities Assessment – OPP Station

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Committee of the Whole **RECOMMEND** to Council the demolition of the OPP Station located at 41 Division Street South;
2. That Administration **BE DIRECTED** to prepare a report on potential options for use of the site, including market appraisal; and
3. That Administration **BE DIRECTED** to prepare a report, in consultation with the OPP, on potential options for relocation of the OPP into a new or renovated existing facility.

BACKGROUND

Facility Description:

The OPP Station is an approximately 5,850 sq. ft. (545 m²) one-storey load-bearing concrete block masonry and steel framed building located on a 0.5-acre site on Division Street South bordered to the north by a restaurant and residential lands to the east. The estimated age of the original structure is approximately 50 years with interior renovations completed in 1998.

The Capital Replacement Value of the property is set at \$2,350,000.

Facility Use:

The OPP Station, until 1998, was also the Kingsville Municipal Building which moved to its current Town Hall location following amalgamation.

Currently, the OPP Station includes a number of open and closed offices, cells, storage areas, male and female washrooms/locker rooms, an employee fitness room, general meeting rooms, a reception centre, garage, and secured storage areas.

The OPP has identified a number of issues and concerns that the building is no longer meeting its service or business practice needs.

Financial Considerations:

OPP Detachment	2019	2020	2021	2022
	Actuals	Actuals	Actuals	Actuals
Revenue	\$ 22,604	\$ 22,463	\$ 24,584	\$ 29,854
Operating Expenses	\$ 54,164	\$ 55,947	\$ 51,735	\$ 58,963
Net Operating Revenue (Expense)	\$ (31,560)	\$ (33,484)	\$ (27,151)	\$ (29,109)

DISCUSSION

Needs Assessment:

The Town of Kingsville hired Chall. Eng. Corporation to complete a *Building Condition Assessment Report* in 2022. The Report identified a number of major repairs required over a ten-year term including:

- Roofing system is in generally fair to poor condition. The roof has reached the end of its estimated service life, requiring the removal and replacement of the roofing membrane.
- Front entry systems were nearing the end of their service life and require replacement. Insulated glass likely will require replacement.
- Concrete sidewalks, asphalt parking lot and landscaping need to be replaced and renewed.
- Deteriorated steel columns as part of the cast-in-place barrel vaulted architectural roof structure.
- Mortar loss in the brick masonry veneer and peeling of vertical metal siding requiring repointing and replacement of sealants.
- HVAC systems in functional but aged condition. The boiler, rooftop units, air handler and rooftop condensing units all require replacement.
- Washrooms do not meet AODA requirements.

- Need for reconfiguration of interior building layout to meet provincial recommendations and AODA requirements to accommodate required modifications associated with occupancy.

In addition, OPP prepared a report that concludes that the interior layout of the building does not meet the provincial recommendations for a Police Station. Renovation plans prepared several years ago also do not fully address the issues and concerns raised. The Town has undertaken some limited life cycle replacement and minor capital improvements but has not completed any significant works pending the finalization of the renovation plans.

The Building Condition Assessment report estimated costs for major repairs required over the 10-year term of the analysis in the amount of \$2,970,200 inclusive of inflation and HST. As noted above, this estimate is greater than the \$2,350,000 Capital Replacement Value of the building.

Due to the condition of the heating and cooling system and other building challenges, if and when the equipment breaks down the only solution will be to replace key components of the system. Based on the engineering assessment and discussions with the OPP, investment may not be the best strategy. It is recommended that the building be demolished; and further that Administration meet with the OPP to review this report and its recommendations and develop an interim plan should equipment fail.

It is also recommended that Administration prepare a report on options for the site.

PREPARED BY:

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REVIEWED BY:



John Norton
Chief Administrative Officer