



BOARD REPORT

REPORT No.: 2024-24

MEETING DATE: JUNE 20, 2024

SUBJECT: BUILDING CONDITION ASSESSMENT RESULTS

RECOMMENDATION

THAT with respect to Report No. 2024-24, we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), accept the Building Condition Assessment report;

AND THAT the Board direct Administration to report back at the September 19, 2024 Board meeting with an updated Property Portfolio Action Plan related to TBDSSAB's property assets.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with the results of the Building Condition Assessments completed for TBDSSAB's property assets.

BACKGROUND

In September 2022, TBDSSAB issued a Request for Proposal for consulting services for TBDSSAB, and the Community Housing Providers (HP) within the service system, to complete an integrated review of its property portfolio to update and ascertain the physical condition of the assets of TBDSSAB and each HP, in order to develop long-term capital plans. Specific requirements included:

1. Building Condition Assessments (BCA) - conducting a detailed non-destructive on-site assessment of each property including full exterior inspections and interior inspections of no less than 10% of a sample representation of the units (a minimum of 3 units per property);
2. American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Level 2 Energy Audit (EA) as per ASHRAE Standards;
3. Capital Expenditure Forecasts (CEF) for the next 30 years, including annual expenses for each property over a 30-year period, and

4. Reserve Fund Studies (RFS) - to estimate the adequacy of capital reserve funds over the next 30 years, to support the analysis of reserve funds, and maximize long term financial sustainability of the assets.
5. Work shall include an Environmental Audit on the presence of Designated Substances and Asbestos that will provide the appropriate recommendations.

Reporting required that each BCA/EA/CEF/RFS Report include:

1. An executive summary of major findings and recommendations for each category of capital item, include a roll-up of the costs by major property elements for each building type within each property and a summary of recommended energy measures.
2. A Condition Assessment of Capital Components, including a review of any major problem areas requiring further in-depth testing, including a description of the problems, the kind of testing needed, and an estimate of cost for testing.
3. Digital photographs taken to document the conditions observed during the survey and highlight deficiencies, and at minimum, photographs of each elevation, of each roof level and of typical site elements.
4. Photographs of specific major deficiencies or areas requiring repair / replacements.
5. A capital data sheet for each of the Building Components and Elements outlined in Attachment 1 identifying:
 - i) What the capital item is and what it is made of;
 - ii) Which prioritization category the capital component belongs to according to the categories outlined in the Report Prioritization System (provided);
 - iii) How many of each item there are;
 - iv) Their physical condition according to descriptions outlined in the Report Component Condition Rating and any additional annotations;
 - v) Their actual or estimated age, their normal life span;
 - vi) When they will next need major repair or replacement (estimated remaining life);
 - vii) An estimate of cost in present dollars for future repair or replacement based on current physical condition;
 - viii) Preventive maintenance recommendations, if any, to extend end-of-life expectancy;
 - ix) Other recommendations, if any, on how TBDSSAB can save money (e.g., advice on when a less expensive replacement would work as well as the original item, when a higher quality replacement would save money in the long-term, and when it would be more cost effective to replace a capital item rather than continuing to repair it);

- x) Comment and assumptions regarding the impact of manufacturer's obsolescence cycles on the replacement cycle and therefore the anticipated life span of specific elements, and
 - xi) Observations, if any, on the non-compliance of the item with applicable laws and regulations and a review of any major problem areas requiring further in-depth testing, including a description of the problems, the type of testing required and an estimated cost.
6. CEF for each Property detailing an estimate of the capital expenditure requirements on an annual basis for the next 30 years, with repair or replacement cost in 2023 dollars.
7. RFS for each Property to estimate the adequacy of capital reserve funds over the next 30 years.

The contract was awarded to McIntosh Perry Consulting Engineers Ltd., (Report No. 2022-61 – Contract Award – Building Condition Assessments) and work was carried out throughout 2023 and early 2024.

COMMENTS

Facility Condition Index Rating

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the constructed asset's condition at a specific point in time. It is a functional indicator resulting from an analysis of different but related operational indicators to obtain an overview of a buildings' condition as a numerical value.

FCI is defined as a ratio of the aggregated total cost of any needed or outstanding repairs, renewal or upgrade requirements for a given building to the current replacement value of the building or component. This ratio represents the repair needs or replacement value expressed in percentage terms. Land values are not to be considered when calculating FCIs.

$$\text{FCI} = \frac{\text{Building or Component Renewal Needs (S)}}{\text{Current Replacement Value of Building or Components (\$)}} \times 100\%$$

FCIs are classified and expressed according to the following condition ratings for all buildings and components:

- i. Good Condition (0 - 5% FCI): asset is in good condition and does not require capital expenditure.
- ii. Fair Condition (6 - 10% FCI): asset is in fair condition and requires some capital expenditure and will likely become "poor" within a few years if not addressed.

- iii. Poor Condition (21-30% FCI): Asset is in poor condition and requires capital expenditure and will likely become 'critical' within a few years if not addressed.
- iv. Critical (>30%) - asset is deteriorated and requires immediate capital expenditure.

Utilizing FCI provides a professional method of measurement to determine the relative condition index of a single building, group of buildings, or a total portfolio. As FCI increases, assets will experience:

- Increased risk of component failure, resulting in potentially greater costs for emergency mitigation requirements;
- Increased facility maintenance and operating costs if components are not repaired/ replaced in a timely, planned and strategic manner; and
- Increased risk of negative impacts to tenants.

Utilizing the FCI rating tool provides further data relative to assessing the long term physical and financial sustainability of TBDSSAB's assets.

The FCI ratings for each of TBDSSAB's housing properties are provided in Attachment 2. In accordance with the FCI rating definitions, the summary of all TBDSSAB properties are rated as follows:

FCI Rating	Condition Narrative	# of Properties	% of Properties	Condition, per 2014 Results	% of Properties, per 2014 results
0 – 5%	Good	45	88.2%	37	67.3%
6 – 10%	Fair	3	5.9%	12	21.8%
11 – 30%	Poor	3	5.9%	4	7.3%
>30%	Critical	0	0%	2	3.6%

Although the assessments were completed for the Bertrand Court property, the results have not been included in this report as the property is currently the subject of review and analysis for redevelopment based on the previous BCA Study.

Capital Renewal Plan

The Capital Renewal Plan provided by the consultant assumes full replacement values of the various capital (building and site) components based on engineering data relative to assumptions of end-of-life timelines.

This data needs to be interpreted appropriately based on the inherent engineering assumptions and timelines used in establishing the data; the end-of-life calculations assume that no regular and on-going preventative maintenance is being completed, which would normally extend the end-of-life timelines. As well, all components are factored in for replacement, however, certain components will not reasonably be

replaced per end-of-life standard timelines. For example, Mclvor Court has the highest FCI at 22.38% because this includes electrical panels in the units being replaced in 2025 for \$423,000, and branch wiring being replaced throughout the building in 2034 for a cost of \$889,000.

It is important to have this end-of-life data from a building condition and asset management and planning perspective, however, in the case of Mclvor Court, electrical panels in units and branch wiring through buildings would not be replaced unless they were faulty.

This data needs to be further supplemented with analysis of the current state of each property, each year, and incorporated into a long-term physical and financial plan.

Also included in the BCA assessments were requirements to move the properties to net zero by 2050, which will be important information as TBDSSAB moves forward with continuing its environmental sustainability initiatives.

Further analysis was completed by Administration to understand those items identified as high need or critical to support the long-term sustainability of the infrastructure. These resulting capital renewal requirements total \$56M over the next 30 years, or an average of \$1.8M per year, although would still be subject to annual review and confirmation of requirements.

In addition, there are various components, identified as medium priority, which require annual review to confirm capital renewal plan requirements over the next 30 years. These requirements would be incorporated into the infrastructure planning program and annual capital budget review completed by Administration, as well as annual operating maintenance plans. These plans will also impact the state of properties, as well as the resulting priority status. The capital renewal plan components identified as medium priority total \$302M over the next 30 years, or an average of \$10.1M per year.

The last category is defined as low priority which would also be incorporated into the infrastructure planning program and capital budget review completed annually by Administration. Annual operating maintenance plans would also impact the current state of properties for these required elements, as well as the resulting priority status for the elements identified as low priority.

The 30 year summary of these components is provided in the table below:

	High and Urgent	Medium	Low	Total
Total	\$ 54,360,651	\$302,863,558	\$107,214,508	\$464,438,717
Average per Year*	\$ 1,812,022	\$ 10,095,452	\$ 3,573,817	\$ 15,481,291

*Subject to annual review and capital planning process

Financial Investments

With the FCI data, as well as the estimated end of life capital renewal planning values, further review is required to establish long term capital plans and related financial investment requirements.

TBDSSAB maintains a Reserve Fund to provide funding for its annual capital budget program based on its capital plan. Per the Audited Financial Statements at December 31, 2023, the balance in TBDSSAB's Housing Portfolio Capital Reserve Fund was \$19,885,519. The current Reserve Fund strategy includes an annual contribution to this reserve fund from the Operating Budget based on the Social Housing Benchmark Indices, which for 2024 was a 3.12% increase over the contribution level of 2023, or \$3,056,000. In addition, the current maximum reserve fund withdrawal is set at \$4.25M which supports the annual capital plan. Based on these assumptions, the reserve fund balance will meet its minimum fund balance of \$4M throughout the 30 year timelines of the BCA reports.

The reserve fund balance has benefited in a positive way over the past 8 years, as TBDSSAB has accessed various 100% funded capital programs totaling over \$11M, which has assisted in maintaining the reserve fund balance while funding capital projects.

The level of financial investment required to support the annual renewal strategy will be reviewed in conjunction with the annual Reserve and Reserve Fund Strategy update where a more fulsome view of the capital investment requirements will be considered based on the annual capital budget process, and the availability of other funding sources to fund the capital investment plan.

Summary

Overall, the state of TBDSSAB properties is positive, with the majority (94.1%) of its properties representing 92% or 2,294 of the units assessed at the good or fair facility condition index levels.

Maintaining these assessed levels will require ongoing financial investments through the annual capital budget program, as well as operational budget investments to ensure regular preventative maintenance programs and urgent repairs can be supported.

Although TBDSSAB included the community non-profit housing providers' portfolio BCA reviews as part of the process, the community non-profit housing providers portfolios' BCA results were not reviewed, as each of their respective Boards would review and make independent decisions on the needs and timing of capital investment. Their results and related plans will support the requirement of those non-profit housing providers' requirements to provide a long-term capital plan as a component of the new funding agreements for the post-mortgage Housing Operating Agreements. This

information will also inform decisions relative to the potential use of TBDSSAB's Community Housing Reserve Fund which can be used to support capital requirements of the non-profit housing providers.

Property Portfolio Action Plan

The previously approved Property Portfolio Action Plan and Capital Strategy (RPT No. 2015-63) will also be impacted by the updated BCA results. Administration will analyze the BCA data with a view to updating the Property Portfolio Action Plan, factoring in long term physical and financial long-term sustainability and the related capital planning.

Analysis of the sustainability of each property will be determined based on the overall capital investments required in relation to the FCI rating. Additional factors to be considered for each property include market factors, existing amenities and accessibility factors, community needs, utilization, and the potential for a specific property to be redeveloped. In addition, how the existing property fits with and addresses the goals of TBDSSAB's Housing and Homelessness Strategy will also be reviewed to update the Property Portfolio Action Plan.

STRATEGIC PLAN IMPACT

This report relates to the Board's strategic direction of Financial Stewardship, with a focus on maximizing long term physical and financial sustainability of TBDSSAB assets.

FINANCIAL IMPLICATIONS

The data provided through the BCAs will be incorporated into the annual capital renewal strategy, and Capital Budget program as well as the annual Reserve and Reserve Fund Strategy Update.

CONCLUSION



It is concluded that the results of the BCAs have been provided, and this updated data will inform infrastructure planning and the annual capital budget and forecast for TBDSSAB's property assets.

It is also concluded that the annual Reserve and Reserve Fund Strategy will be updated based on the updated capital planning, budget and forecast, and presented to the Board at its October 2024 meeting.

It is further concluded that an updated Property Portfolio Action Plan be provided to the Board at its October 2024 meeting.

REFERENCE MATERIALS

Attachment #1 [Components and Elements – Building and Site](#)
#2 [Property Portfolio Facility Condition Index \(FCI\) Rating](#)

PREPARED BY:	Marty Farough, Manager, Infrastructure & Asset Management
SIGNATURE	
APPROVED BY	Georgina Daniels, FCPA, FCA, Director - Corporate Services Division
SIGNATURE	
SUBMITTED BY:	William (Bill) Bradica, Chief Executive Officer

The District of Thunder Bay Social Services Administration Board
Components and Elements - Building and Site

Building Components and Elements

Category	Element Description	Definition
A10 - Foundations	Standard Foundations	Foundations include all buried structural elements supporting columns, walls, framed floors & roof, i.e. spread footings, piles & pile caps, concrete or masonry walls below grade on strip footings, ground supported raft slabs, drainage & damp proofing.
A10 - Foundations	Standard Foundations - Parking Garage	Foundations include all buried structural elements supporting columns, walls, framed floors & roof, i.e. spread footings, piles & pile caps, concrete or masonry walls below grade on strip footings, ground supported raft slabs, drainage & damp proofing.
B10 - Superstructure	Structural Frame	Superstructure includes all structural elements above the foundations at ground level to form the building frame, i.e. columns, beams & load bearing walls, floors & roof, 1st. floor slabs-on-grade, canopies, balconies, rails, parapets & exterior stairs.
B1013 - Balcony Construction	Balcony Construction - Units	Includes: Balcony decks and railings
B2010 - Exterior Walls	Exterior Wall Construction Concrete Block	Exterior Walls enclose the building from grade to roof and may be perforated by windows and doors. They may include concrete, masonry, siding, stucco or curtain wall etc., with framing. Caulking, exterior ceilings, soffits and fascia are included.
B2010 - Exterior Walls	Exterior Wall Construction - Metal Balcony Siding 50%	Exterior Walls enclose the building from grade to roof and may be perforated by windows and doors. They may include concrete, masonry, siding, stucco or curtain wall etc., with framing. Caulking, exterior ceilings, soffits and fascia are included.
B2010 - Exterior Walls	Exterior Wall Construction - Metal Siding 50%	Exterior Walls enclose the building from grade to roof and may be perforated by windows and doors. They may include concrete, masonry, siding, stucco or curtain wall etc., with framing. Caulking, exterior ceilings, soffits and fascia are included.
B2020 - Exterior Windows	Exterior Windows - Units - Living Rooms (10%)	Exterior windows are identified as the glazed openings in the perimeter wall and include the glazing, frame (wood, plastic or metal), seals the finish and hardware. They can be in a grouping, punched or in ribbon frames, operating or fixed glass.
B2020 - Exterior Windows	Exterior Windows - Units - Balconies	Exterior windows are identified as the glazed openings in the perimeter wall and include the glazing, frame (wood, plastic or metal), seals the finish and hardware. They can be in a grouping, punched or in ribbon frames, operating or fixed glass.
B2020 - Exterior Windows	Exterior Windows - Skywalk	Exterior windows are identified as the glazed openings in the perimeter wall and include the glazing, frame (wood, plastic or metal), seals the finish and hardware. They can be in a grouping, punched or in ribbon frames, operating or fixed glass.
B2030 - Exterior Doors	Exterior Doors - Main Entrances	Exterior doors occur in the perimeter wall, the assembly covers the door, its frame, finish and hardware. Types include: hollow metal possibly with vision panels, wood, glazed in metal frames inc. storefront-type, balcony, storm and revolving doors.
B2030 - Exterior Doors	Exterior Doors - Service Rooms	Exterior doors occur in the perimeter wall, the assembly covers the door, its frame, finish and hardware. Types include: hollow metal possibly with vision panels, wood, glazed in metal frames inc. storefront-type, balcony, storm and revolving doors.
B2030 - Exterior Doors	Exterior Doors - Units - Balcony Doors	Exterior doors occur in the perimeter wall, the assembly covers the door, its frame, finish and hardware. Types include: hollow metal possibly with vision panels, wood, glazed in metal frames inc. storefront-type, balcony, storm and revolving doors.
B2030 - Exterior Doors	Exterior Doors - Overhead Doors	Exterior doors occur in the perimeter wall, the assembly covers the door, its frame, finish and hardware. Types include: hollow metal possibly with vision panels, wood, glazed in metal frames inc. storefront-type, balcony, storm and revolving doors.
B30 - Roofing	Roof Coverings - EPDM	Flat roofing: built-up asphalt, single ply, modified bitumen & inverted roof, insulation, filter fabric & ballast. Sloped roofs: shingle, slate, metal, fibreglass & copper. Includes: canopy roofing, roof glazing, hatches, flashings, anchors & joints.
C1010 - Partitions	Partitions	Partitions are generally unfinished non-load bearing wall assemblies found inside buildings. They can comprise gypsum wallboard, plaster, concrete block, glazing, glass block or wood veneer. They include the assemblies attached to load bearing walls.
C1040 - Interior Doors - Units	Interior Doors - Units	All doors in the suites except those through the perimeter walls. Constructed of hollow metal, solid or hollow wood, coiling grilles and roll-ups including the door or grille, frame, finish, hardware, glazing & caulking. Inc.; corridor & closet doors.
C1050 - Interior Doors - Common Area	Interior Doors - Common Areas	All doors in the Common Area except those through the perimeter walls. Made of hollow metal, solid or hollow wood, coiling grilles and roll-ups including the door or grille, frame, finish, hardware, glazing & caulking. Inc.; vestibule & service doors.
C1060 - Kitchen Refurbishment	Kitchen Millwork & Fixtures - Units	In residential occupancies, may include, with proportional cost; Fittings 54%, Plumbing Fixtures & Piping to risers 18%, Finishes 15%, Ventilation, Wiring & Lighting 13% replacements. The remaining costs of these components reflect this regrouping.
C1070 - Bathroom Refurbishment	Bathroom Millwork & Fixtures	In residential occupancies, may include, with proportional cost; Fittings 15%, Plumbing Fixtures & Piping to risers, 70%, Finishes 10%, Ventilation, Wiring & Lighting 5% replacements. The remaining costs of these components reflect this regrouping.
C3050 - Wall Finishes - Common Area	Wall Finishes - Paint Wall Coverings - Common Areas	Includes finishes on interior walls and the inside of exterior walls in common and service areas, except stairwells. Typical finishes; paint, stucco, wallpaper, ceramic tile, epoxy coatings, masonry or stone tile, wood paneling, fabric & waterproofing.

Building Components and Elements

Category	Element Description	Definition
C3070 - Floor Finishes - Common Area	Floor Finishes Painted / Sealed Concrete - Common Areas	Includes finishes on interior floor surfaces in common and service areas, except stairs. Typical finishes; ceramic tile, terrazzo, vinyl tile, sheet vinyl, rubber, linoleum, hardwood, paint/seal, masonry or stone tile, traffic coatings & waterproofing.
C3070 - Floor Finishes - Common Area	Floor Finishes - Carpet - Common Areas	Includes finishes on interior floor surfaces in common and service areas, except stairs. Typical finishes; ceramic tile, terrazzo, vinyl tile, sheet vinyl, rubber, linoleum, hardwood, paint/seal, masonry or stone tile, traffic coatings & waterproofing.
C3070 - Floor Finishes - Common Area	Floor Finishes - Vinyl Floor Tiles - Common Areas	Includes finishes on interior floor surfaces in common and service areas, except stairs. Typical finishes; ceramic tile, terrazzo, vinyl tile, sheet vinyl, rubber, linoleum, hardwood, paint/seal, masonry or stone tile, traffic coatings & waterproofing.
C3070 - Floor Finishes - Common Area	Floor Finishes - Ceramic Floor Tiles - Common Areas	Includes finishes on interior floor surfaces in common and service areas, except stairs. Typical finishes; ceramic tile, terrazzo, vinyl tile, sheet vinyl, rubber, linoleum, hardwood, paint/seal, masonry or stone tile, traffic coatings & waterproofing.
C3090 - Ceiling Finishes - Common Area	Suspended Acoustic Panel Ceilings - Common Areas	Includes all ceilings and ceiling finishes applied to interiors in common and service areas except stairs. Typical ceilings; suspended acoustic tile, adhered acoustic tile, linear metal, wood board, ceramic tile, stucco, drywall & paint.
C3200 - Interior Renovations - Units	Paint Wall Covering - Units	Includes: wall, ceiling, and flooring finishes within the unit. Does not include finishes within the Kitchen and Bathroom.
C3200 - Interior Renovations - Units	Floor Finishes - Vinyl Tile - Units	Includes: wall, ceiling, and flooring finishes within the unit. Does not include finishes within the Kitchen and Bathroom.
C3200 - Interior Renovations - Units	Suspended Acoustic Panel Ceiling - Units	Includes: wall, ceiling, and flooring finishes within the unit. Does not include finishes within the Kitchen and Bathroom.
C3200 - Interior Renovations - Units	Floor Finishes - Sheet Vinyl - Units	Includes: wall, ceiling, and flooring finishes within the unit. Does not include finishes within the Kitchen and Bathroom.
D1010 - Elevators & Lifts	Overhead Traction Passenger Elevator	Elevators and Lifts include; elevators (hydraulic or geared), lifts (handicapped) and moveable floors. (See E1037 for Dock Levellers) For the condition of these pieces of equipment refer to documentation prepared by the service provider.
D2010 - Plumbing Fixtures	Plumbing Fixtures - Units	Washroom plumbing fixtures may include toilets, lavatories, urinals, Bradleys, shower stall liners, baths, bidets etc.,. Misc. fixtures may include drinking fountains, service & kitchen sinks, emergency showers & eyewash stations and floor drains etc.
D2010 - Plumbing Fixtures	Plumbing Fixtures - Common Areas	Washroom plumbing fixtures may include toilets, lavatories, urinals, Bradleys, shower stall liners, baths, bidets etc.,. Misc. fixtures may include drinking fountains, service & kitchen sinks, emergency showers & eyewash stations and floor drains etc.
D2030 - Sanitary Waste	Sanitary Waste Systems	Sanitary waste systems include; waste piping and vent piping, valves, floor drains, cleanouts, sanitary waste equipment and insulation and also piping specialties such as strainers, hydraulic dampers, backflow preventers, etc.
D2060 - Domestic Water Distribution - Common Area	Plumbing Piping Systems	Domestic water distribution in the common & service areas includes; hot, recirculation & cold water piping, interior irrigation piping, circulation pumps, insulation & cover, valves, meters, strainers, hydraulic dampers, backflow preventers, etc.
D2095 - Domestic Water Heaters	Domestic Water Heater & Storage Tanks	Domestic water heaters may be central type; a storage tank with a hot water loop heated with internal or external steam or hot water heat exchangers, or distributed systems with small heaters near main points of use, both may be gas fired or electric.
D3012 - Gas Supply System	Gas Supply System	Providing service to the building heating system, building equipment specialties, the gas piping system includes; piping, protection, identification, valves, meters, and piping specialties.
D3016 - Solar Energy Supply	Solar Heating and Cooling System - Panels	Includes collector panels, heat exchangers, storage, pumps, piping and plumbing for solar heating systems. Includes framing, inverters, output cables, diodes, disconnects, meters, wiring, batteries, connectors and controls for photovoltaic module arrays.
D3034 - Packaged Air Conditioning Units	Rooftop AHU Heat and Cool	Includes: Computer Cooling AHU, Roof Top AHU for Heating and Cooling, Packaged Terminal A/C Units.
D3041 - Air Distribution Systems	Duct System	Air distribution systems for heating and cooling: Supply and return ductwork, fire and smoke dampers, duct accessories (dampers, filters, turning vanes, sound traps), supply and return grilles, registers and diffusers; intakes, air terminals.
D3045 - Exhaust Ventilation Systems	Exhaust Ventilation Systems - Units	Fans, ventilators, air handling units, for building mechanical exhaust systems. Ductwork, accessories, air filters, inlets and outlets for building mechanical exhaust systems. Kitchen exhaust hoods, ductwork, filters. Garage exhaust systems.
D3045 - Exhaust Ventilation Systems	Exhaust Ventilation Systems - Common Areas	Fans, ventilators, air handling units, for building mechanical exhaust systems. Ductwork, accessories, air filters, inlets and outlets for building mechanical exhaust systems. Kitchen exhaust hoods, ductwork, filters. Garage exhaust systems.
D3053 - Unit Heaters	Space Heaters - Common Areas	Complete electric or hot water heated or fossil fuel fired terminal units with wall sleeve and integral controls.
D3058-D - Make-Up AHU	Makeup AHU #1	Any type of self contained AHU specifically provided to deliver heated or cooled air, ventilation and to maintain positive air pressure in selected areas such as common areas of residential buildings
D3058-D - Make-Up AHU	Makeup AHU #2	Any type of self contained AHU specifically provided to deliver heated or cooled air, ventilation and to maintain positive air pressure in selected areas such as common areas of residential buildings
D3058-D - Make-Up AHU	Makeup AHU - Parking Garage	Any type of self contained AHU specifically provided to deliver heated or cooled air, ventilation and to maintain positive air pressure in selected areas such as common areas of residential buildings
D3060 - Controls And Instrumentation	Control Systems / Thermostats	Includes: Thermostats, timers, sensors, control valves necessary to operate systems. Also includes piping, tubing, wiring, control panels required for control systems.

Building Components and Elements

Category	Element Description	Definition
D3098 - Electric Baseboard Heat	Electric Heating System	Typically a perforated or slotted linear metal baseboard cabinet complete with electric coils, may include integral or local controls.
D4010 - Sprinklers	Sprinklers	Typically ceiling level pressurised water to sprinkler heads, at a code spacing. Dry with pressurized air if likely to freeze. 'Pre-action', 'Deluge' or Firecycle water damage limiting systems. May include Sprinkler Air Compressor or fire pump (D4090).
D4020 - Standpipes	Standpipes	Standpipe System provides pressurized water to strategically placed Fire Hose Cabinets. Inadequate pressure is supplemented by fire pumps (D4090) and, in areas subject to freezing, pressurized air is provided by a Standpipe Air Compressor.
D5013 - Main Electrical Service and Distribution	Main Switchgear	Main electrical service for the building.
D5014 - Intermediate Electrical Service and Distribution	Distribution Panels - Units	Intermediate service from the main to the unit panels.
D5021 - Branch Wiring	Branch Wiring - Cabling, Raceways and Bus Ducts	Includes wiring and devices for electrical distribution from circuit panels to outlets, devices and equipment connections.
D5023 - Lighting Equipment - Units	Interior Lighting - Units	Includes all hardwired interior lighting fixtures inside residential units.
D5024 - Lighting Equipment - Common Area	Interior Lighting - Common Areas	Includes all hardwired interior lighting fixtures in the common and service areas of a building.
D5037 - Fire Alarm System	Fire Alarm System	Includes main & secondary fire alarm control panels, remote annunciators, warning devices: bells, sirens, strobes, etc., manual & automatic detection devices: heat detectors, smoke & CO detectors, pull stations, flow sensors & interconnecting cabling.
D5038 - Security Systems	Surveillance System - Cameras & Hardware	Security systems include access control systems, alarm systems, video surveillance systems, designated waiting areas (DWA), emergency blue code stations etc. Components can include control panels (main and satellite), detection devices (motion detectors, glass break sensors, patient location devices, door contacts, etc.), keypads, card readers, etc.
D5038 - Security Systems	Access Control System - Kantech	Security systems include access control systems, alarm systems, video surveillance systems, designated waiting areas (DWA), emergency blue code stations etc. Components can include control panels (main and satellite), detection devices (motion detectors, glass break sensors, patient location devices, door contacts, etc.), keypads, card readers, etc.
D5091 - Exit & Emergency Light Systems	Exit Lighting	Exit lighting includes the supply and installation of all building exit signage. Power supply to the fixtures is not included in this component.
D5091 - Exit & Emergency Light Systems	Emergency Lighting	Exit lighting includes the supply and installation of all building exit signage. Power supply to the fixtures is not included in this component.
D5092 - Emergency Power & Generation Systems	Emergency Generator	Typically emergency power supply generators include, generator, transfer switch, fuel (typically diesel) supply system; fuel storage tank, fuel transfer pumps, fuel piping and possibly fuel system controls.
E1041 - Residential Appliances	Residential Refrigerators - Units	Residential Appliances include refrigerator, cooking range, range hood, clothes washing machine and dryer.
E1041 - Residential Appliances	Laundry Equipment - Common Area	Residential Appliances include refrigerator, cooking range, range hood, clothes washing machine and dryer.
E1041 - Residential Appliances	Residential Ranges - Units	Residential Appliances include refrigerator, cooking range, range hood, clothes washing machine and dryer.
F1046 - Trash Compactors	Garbage Compactors	Trash compacting devices and associated garbage disposal equipment.

Building Components and Elements

Category	Element Description	Definition
Site Elements		
Category	Element Description	Definition
G2030 - Pedestrian Paving	Concrete Pads	May include:- pedestrian pavement base courses, flexible pedestrian pavement, pedestrian unit pavers, rigid pedestrian pavement (concrete), pedestrian pavement curbs and gutters, exterior steps, ramps and associated handrails.
G2030 - Pedestrian Paving	Pedestrian Paving - Interlocking Block Walkways	May include:- pedestrian pavement base courses, flexible pedestrian pavement, pedestrian unit pavers, rigid pedestrian pavement (concrete), pedestrian pavement curbs and gutters, exterior steps, ramps and associated handrails.
G2030 - Pedestrian Paving	Concrete Stairs & Walkways	May include:- pedestrian pavement base courses, flexible pedestrian pavement, pedestrian unit pavers, rigid pedestrian pavement (concrete), pedestrian pavement curbs and gutters, exterior steps, ramps and associated handrails.
G2040 - Site Development	Retaining Walls - Concrete	May include:- fountains, fences and gates, bollards, athletic and recreational surfaces and facilities, site and street furnishings, exterior signs, footbridges and underpasses, flagpoles, bike racks, covers and shelters, site equipment, retaining walls, and any decking.
G2050 - Landscaping	Landscaping	May include:- irrigation systems, shrub and tree transplanting, soil preparation, lawns and grasses, trees, plants and ground covers, planting accessories.
G4020 - Site Lighting	Exterior Lighting	May include:- area lighting, feature lighting, building illumination, landscape lighting fixtures, transformers, poles, wiring conduits & ductbanks, controls, grounding and other site lighting items.

The District of Thunder Bay Social Services Administration Board
Facility Condition Index Rating Summary

Attachment #2
Report No. 2024-24

Legend:

	0-5% FCI Asset is in Good condition
	6-10% FCI Asset is in Fair condition
	11-30% FCI Asset is in Poor condition
	>30% FCI Asset is Critical condition

Building Name	Property Address	Municipality	Original Construction Year	FCI
Longlac Row	Centennial Drive	Longlac	1969	0.00%
Cumberland Court	76 Cumberland Street South	Thunder Bay	1986	0.00%
Neill Court	401R Fourth Avenue West	Geraldton	1978	0.02%
Fisher Court	401 Fourth Avenue West	Geraldton	1975	0.03%
Collingwood Court	610 Winnipeg Avenue	Schreiber	1980	0.05%
McGregor /Isabella	Isabella Street, Ridgeway Street, McGregor Street	Thunder Bay	1946	0.19%
Moodie/McGregor	Moodie Street, McGregor Street	Thunder Bay	1946	0.23%
Glenwood Court	170 Donald Street West	Thunder Bay	1981	0.24%
Ray/Rupert/Hill	Ray Boulevard, Rupert Street, Hill Street South	Thunder Bay	1964	0.27%
Wadsworth	131 Wadsworth Street	Nipigon	1991	0.50%
Blucher	Blucher Avenue, Picton Avenue, Lanark Street	Thunder Bay	1985	0.51%
Limbrick	1-102 Limbrick Street	Thunder Bay	1969	0.52%
Lendrum Court	283 Pearl Street	Thunder Bay	1988	0.53%
Jasper Court	1200 Jasper Drive	Thunder Bay	1992	0.54%
Seppela Court	600 McLaughlin Street	Thunder Bay	1981	0.60%
Scattered	Ryde Avenue, Newberry Crescent, Redwood Avenue, Hill Street North, Windemere Avenue North, Conyers Street, Erindale Crescent	Thunder Bay	1975	0.66%
Legion Housing	Donald Street, Grey Street, Minto Street, Valour Place	Thunder Bay	1958	0.82%
Spence Court	230 Amelia Street West	Thunder Bay	1976	0.89%
North James	James Street North	Thunder Bay	1972	0.91%
Parsons	Parsons Avenue, Melvin Avenue and Kenwood Avenue	Thunder Bay	1991	0.91%
Assef Court	925 Simpson Street	Thunder Bay	1980	0.92%
Clark Tower	9 Regent Street	Thunder Bay	1980	0.99%
Academy/Trillium	75 Academy Drive, 1-51 Trillium Way	Thunder Bay	1972	1.21%
Ruskin /Hall	Ruskin Crescent, Hall Place	Thunder Bay	1957	1.21%
Picton Tamarack	Picton Avenue, Tamarack Place	Thunder Bay	1989	1.27%
Allan B. Cox Place	1100 Donald Street East	Thunder Bay	2015	1.29%
Habitat	219 Pearl Street	Thunder Bay	1988	1.33%
Picton 3	Picton Avenue	Thunder Bay	1990	1.40%
Paterson Court	148 May Street North	Thunder Bay	1983	1.42%
Matthews Court	201 Ravenwood Avenue	Thunder Bay	1974	1.45%
Walkover	Piccadilly Avenue, Regina Avenue, Cuyler Street, Walkover Street, Athabasca Street	Thunder Bay	1991	1.60%
Wardrope Court	544 Court Street North	Thunder Bay	1972	1.62%
Gore Neebing	515 Gore Street, 1512 Neebing Avenue, 247A/B Stephen Street	Thunder Bay	1992	1.63%
Elizabeth Court	275 Madeline Street	Thunder Bay	1975	1.76%
Manion Court	130 Donald Street West	Thunder Bay	1974	1.81%
Windsor Clarkson	Windsor Street, John Street, Clarkson Avenue South	Thunder Bay	1966	1.85%
Picton 2	Picton Avenue, Blucher Street, McLaughlin Street	Thunder Bay	1985	1.97%
Frederica	1903, 1930, 1940 Frederica Street	Thunder Bay	1992	2.06%
Diversified	First Avenue, Atlantic Avenue, River Road, Arundel Street, Picton Avenue	Thunder Bay	1991	2.53%
Badanai Manor	150 Donald Street West	Thunder Bay	1969	2.61%
North Vickers	425 Vickers Street	Thunder Bay	1977	3.39%
Wade	102, 104, 106 Wade Crescent	Nipigon	1986	3.83%
John/Windsor	707 John Street, 288 Windsor Street	Thunder Bay	1970	4.11%
8-Plex Pearl	277 Pearl Street	Thunder Bay	2015	4.42%
Ross Court	210 Ross Street	Thunder Bay	1987	4.85%
Nipigon Houses	Wadsworth Street, Greenmantle Street	Nipigon	1974	5.55%
McLaughlin Court	824 McLaughlin Street	Thunder Bay	1986	5.55%
R.K. Andras Court	120 & 122 Cumberland Street	Thunder Bay	1977	9.40%
Sequoia Park	Sequoia Drive, John Street	Thunder Bay	1977	11.05%
Sjolander Court	174 Bell Street	Nipigon	1985	16.41%
Mclvor Court	1100 Lincoln Street	Thunder Bay	1974	22.26%