



Facility Assessment

Town of Morinville
Meunier Maintenance Building & Yard
August 2021



Facility Assessment

PURPOSE OF A FACILITY ASSESSMENT

- Assess Physical Condition
- Assess the Functional Condition
- Propose Solutions to address deficiencies – Physical and Functional
- Forecast Capital Repairs and/or Replacements required
- Provide Estimated Costs for Forecast Repairs and/or Replacement

Facility Assessment

PHYSICAL CONDITION

Building Envelope

- Roof is past lifecycle and should be replaced – evidence of leaks
- Exterior walls are concrete block with minimal insulation value
- Windows are not energy efficient (Lunch Room windows need replacing)
- Exterior paint is peeling in many locations – provide path for water infiltration which will deteriorate concrete block
- Building is highly energy inefficient
- Rodent problems
- Exterior door does not seal in many locations – air gaps under or around door seals
- Wash bay door operator is broken

Facility Assessment

PHYSICAL CONDITION

Structural

- Wash bay walls are deteriorating due to moisture
- Wash bay wall has suffered an impact that has knocked blocks out of wall
- Large gap between floor slab and wall in wash bay – water can drain down under slab

Facility Assessment

PHYSICAL CONDITION

Interior/Exterior Finishes

- Floor tiles are in poor shape and should be replaced as they contain asbestos
- Walls on office side have been flooded numerous times – possible moisture/mould
- Separation of wall joints – building is moving
- Unsealed penetrations through block walls
- Floor beds at front trap moisture against block wall – should have water proof membrane to protect block

Facility Assessment

PHYSICAL CONDITION

Heating-Cooling-Ventilation

- Shop office on north side heat doesn't work in cold temps. Could get cold in winter (10 degrees inside)
- AC can't keep lunch room cool or warm in winter and summer season
- Ventilation in wash bay is not effective
- Ventilation in Mechanic's Bays does not meet ASHRAE guidelines
- Ventilation in Mechanics Bays does not meet Building Code
- No functional vehicle exhaust system
- Sewer smell in ladies' change room
- Underfloor vents / Floor vent covered with rug

Facility Assessment

PHYSICAL CONDITION

Plumbing

- Toilets Leak
- Washroom fixtures are reaching end of lifecycle and require replacement
- Domestic Hot Water tank undersized for number of fixtures
- RWL in lunch room supported with loose wood blocks
- Rely on double compartment sumps as oil/water separators
- Guidelines for wash bay operation?
- RWL drain onto sidewalk at base of building

Facility Assessment

PHYSICAL CONDITION

Electrical & Communications/IT

- Panels are full - no capacity to add circuits
- The electrical plugs can not support newer equipment loads (20A)
- Light switch in wash bay should be replaced
- Mixture of lights – upgrade to LED as lights fail

Facility Assessment

PHYSICAL CONDITION

Building Surroundings

- North side of building has flooded numerous times – lack of drainage
- Poor drainage in general
- Sidewalks are breaking up due to differential movement
- Sidewalks below foundations in some areas – back drain to building
- Sidewalks have heaved in front of doors – restricting opening (fire exits)
- Concrete aprons at OH doors are deteriorating and wearing

Facility Assessment

PHYSICAL CONDITION

Hazardous Assessment

- Asbestos in exterior wall insulation
- Asbestos in mastic on HVAC ducts
- Asbestos in water pipe insulation
- Possible Asbestos in roofing materials – needs to be tested if roof being replaced
- Possible Lead Paint

- Ceiling Tiles, floor tiles and drywall compound were free of asbestos

Facility Assessment

PHYSICAL CONDITION

Code Issues

- Mechanical Room 2nd floor Bays – fire separation 1h
- Mechanical Room 2nd floor Bays – exiting requirement
- Electrical Panels – clear space
- CO/NOx Sensors required in mechanics bays and interlock makeup air and exhaust
- Door closures – fire separations
- Fire extinguishers are not mounted
- Safety Rail for Carpentry Shop mechanical room Access
- Tile or another impervious surface required around urinals
- Missing grab bars in accessible washroom
- Exposed breaker slots in panels

Facility Assessment

PHYSICAL CONDITION

Cold Storage Buildings

- Exposed spray foam insulation in cold storage – code violation
- Impact damage above doors
- Metal Halide fixtures
- Why exhaust fans in one building and not the other
- Install non-illuminated emergency exit signs on doors

Transportation Building (leased from AT)

- Lighting is poor
- Ventilation is poor
- Walls and ceiling falling apart
- Heating/Cooling issues
- Bathrooms are in poor condition

Facility Assessment

FUNCTIONAL CONDITION

1. Isn't enough room in this building for the staff we have
2. Larger lunch room and staff training areas - not enough seating for everyone in the lunch room
3. Control room to view traffic cameras or review utility pumphouse controls SCADA
4. Separate areas for utilities department
 - the location of the utility office is very noisy at time do the proximity of the shop.
 - with the communal computers it can have lots of traffic
5. Change room – needs to be larger
 - Showers – too small, not very usable
6. Bathrooms – not enough toilets, urinal or sinks
 - Insufficient bathrooms in summer for extra staff

Facility Assessment

FUNCTIONAL CONDITION

7. Lack of storage space – both office area and operational / shop area
 - Need more space for equipment parts, equipment blades, and general storage,
 - More shop bays More storage
 - Heavy truck hoist
 - Blade storage
 - Sand salt shed
 - Better water fill station
 - bigger heated storage areas for equipment.
 - bigger meeting rooms
 - more storage for oils and parts. due to the small space everything is crammed into small rooms and hard to organize and access.
 - Storage rooms are too small and disorganized
 - not enough space for the equipment we use on a regular basis

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FUNCTIONAL CONDITION

8. Outdated Equipment - Shop equipment needs updating
9. Not enough plug ins for all of the electrical devices we use
10. Bay doors are small (width)
11. Wash bay – needs to be bigger
12. Security
 - All buildings should have alarms and fob access
 - insecure buildings
13. Mechanics Bays
 - the crane needs to span all three shop bays.
 - a 4 post hoist/ pit is needed

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FUNCTIONAL CONDITION

14. Cold Storage Building

- If cold storage north building was finished with concrete floor and shelving this would help with equipment storage and parking needs
- We need another heated building

15. Sign Shed

- no heat to work on anything
- very poor lighting

16. Transportation Building

- Staff having to use old transportation shop as lunch and change rooms where a SEWER TRUCK is stored.
- Bathrooms need improvement
- Lacks staff lounge area

Facility Assessment

WHERE DO WE GO FROM HERE?

1. Confirm Departmental Needs Assessment – Needs vs Wants
2. Find Solutions to Problems – 40 year design
3. Finalize Cost Estimates
 - Cost to maintain existing
 - Costs to Correct Physical Deficiencies in existing
 - Cost to Add-on / Renovate or Construct New
4. Budget
 - When and how much
 - Funding approach – Grants, Debenture, Build Reserve