CAPITAL PROJECT FOR 2018

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**Project Name:**
- Aquatic Park
  - Starting Blocks and Back Stroke Flags

**Department:**
- Community Services

**Estimated Gross Cost:**
- $45,000.00

**Funding Sources:**

<table>
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**PROJECT DESCRIPTION:**

The Strathroy-Caradoc Aquatic Park opened in the summer of 2014 to much joy and excitement from the community.

The Aquatic Park sees over 15,000 visitors per year participating in everything from Public and Lane Swimming, Aqua Fit, Swimming Lessons, along with the Swim Team.

In late 2017, the Municipality was the recipient of a generous bequeath of $60,000.00, which is to be used for the benefit of the Strathroy Swim Team.

During the construction of the Aquatic Park it was decided at the time to ensure that we stayed on budget that we eliminate the starting blocks and the back stroke flags from the project.

With this bequeath we will be able to invest in facility while aiding the swim team by providing them an experience of a truly class A facility.

In the summer of 2018 the Municipality will be hosting the Tri County Swim Meet that will see at least 200 swimmers and their families coming to Strathroy.
CAPITAL PROJECT FOR 2018

Project Name:

Gemini Sportsplex
Shower Upgrades

Department:

Community Services

Estimated Gross Cost:

$75,000.00

Funding Sources:

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PROJECT DESCRIPTION:
The Gemini Sportsplex was opened in August of 2000. The Sportsplex has not seen an aesthetic update for 17 years.

Staff has from time to time repaired broken tile and or replaced tile that has had delaminated from the block. The grout has started to erode from the regular cleaning that occurs and water penetrates getting in behind the tile and then over time the tile falls off.

Staff are recommending upgrading and replacing the tile showers.
CAPITAL PROJECT FOR 2018

Project Name:
Gemini Sportsplex
Security System Upgrade

Department:
Community Services

Estimated Gross Cost:
$7,500.00

Funding Sources:

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PROJECT DESCRIPTION:

In 2017 Council approved 50% of the $15,000.00 request for security cameras in its Capital Budget. Those cameras have been installed and have been utilized on several occasions by staff or the Strathroy-Caradoc Police Service.

The facility is located beside two high schools. The students from the schools are free to come and go throughout the day, whether it is to purchase items from the concession, attend classes or play varsity hockey.

This facility sees tens of thousands of visitors a year and is home to several minor sporting organizations, home shows and events. The facility has a busy concession as well as a popular skate sharpening and pro shop business.

On occasion, there has been a few times when we have required police attendance for various reasons and from time to time have been asked for video recordings.

It has become apparent that to be able to provide a full coverage of the facility inside and out there is a need for the installation of another 7 to 10 cameras.

The addition of these cameras would allow the department to provide even more footage to the Strathroy-Caradoc Police Service when requested.
CAPITAL PROJECT FOR 2018

Project Name:
Gemini Sportsplex
Washroom Automatic Door Openers

Department:
Community Services

Estimated Gross Cost:
$15,000.00

Funding Sources:

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PROJECT DESCRIPTION:

The Gemini Sportsplex is over 15 years old and is a well used facility within our Municipality.

The facility is home to the several minor sporting groups like, Strathroy Minor Hockey, Strathroy Skating Club and Bluewater Girls Hockey as well as host several events such as Casino Strathroy Royal, Chamber of Commerce Home and Leisure Show etc…

Adding automatic door openers to washroom facilities within the Gemini would aid all those people who attend weekly meetings, sporting activities and special events who have mobility issues and struggle to enter the washroom facilities.
CAPITAL PROJECT FOR 2018

Project Name:

Gemini Sportsplex - Comprehensive Building Condition Assessment

Department:

Community Services

Estimated Gross Cost:

$40,000.00

Funding Sources:

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PROJECT DESCRIPTION:

Identified in the Parks and Recreation Master Plan is a need to conduct building condition assessments. It is recommended that all of our indoor recreation facilities have this assessment completed.

This building condition assessment would provide an overall condition report of the facility as well as provide life cycle dates for equipment replacement allowing us to forecast more accurate budget requests.
CAPITAL PROJECT FOR 2018

Project Name:
Gemini Sportsplex
Steel Roof Repair

Department:
Community Services

Estimated Gross Cost:
$20,000.00

Funding Sources:

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PROJECT DESCRIPTION:

We have had several roof leaks over the ice surface of the Gemini which saturates the insulation and eventually will start to leak on to the ice surface.

With the temperature fluctuations that occur from season to season the sealant pictured above with dry, crack and separate from the joint creating openings for water to enter into the facility.

We are recommending the sealing of all four seams running the length of the Gemini steel roof be completed to ensure that we do not have further leaks develop. We have also been advised that with completing this application it should extend the life of the roof another 10 to 15 years.
**CAPITAL PROJECT FROM 2017**

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Gemini Sportsplex Dressing Room HVAC and Control Replacement</th>
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<tbody>
<tr>
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**Funding Sources:**

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**PROJECT DESCRIPTION:**

The current HVAC equipment that is being utilized at the Gemini Sportsplex for the dressing area of the facility is original and has started to fail regularly over the past couple of years.

Our contractor has indicated that the unit is at the end of life and due to the inefficiency of this unit has been recommending that we replace it.

Based on conversations with our contractor the unit that is currently being utilized is not the appropriate piece of equipment needed for the space. This piece of equipment currently in summer time runs the air through an air conditioning unit to remove the moisture in the air (dehumidifying) and then the air is required to be heated to reach the desired room temperature. This unit utilizes the heating component 12 month’s year, which consumes significant amounts of natural gas. The current unit also does not have any air recovery unit, which means it takes 100% outdoor air and conditions it to the desired room temperature and then the air is “dumped” into the dressing room and the old air is removed to the outside via an exhaust fan. This type of system is extremely inefficient.

Since this unit is constantly heating up outside air, it is expected that there will be a considerable reduction in gas and electricity consumption. This project if approved would be eligible for energy rebate money, but the exact amount has not been determined.
It is being recommended with this system that a computerized controls be included to operate all of the HVAC units within the facility, similar to that of the computerized refrigeration controls that has enabled the department to reduce run times on equipment as well as energy consumption.
CAPITAL PROJECT FOR 2016

Project Name:

| WMMC Roof Repair |

Department:

| Community Services |

Estimated Gross Cost:

| $80,000.00 |

Funding Sources:

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PROJECT DESCRIPTION:

There are several roof sections at WMMC that require attention. The inspection that was completed by Garland Canada INC has provided a break down for all sections.

This project will provide repair work for penetrations on the lower roof that were not sealed properly, poor installation of roofing material and restore the roofs for another 15 to 20 years by applying waterproofing and reflective coating. The upper roof will have an infrared scan conducted and any wet insulation removed and roof repaired. This is important because the wet insulation can cause energy loss, corrosion and mould growth.
CAPITAL PROJECT FOR 2018

Project Name:
WMMC
Security System Upgrade

Department:
Community Services

Estimated Gross Cost:
$15,000.00

Funding Sources:

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PROJECT DESCRIPTION:

West Middlesex Memorial Centre is currently without a security system for the facility.

Cabling for security cameras took place during the renovation; however, cameras, recording devices and/or alarm system were not installed at the time of the renovation to reduce overall capital cost of the project.

With the increase and year round usage, the department is recommending the installation of security cameras and alarm system to help protect the public and the municipal asset.
Project Name: WMMC Shower Upgrades

Department: Community Services

Estimated Gross Cost: $50,000.00

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PROJECT DESCRIPTION:

The WMMC has six dressing rooms, which are available for the public to use during ice and floor rentals.

4 out of the 6 dressing rooms have had minimal work performed to them over the years and in the last renovation received a paint job, while the other two rooms were constructed during that renovation.

The four dressing room showers require some significant investment to improve them and make them all functional. They are constant source of maintenance, showers heads and controls have been removed due to infrastructure behind the walls failing and the shower stalls themselves require some maintenance.

It is recommended that the 4 dressing rooms receive all new plumbing, controls and heads along with new finish.
CAPITAL PROJECT FOR 2018

Project Name: WMMC Domestic Water Boiler Replacement

Department: Community Services

Estimated Gross Cost: $25,000.00

Funding Sources:

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PROJECT DESCRIPTION:

Back in the summer of 2017 one of the domestic water boilers failed and was unrepairable. At that time the department reviewed its options and chose to operate with only one boiler, to determine if there was a need for a second boiler.

This boiler feeds the domestic water for the dressing rooms and the back of facility. Most of the time one boiler is sufficient, however upon high demand there is a lack of hot water.
CAPITAL PROJECT FOR 2018

Project Name:

WMMC
Asbestos Removal & Pipe Replacement

Department:

Community Services

Estimated Gross Cost:

$35,000.00

Funding Sources:

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PROJECT DESCRIPTION:

There is approximately 75 feet of original secondary refrigerant piping being used in the refrigeration plant at the WMMC. This piping is wrapped with an asbestos insulation that is deteriorating and could be a health concern if not maintained.

Staff were going to have the asbestos removed by a qualified contractor last summer, however in consultation with the Municipality’s refrigeration contractor it was not recommended to remove the insulation unless the piping was being replaced due to the age and state of the piping.

Due to the age of the piping being 55+ years old, it is being recommended that the piping and insulation be removed and replaced with new.
## CAPITAL PROJECT FOR 2018

### Project Name:

| WMMC  
| Comprehensive Building Condition Assessment |

### Department:

| Community Services |

### Estimated Gross Cost:

|$40,000.00 |

### Funding Sources:

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### PROJECT DESCRIPTION:

Identified in the Parks and Recreation Master Plan is a need to conduct building condition assessments. It is recommended that all of our indoor recreation facilities have this assessment completed. It was also recommended that we start with the older facilities.

Although West Middlesex Memorial Centre has had a $6.5 million dollar renovation, the majority of the funds were earmarked for the front of the facility and the Gymnasium. This building condition assessment would provide an overall condition report of the facility as well as provide life cycle dates for equipment replacement allowing us to forecast budget requests.
CAPITAL PROJECT FROM 2017

Project Name: WMMC Dehumidifier Replacement

Department: Parks and Recreation

Estimated Gross Cost: $85,000.00

Funding Sources:

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PROJECT DESCRIPTION:

The mechanical dehumidifiers at the West Middlesex Memorial Arena are beyond their life expectancy and one of them failed beyond repair this past fall. The units are designed to remove moisture from the air and maintain a Relative Humidity of 40%.

To be able to operate this season and maintain the desired relative humidity the department is currently renting a unit from our refrigeration contractor.

The units being recommended are a desiccant dehumidifier similar to the ones that were successfully installed at the Tri Township Arena a couple of years ago.

Due to the efficiency of these units, there is an expected energy rebate of approximately $5,000.00
CAPITAL PROJECT FOR 2018

Project Name:

CCC - Roof Repair

Department:

Community Services

Estimated Gross Cost:

$115,000.00

Funding Sources:

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PROJECT DESCRIPTION:

The Caradoc Community Centre is over 25 years old and is a well used facility within our Municipality.

The facility is home to the Lions Club, the Scouts and Lioness, it also the location for a host of special events. Everything from Farmers Night, elegant weddings and gun shows. This facility is truly a community hub within Mt. Brydges.

An inspection of the roof was completed in 2016 and has noted multiple areas of concern including loose fasteners, un-sealed fastener holes, deteriorated flashing seals and corroded metal panel surfaces. These issues have lead to multiple roof leaks and repairs.

It is recommended that a white rubberized coating and seam reinforcement be completed. This process will come with a 10 year leak free warranty.
CAPITAL PROJECT FOR 2018

Project Name:
CCC - Comprehensive Building Condition Assessment

Department:
Community Services

Estimated Gross Cost:
$20,000.00

Funding Sources:

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PROJECT DESCRIPTION:

Identified in the Parks and Recreation Master Plan is a need to conduct building condition assessments. It is recommended that all of our indoor recreation facilities have this assessment completed.

This building condition assessment would provide an overall condition report of the facility as well as provide life cycle dates for equipment replacement allowing us to forecast more accurate budget requests.
CAPITAL PROJECT FOR 2018

Project Name:  
CCC – Ceiling Tile Replacement

Department:  
Community Services

Estimated Gross Cost:  
$15,000.00

Funding Sources:

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PROJECT DESCRIPTION:

The Caradoc Community Centre is over 25 years old and is a well used facility within our Municipality.

The facility is home to the Lions Club, the Scouts and Lioness, it is also the location for a host of special events. Everything from Farmers Night, elegant weddings and gun shows. This facility is truly a community hub within Mt. Brydges.

An inspection of the roof was completed in 2016 and has noted multiple areas of concern including loose fasteners, un-sealed fastener holes, deteriorated flashing seals and corroded metal panel surfaces. These issues have lead to multiple roof leaks and repairs.

With the roof being completed in 2018,(if approved) it is recommended that we take the opportunity to install new ceiling tiles throughout the space. The current tiles are original to the building and have over time been stained by water leaks, and have started to sag.
CAPITAL PROJECT FOR 2018

Project Name:

CCC
Security System Installation

Department:

Community Services

Estimated Gross Cost:

$10,000.00

Funding Sources:

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PROJECT DESCRIPTION:

With the facility not housing staff on a regular basis while events occur and it may be vacant for long periods of time it is being recommended that some security cameras and alarm system be installed to help protect the public and the municipal asset.
CAPITAL PROJECT FOR 2018

Project Name:
Park
Safety Netting

Department:
Community Services

Estimated Gross Cost:
$20,000.00

Funding Sources:

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PROJECT DESCRIPTION:

Over the past couple summers we have seen an increase in baseballs leaving the Royal Field in the area of the Splash Pad. At this time we have had no reported injuries from anyone using the splash pad or playground area, however have had a vehicle damaged in the parking lot of the Scout House.

The recommendation is to install safety netting 20’ high from the 3rd base light post to the corner of the Scout House.

Since the installation of the playground in Mt. Brydges, Lions Park a concern has been raised about the potential for baseballs leaving the diamond and striking a person in the area of the playground. We have not received any complaints about balls landing in the area, however recognize there is a potential, with the increase in equipment technology players are hitting balls further then before and it is the department’s recommendation to install safety netting from the 3rd base foul pole to the centre field light standard.
CAPITAL PROJECT FOR 2018

Project Name: 
- Park
- Rotary and Lions Club Pavilion
- Painting

Department: Community Services

Estimated Gross Cost: $12,000.00

Funding Sources:

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PROJECT DESCRIPTION:

Over the past couple of years significant work has been performed on both the Lions Club and Rotary Club Pavilions in Alexandra Park. This included but not limited to:

- Facia and soffit replacement
- Major concrete work
- Filling of voids under cement slab, and
- Structural concerns

With the work needed in the previous years the funds would not allow for the painting of the structures. Due to the age and the roofing material, a walnut blasting is required to be performed prior painting.
CAPITAL PROJECT FOR 2018

Project Name:

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<th>Park</th>
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<tbody>
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<td>All Wheels Park – Consultation and Design Phase</td>
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Department:

| Community Services |

Estimated Gross Cost:

| $45,000.00 |

Funding Sources:

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PROJECT DESCRIPTION:

There has been repeated requests for a new all wheels skate park to replace or in addition to the current skate park located on Albert St.

In December of 2013, Council approved a recommendation from the Parks and Recreation Advisory Committee to form “All Wheels Skate Park Committee”. It was decided that the All Wheels Skate Park Committee would not meet until the completion of the Parks and Recreation Master Plan. In 2014 Council approved the development of a Master Plan and in July of 2015 Council approved in principle the completed Parks and Recreation Master Plan.

Recommendation 105 of the Parks and Recreation Master Plan recommends an expanded skateboard park or new location for older youth and young adults.

It is the recommendation that this project be completed in three phases.

Phase one Consultation and Design – typically approximately 10% of the overall cost of the project

Phase two Capital funds for reserve 45% of project cost

Phase three Remaining capital funds 45% of project cost and construction
CAPITAL PROJECT FOR 2018

Project Name:

<table>
<thead>
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<th>Park</th>
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<tbody>
<tr>
<td>Netting and Pole Repair – Royals and Bantam Fields</td>
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Department:

| Community Services |

Estimated Gross Cost:

$15,000.00

Funding Sources:

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$15,000.00

PROJECT DESCRIPTION:

A number of years ago there were poles installed at the Royals Field and Bantam Diamond to allow for black safety netting to be installed to help protect spectators and homes from foul balls.

Over time, the poles at Royals Field have started to lean due to the soft soil conditions from being in a flood plain. These poles have leaned so far that they have started to affect the fencing. In addition, the netting has deteriorated to a point that it needs to be replaced.

The netting that has been installed at the Bantam Diamond has also deteriorated to a point that it needs to be replaced.

In an effort to extend the life of the new netting (if approved) it will be installed so that the netting can be gathered up at the end of the season and fasten to a post to prevent any wind damage that may occur during the off-season.
CAPITAL PROJECT FOR 2018

Project Name:

| Park Tree Carving – Alexandra Park |

Department:

| Community Services |

Estimated Gross Cost:

| $15,000.00 |

Funding Sources:

<table>
<thead>
<tr>
<th>Grants/Recoveries</th>
<th>Loans</th>
<th>Gas Tax</th>
<th>Development Charges</th>
<th>User Fees</th>
<th>Taxes</th>
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<td>$15,000.00</td>
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PROJECT DESCRIPTION:

In the late summer of 2016 two large Oak trees were struck by lightning in Alexandra Park. The trees were located just north of the swing set and directly behind the Royals clubhouse.

The two trees were removed in the fall of 2017 after every effort was made to save them. One of the two trees trunk remains and it is the departments intent to commission an artist and woodworker to create a public art sculpture that would depict the culture and heritage of Strathroy-Caradoc. As the trees have a historical connection to the growth of Strathroy-Caradoc and the development of the community, this project seeks to extend and enhance this legacy.

Public art has been found to create more conscious and civically-minded citizens, inspire and relieve stress, educate, and improve tourism. It’s also seen as being very inclusive, since in many cases public art is the only art that most people see on a regular basis.
CAPITAL PROJECT FOR 2018

Project Name:

Park Ball Diamond Upgrades Welch Diamond

Department:

Community Services

Estimated Gross Cost:

$25,000.00

Funding Sources:

<table>
<thead>
<tr>
<th>Grants/Recoveries</th>
<th>Loans</th>
<th>Gas Tax</th>
<th>Development Charges</th>
<th>User Fees</th>
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<td>$25,000.00</td>
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PROJECT DESCRIPTION:

Over the past few years, there has been some significant money put towards the improvement of ball diamonds in Strathroy-Caradoc.

This work will be conducted in Strathroy at the Welch Diamond. The diamond is located at the Fairgrounds Recreation Complex and is the last diamond to receive revitalization in the Municipality.

The diamonds require the following work:

- Grading to level playing field
- Bases replaced
- Infield to the outfield transition lip be removed
- Back stop and fence repairs
CAPITAL PROJECT FOR 2018

Project Name:

<table>
<thead>
<tr>
<th>Park</th>
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<tbody>
<tr>
<td>Warning Track Installation Yorkview</td>
</tr>
</tbody>
</table>

Department:

| Community Services |

Estimated Gross Cost:

| $10,000.00 |

Funding Sources:

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<th>Loans</th>
<th>Gas Tax</th>
<th>Development Charges</th>
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PROJECT DESCRIPTION:

Over the past few years, there has been some significant money put towards the improvement of ball diamonds in Strathroy-Caradoc including;
- Reconstructed infields
- New bases
- Repaired back stops
- Fences

It has been requested by users over the past couple of years that the installation of a warning track would be beneficial to the players and improve user safety. It is the department’s recommendation that a warning track be installed at the lighted diamond in Yorkview Community Park.
CAPITAL PROJECT FOR 2018

Project Name:

Park
Sensory Park

Department:

Community Services

Estimated Gross Cost:

$150,000.00

Funding Sources:

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<tr>
<th>Grants/Recoveries</th>
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PROFIT DESCRIPTION:

Council approved the Sensory Park project at its November 20, 2017 meeting.

The project design has been presented to Council and shared with representatives from the community surrounding the park, as well as some service clubs.

All those spoken with were in support of such a project for the corner of High St. and Adelaide.

Council previously approved $75,000.00 in 2017 from reserves be used for the redevelopment of selected parks affected by equipment removal. Staff are working with a couple of service clubs in efforts to raise the remaining funds needed.

The project can start with the funds already approved from the 2017 Capital budget, however the whole park would not be able to be completed until the remaining funds are received.
CAPITAL PROJECT FOR 2018

Project Name:
Park Swing Set Replacement Alexandra Park

Department:
Community Services

Estimated Gross Cost:
$35,000.00

Funding Sources:

<table>
<thead>
<tr>
<th>Grants/Recoveries</th>
<th>Loans</th>
<th>Gas Tax</th>
<th>Development Charges</th>
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PROJECT DESCRIPTION:

If Council can recall as part of the 2013 capital budget staff conducted an independent 3rd party review of all play structures owned and operated by the Municipality of Strathroy – Caradoc.

This Standard provides requirements for public-use play spaces and play equipment intended for use by children aged 18 months to 12 years.

The independent report identifies many of the play structures or components of the play structures do not meet CSA Z614-07. The reports also recommends “Based on the findings of this inspection as well as age, condition, and ‘play value’ of the noted play component(s) consideration and/or discussion should be given to complete removal and/or replacement of the play component(s)

Council has taken a proactive approach with the removal of most of the old playground equipment and the revitalization of High St. Park, however there are a couple of old swing sets left that require to replaced and one of those areas falls with the very busy Alexandra Park.

It is staff’s recommendation to replace the remaining swing set that is left in Alexandra Park with a new inclusive swing set to accommodate people with all abilities.
CAPITAL PROJECT FOR 2018

Project Name: Park Tennis Court Resurfacing

Department: Community Services

Estimated Gross Cost: $30,000.00

Funding Sources:

<table>
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<tr>
<th>Grants/Recoveries</th>
<th>Loans</th>
<th>Gas Tax</th>
<th>Development Charges</th>
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PROJECT DESCRIPTION:

This past summer the department spent a couple of weeks repairing cracks in the asphalt of the tennis courts to improve the playing surface.

The contractor repairing the cracks, suggested that to extend the life of the courts they should receive a recoating of the surface, which would help prevent further deterioration and would breathe new life into them.

The resurfacing would include all new lines for tennis and pickleball as this sport is growing rapidly in community.
CAPITAL PROJECT FOR 2018

**Project Name:**

**Museum Storage – Exterior Doors**

**Department:**

**Community Services**

**Estimated Gross Cost:**

$6,000.00

**Funding Sources:**

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<thead>
<tr>
<th>Grants/Recoveries</th>
<th>Loans</th>
<th>Gas Tax</th>
<th>Development Charges</th>
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**PROJECT DESCRIPTION:**

It is requested that capital expenses include a provision of $6,000 for the replacement of entry and back doors at Museum Collection Storage Facility with insulated doors.

The current doors at the Museum Collection Storage Facility are not exterior doors, and are not insulated. Every year during the winter season the doors freeze and ice over. This has access and safety implications for staff. This fluctuation of temperature within the Collections Storage building also has negative impacts on the collection. Maintaining constant temperature and humidity is critical for the proper care and conservation of museum artifacts. Proper climate control prevents the growth of mold, fungi, corrosion and pollutants.

It is recommended that the exterior doors of the Museum Collection Storage Facility be replaced to allow museum staff to enhance climate control within the storage facility, in order to better maintain the museum collection for future generations.
CAPITAL PROJECT FOR 2018

Project Name:

Museum Storage – Modular Shelving

Department:

Community Services

Estimated Gross Cost:

$25,000.00

Funding Sources:

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<tr>
<th>Grants/Recoveries</th>
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PROJECT DESCRIPTION:
Capital expenses include a provision of $25,000 for the purchase of additional modular shelving to assist with the organization of the museum collection.

Since relocating the museum to 34 Frank Street in 2006, the collection has grown with increased donations resulting from enhanced public exposure and profile. At the present moment, the museum collection consists of over 30,000 artifacts and archival materials. As such, our museum staff is now looking to enhance our storage abilities to maximize use of the collections facility and organize the space to facilitate public tours.

The cost includes the purchase of static shelving to accommodate large object storage, specialized textile storage solutions, and the development of a storage solution for incoming offers of donation.

There are two possible grants available from the Government of Canada that could offset the costs associated – The Museum Assistance Program and the Canada Cultural Spaces Fund.

The Strathroy Middlesex Museum Foundation has committed to fundraising for this project to assist with any costs not covered by government grants.
PROPERTY MANAGEMENT
Library Admin Office – Replacement of Asphalt Shingle Roof

Community Services

$20,000.00

Funding Sources:

20,000.00

PROJECT DESCRIPTION:

Installed in 2005, the shingles have repeatedly lifted off in recent years with high winds, causing staff to make temporary repairs in 2013, 2014, 2015, 2016 and 2017 as sections of shingles have blown onto the roadway and surrounding yard.

The failure of the shingles is due to improper installation and/or product issues related to the adhesive strip on the shingle backing. Unfortunately, these shingles are no longer covered under warranty.
CAPITAL PROJECT FOR 2018

Project Name: Property Management
Railway Garden Parking Lot

Department: Community Services

Estimated Gross Cost: $180,000.00

Funding Sources:

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<th>Grants/Recoveries</th>
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PROJECT DESCRIPTION:

In 2013, the Progress through Partnership (PTP) committee identified the Railway Garden Parking Lot project as a priority project in moving forward with the implementation of the Downtown Master Plan (2010).

The construction of the garden and lot included surrounding the lot with low maintenance garden beds and trees. The focal point of the garden project was the garden located at the corner of Metcalfe St. and Albert St.

The gardens were completed in the summer of 2014 with funding assistance from many partners including PTP, Strathroy BIA, and the Strathroy-Caradoc Horticultural Society.

One area that would complete the lot would be the paving of the parking area. During rains and wetter times of the year, the lot is very soft and full of puddles not making it ideal for use. Paving the lot would eliminate these issues and would allow for year round use without concern.
# CAPITAL PROJECT FOR 2018

**Project Name:**

| Property Management | Exterior North Wall Repair Town Hall |

**Department:**

| Community Services |

**Estimated Gross Cost:**

| $25,000.00 |

**Funding Sources:**

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<th>Grants/Recoveries</th>
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**PROJECT DESCRIPTION:**

During the structural assessment of the bell tower in 2017 staff noticed approximately 20’ of exterior wall pulling away from the building. The engineering firm was asked to provide a report and estimated cost to repair.

It was determined at that time that the wall pulling away did not pose any structural concern and the cost of repair would be minimal, consisting of removing the brick from the building then resetting and connecting to the structure.
CAPITAL PROJECT FOR 2018

Project Name:

| Property Management | Interior Painting of Town Hall and Upgrades |

Department:

| Community Services |

Estimated Gross Cost:

| $50,000.00 |

Funding Sources:

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<th>Grants/Recoveries</th>
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PROJECT DESCRIPTION:

It has been several years since the municipal offices have had any significant investment on the interior.

Several items need attention within Town Hall that will be dealt with through this project.

- Replacement of the front entrance doors
- Improved security measures
- Painting of all common areas and offices if available
- Renovation of the Police Services Board office
- Upgrades to the Council Chambers
  - Rewiring of microphones
  - New window treatments
  - New desk for directors
  - Painting, décor and art work
  - New furniture for the audience
- Updating the Committee Room
  - New chairs
  - New window treatments
  - Painting and updating décor

This general maintenance project will allow the Municipality to continue to maintain the offices as well as projecting a level of professionalism that the residents of Strathroy-Caradoc have come to expect.
CAPITAL PROJECT FOR 2018

Project Name:

<table>
<thead>
<tr>
<th>Property Management</th>
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<tbody>
<tr>
<td>HVAC for Lower Level of Town Hall</td>
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</table>

Department:

| Community Services |

Estimated Gross Cost:

| $35,000.00 |

Funding Sources:

<table>
<thead>
<tr>
<th>Grants/Recoveries</th>
<th>Loans</th>
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<td>$17,500.00</td>
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PROJECT DESCRIPTION:

Over the past winter and summer it has been noticed that there is a need for fresh air exchange and air conditioning for the lower level.

The air in the lower level is noticeably drier in the winter and with the inability to open windows to allow for fresh air, it becomes stale. It has been reported that staff seem to get sick more often and one employee has contracted pneumonia twice since relocating. During the hot summer months the opposite is experience were it is considerably more humid, due to the inability to condition the air in the space.

It has been suggested that that a couple of Energy Recovery Ventilator ERV’s and Ductless Heat Pumps be installed to provide the needed air exchange and conditioning for the area in the lower level.
CAPITAL PROJECT FOR 2018

Project Name:
SASC- Comprehensive Building Condition Assessment

Department:
Community Services

Estimated Gross Cost:
$25,000.00

Funding Sources:

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<th>Grants/Recoveries</th>
<th>Loans</th>
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PROJECT DESCRIPTION:

Identified in the Parks and Recreation Master Plan is a need to conduct building condition assessments. It is recommended that all of our indoor recreation facilities have this assessment completed.

This building condition assessment would provide an overall condition report of the facility as well as provide life cycle dates for equipment replacement allowing us to forecast more accurate budget requests.
CAPITAL PROJECT FROM 2017

Project Name:
Park
Scout House Roof Replacement and Accessible Washroom Installation

Department:
Parks and Recreation

Estimated Gross Cost:
$65,000.00

Funding Sources:

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<thead>
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<th>Grants/Recoveries</th>
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PROJECT DESCRIPTION:

The Scout House has been a fixture in the community for decades and the facility is in need of a new roof.

The Scout House is home to the 1st Strathroy Scouts which services approximately 75 to 100 youth on a weekly basis up to 4 days per week during the school year. The other months the Scout House is rented out by the Strathroy YMCA for summer camps.

A report was commissioned approximately 15 years ago suggesting the roof has reached its end of life. Over the past 15 years a series of repairs and patches have been applied to the roof which has extended its life, however we are at a stage now that patches will not fix the problem and significant water penetration has been occurring over the past little while.

As part of this project, we are recommending that a portion of the Scout House be converted into a single stall accessible washroom and change room for the splash pad with access from the outside only.

We have met with the Scouts and they have agreed to this adjustment of the floor plan.
CAPITAL PROJECT FOR 2018

### Project Name:

<table>
<thead>
<tr>
<th>Community Development</th>
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<tr>
<td>Albert St. Bridge Baskets</td>
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</table>

### Department:

| Community Services |

### Estimated Gross Cost:

| $10,000.00 |

### Funding Sources:

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<thead>
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<th>Grants/Recoveries</th>
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### PROJECT DESCRIPTION:

The installation of bridge baskets has been a welcoming site as you enter into the downtown core along Caradoc St. for some time now. In 2018, the BIA has indicated that they would like to collaborate with the Municipality and the PTP Committee and install bridge baskets on Head St.

This leaves only one bridge in the community without baskets installed and it is the department’s recommendation to install baskets on the bridge at the entrance of the community along Albert St.