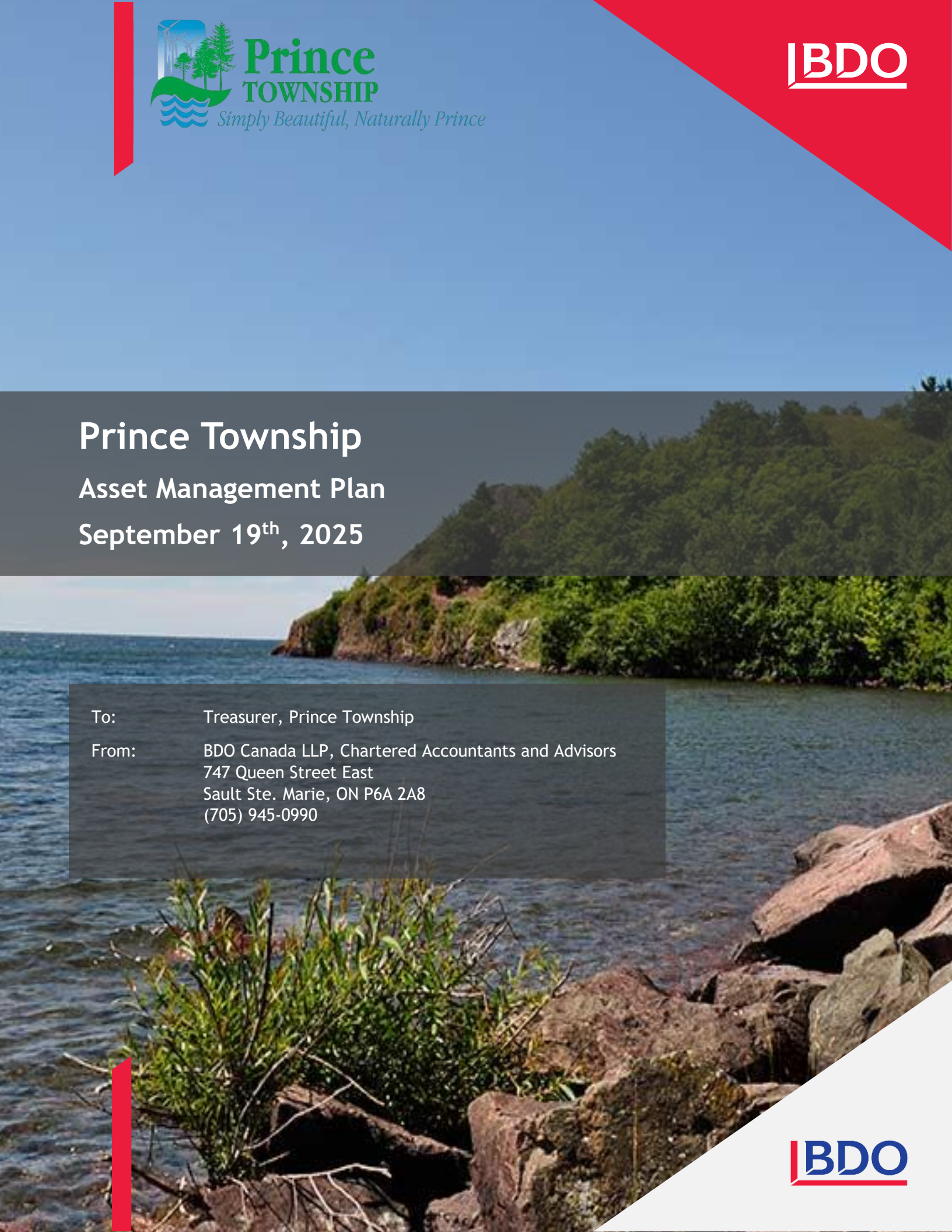

Prince Township

Asset Management Plan

September 19th, 2025

To: Treasurer, Prince Township

From: BDO Canada LLP, Chartered Accountants and Advisors
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Introduction

Asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of infrastructure assets. The objective is to maximize benefits, manage risk, and provide satisfactory levels of service to the public in a sustainable manner. Asset management requires a thorough understanding of the characteristics and condition of infrastructure assets, as well as the service levels expected from them. It also involves setting strategic priorities to optimize decision-making about when and how to proceed with investments. Finally, it requires the development of a financial plan, which is the most critical step in putting the plan into action. The province's goals for municipal infrastructure include making good asset management planning universal; moving toward optimal use of a full range of infrastructure financing tools; and addressing the structural challenges facing small communities.

In developing this Asset Management Plan (AMP), reference was made to resources available from Ministry of Infrastructure's Guide for Municipal Asset Management Plans. The plan sets out a strategic framework that will guide future investments in ways that support economic growth, are fiscally responsible, and respond to changing needs. A key element of this framework is ensuring good stewardship through proper asset management. Municipalities deliver many of the services that are critical to Ontarians, and these services rely on well-planned, well-built and well-maintained infrastructure.

Information gathering to assist in update of the 2020 AMP contained herein contains data originating in the PSD Citywide AMP completed in 2020 (which will be updated for 2024), Tulloch Engineering Inc.'s Building Condition Assessment Report (See *Appendix A*) and the Township to estimate remaining service life of assets, and all other assets are based on Net Book Value or estimated from 2022 or 2023 Financial Statements.

An asset management plan is a strategic document that states how a group of assets is to be managed over a period of time. Key steps in achieving a well-informed AMP include:

1. a description of the characteristics and condition of infrastructure assets;
2. the levels of service expected from them, including risk and performance assessment and priority planning;
3. planned actions to ensure the assets are providing the expected level of service; and,
4. financing and monitoring strategies to implement the planned actions.

To achieve the above strategic items for the Township assets, the following Interim report provides Step 1. information to share with Council and administration for discussion and decision-making purposes regarding desired levels of service expected in Step 2. The final report (required by July 2025) will detail the financial strategy to meet the proposed levels of services outlined Step 2.

Disclaimer: all data until 2020 is gathered from the PSD Citywide (CW) AMP prepared for the Township, excluding building estimates which are provided by Tulloch Engineering in *Appendix A*.

Asset Management Plan Structure

This plan has been designed to meet the July 1, 2022, O.Reg. 588/17 requirements, which is an AMP that documents the current levels of service being provided and the costs to sustain them for the City's core assets. Prince Township has two sections of assets that will be assessed, Core (Roads and Bridges and Culverts) and Non-Core Assets (vehicles, equipment, buildings etc.,). For each asset class, the following subsections will be applied:

1. State of Local Infrastructure
2. Levels of Service
3. Lifecycle Management Strategy
4. Asset Management Strategy/Financing Strategy

The plan is concluded with the Improvement and Monitoring sections which are inclusive of both core and non-core assets. The following describes each of the subsections in detail:

State of Local Infrastructure

The State of Local Infrastructure for both service areas include the following information:

- Summary of assets in the category
- The replacement cost of the assets in the category
- The average age of the assets in the category, determined by assessing the average age of the components of the assets
- The information on the condition of the assets in the category, and
- A description of the municipality's approach to assessing the condition of the assets in the category, based on recognized and general accepted good engineering practices, where applicable

Table 1. Asset Condition Rating

Condition Rating	Definition	Service Life Remaining
Very Good	The asset is fit for the future. It is well maintained, in good condition, new or recently rehabilitated	75-100
Good	The asset is adequate. It is acceptable and general within the mid-stage of its expected service life.	50-75
Fair	The asset requires attention. The asset shows signs of deterioration, and some elements exhibit deficiencies.	25-50
Poor	There is an increasing potential for its condition to affect the service it provides. The asset is approaching the end of its service life, the condition is below the standard and a large portion of the system exhibits significant deterioration.	0-25
Very Poor	The asset is unfit for sustained service. It is near or beyond its expected service life and shows signs of advanced deterioration. Elements may be unusable.	<0

Unknown	Not enough data exists to estimate condition.	

In asset management planning, the quality of data is crucial. Therefore, documenting data sources and evaluating their quality is essential in creating effective asset management plans (AMPs). By ensuring that the best available data is used, municipalities can conduct high-quality analyses, forming a strong foundation for future AMPs. This practice also enhances transparency, allowing readers to understand where assumptions were made to address data gaps.

Levels of Service

Prince Township is developing an Asset Management Plan (AMP) that follows the Province's structure outlined in the Building Together: Guide for Municipal Asset Management Plans and will address the requirements of Ontario Regulation 588/17. In order to support the AMP, a comprehensive Level of Service (LOS) Framework was developed for core and non-core assets. These frameworks assist in establishing a relationship between the levels of service provided by the City's infrastructure systems and the associated operating and capital expenditures required to achieve the targeted LOS.

The LOS tables were developed for the core service groups and comprised of the following structure:

1. **Service Attributes:** consists of a phrase which describes an important area of focus for each service group. Example of Key Service Attributes include Cost Efficient, Safety, Reliability etc.
2. **LOS Statement:** consists of a short sentence, which describes the outputs of the service category. Each LOS Statement corresponds to a Key Service Attribute.
3. **Performance Measures:** identify specific areas of focus that can be measured to support each Key Service Attribute. One of more performance measures can be listed for each Key Service Attribute. The LOS tables provide two types of Performance Measures: Customer and Technical. Each Performance Measure is subdivided into four components, which are represented as addition columns in the LOS table.
4. **Current Performance:** are values that indicate the current performance for each performance measure for the recent calendar year

Lifecycle Management Strategy

Prince Townships lifecycle strategy described the set of planned actions undertaken to sustain levels of service, while managing risk at the lowest possible lifecycle cost, in alignment with the levels of service and risk strategies. The types of lifecycle activities are shown in Table 2.

Table 2. Lifecycle Activities

Lifecycle Activity	Description
Non-Infrastructure	Actions or policies that can lower costs of extend asset life.
Maintenance	Regularly scheduled inspection and maintenance, or more significant repair and activities associated with unexpected events.
Renewal/Rehabilitation	Significant repairs designed to extend the life of the asset.
Replacement/Construction	Activities that are expected to occur once an asset has reached the end of its useful life and renewal/rehabilitation is no longer an option
Disposal	Activities associated with disposing of an asset once it has reached the end of its useful life or is otherwise no longer needed by the municipality
Expansion/Growth/Service Improvements	Planned activities required to extend services to previously unserviced areas or expand services to meet growth demands

These activities form the basis of Lifecycle Management Strategy section of the Asset Management Plan. This will enable the township to establish and report on possible options for which lifecycle activities could potentially be undertaken to maintain the current levels of service as well as the associated risks and costs.

1.0 - Condition Assessment - State of Local Infrastructure

Asset Inventory

The assets covered by this AMP are the tangible capital assets owned by Prince Township, identified during PSAB 3150 documentation by the BDO Canada LLP Audit and Assurance division, a Building Condition Assessment by Tulloch Engineering (*Appendix A*), and insights from management. During this process, asset inventories and values were categorized within the following five (5) asset categories:

1. Infrastructure (Core asset)
2. Bridges and Culverts (Core asset)
3. Equipment (Non-core asset)
4. Vehicles (Non-core asset)
5. Buildings (Non-core asset)

Asset Inventory and Valuation (Core Assets)

Prince Township owns various infrastructures, bridges, culverts, and related assets, and is thus responsible for their maintenance and replacement when necessary. The goal is to ensure a high level of performance by both core and non-core assets in order to improve their safety and reliability in their use by residents and visitors to Prince Township.

The replacement valuation for the entire asset portfolio falling under the core categories of Infrastructure (Roads Network) and Bridges and Culverts are displayed below in *Table 3*. This valuation is compared to its financial accounting valuation. The financial accounting valuation differs from the replacement valuation, as it is based on the initial construction costs and the cost of the asset's depreciation over time until the current year. In contrast, replacement costs represent the current cost to replace the asset.

Table 1: Snapshot of Core Asset Categories

Category	Financial Accounting Valuation	Replacement Valuation	# of Assets	Average Age (Years)	Average Remaining Useful Life (Years)
Infrastructure (Roads Network)	$2,121,618	$3,938,629	59	37	18
Bridges and Culverts	$2,032,315	$2,465,433	24	34	15
Totals	**$4,153,933**	**$6,404,062**	**83**	**35**	**16**

Figure 1 below displays both the financial accounting and replacement valuations of Prince Township's core assets by category, as a proportion of their total valuation.

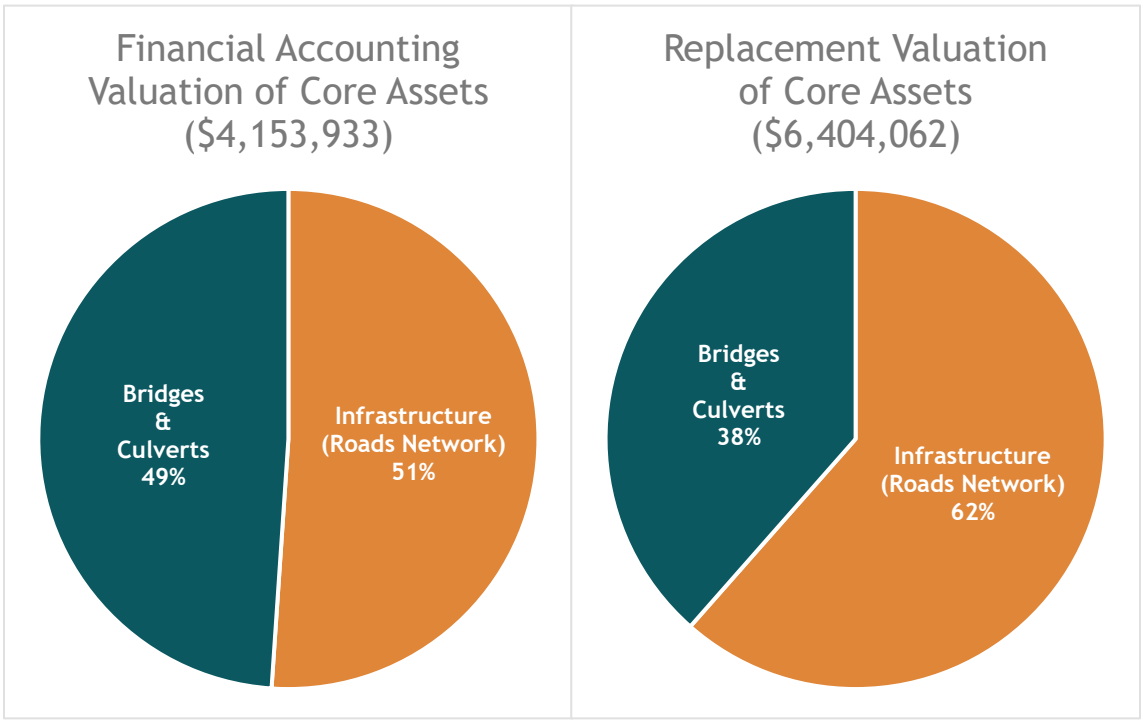


Figure 1: FAV and RV of Core Assets Categories by Proportion of Total

Figure 2 below indicates the financial accounting and replacement valuations of Prince Township's core assets per household, using the 2021 Canada Census's count for 395 households in Prince Township.

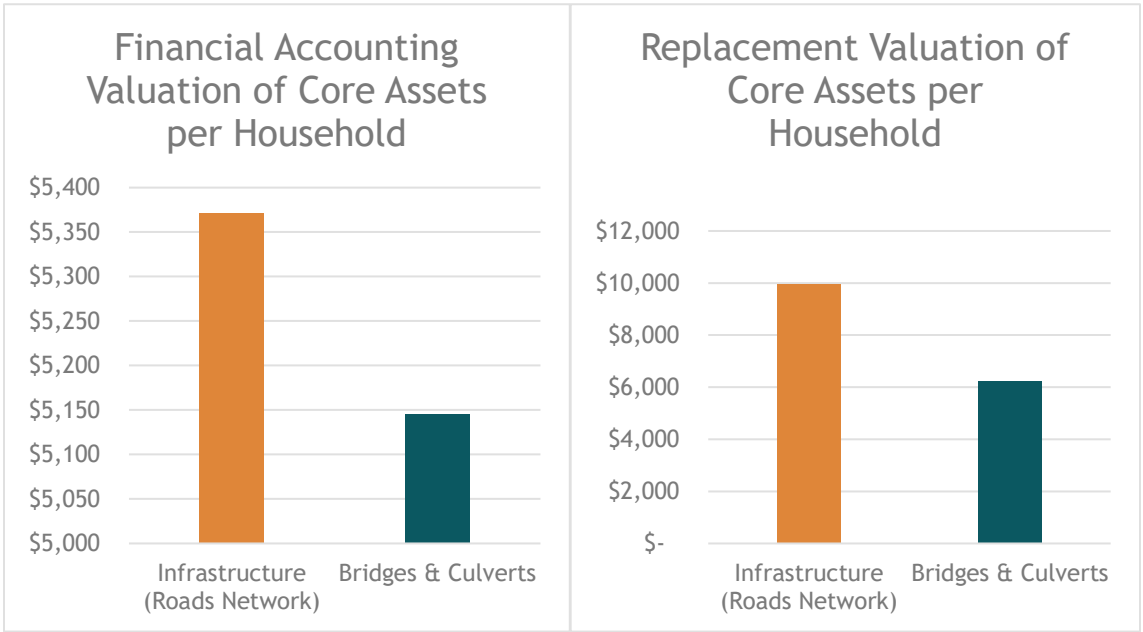
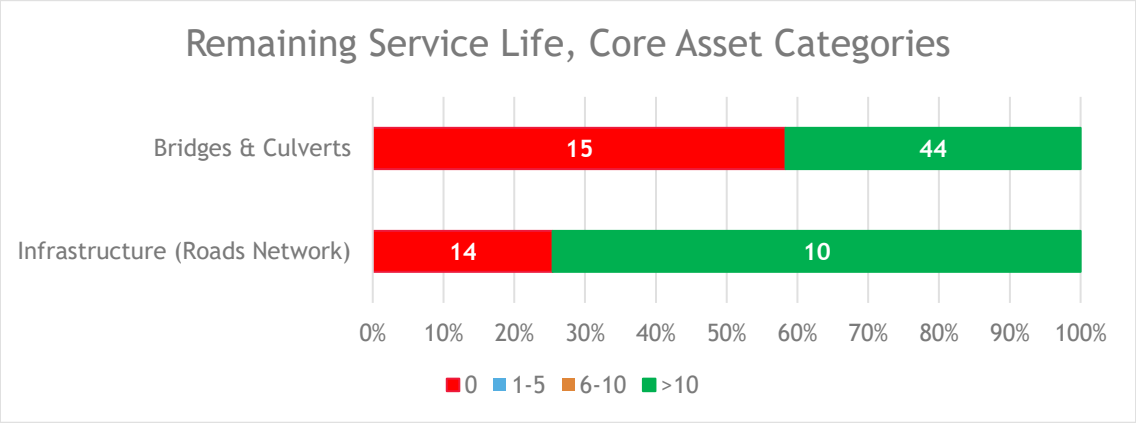


Figure 2: FAV and RV of Core Asset Categories per Household

Table 4 below shows the remaining service life (in years) of Prince Township's core asset categories. From this table, 29 of Prince Township's 83 core assets (~35%) have zero (0) years of service life remaining, meaning these assets are fully depreciated as at December 31st, 2023. Of these 29 assets, 15 fall under the Infrastructure (Roads network) category and 14 fall under the Bridges & Culverts category.

Table 2: Core Asset Count, Remaining Service Life Categories

	Remaining Service Life (Years)				Total
Category	0	1-5	6-10	>10	
Infrastructure (Roads Network)	15	0	0	44	59
Bridges & Culverts	14	0	0	10	24
Total	29	0	0	54	83



Asset Inventory and Valuation (Non-Core Assets)

In addition to the core assets, Prince Township also owns many assets that are considered "non-core," or inessential to the operations of the municipality. However, proper management of these assets is still an important task of the municipality, as doing so will allow Prince Township to maximize the utility of these assets and efficiently facilitate their replacement, when necessary.

These "non-core" assets fall into the following three (3) categories:

- Equipment
- Vehicles
- Buildings

The replacement valuation for the assets falling under the non-core categories of equipment, vehicles, and buildings are displayed below in *Table 5*. This valuation is compared to its financial accounting valuation. Similar to the core asset categories, the financial accounting valuation for the non-core assets is based on their initial construction costs and the cost of the asset's depreciation over time until the current year. In contrast, replacement costs represent the current cost to replace the assets.

Table 3: Snapshot of Non-Core Asset Categories

Category	Financial Accounting Valuation	Replacement Valuation	# of Assets	Average Age (Years)	Average Remaining Useful Life (Years)
Equipment	$70,440	$306,956	37	8	3
Vehicles	$747,157	$970,300	6	10	5
Buildings	$782,040	$1,040,640	35	8	20
Totals	**$1,599,638**	**$2,317,897**	**78**	**9**	**9**

Figure 3 below displays both the financial accounting and replacement valuations for Prince Township's non-core assets by category, as a proportion of their total valuation.

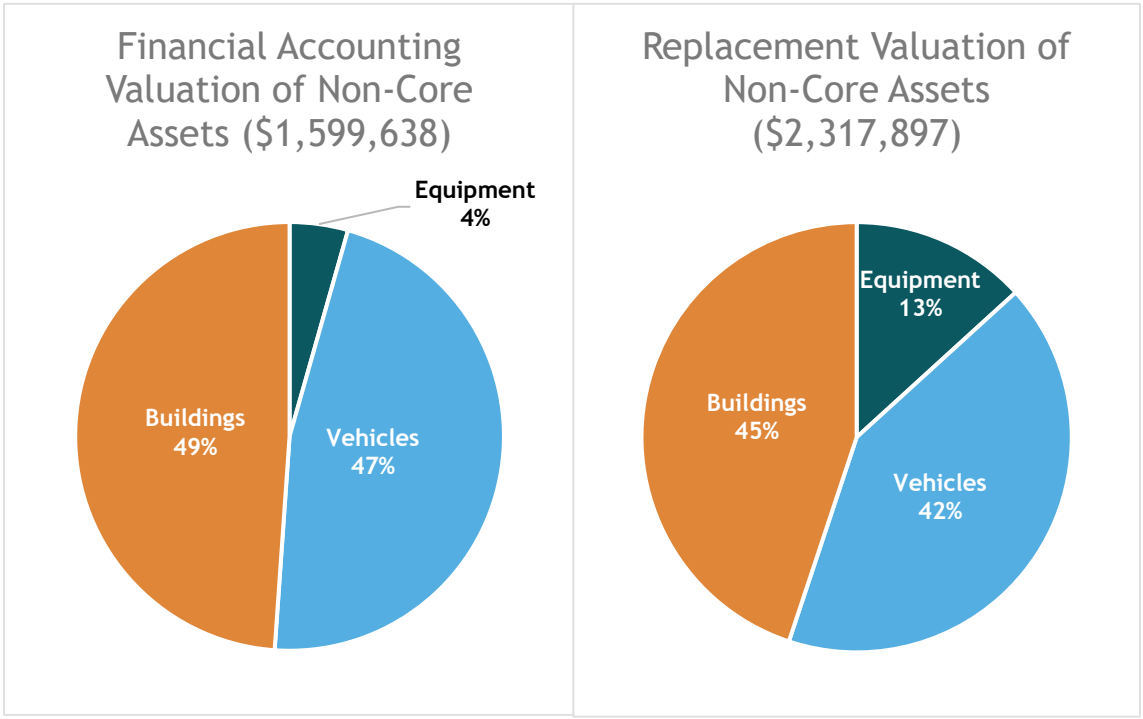


Figure 3: FAV and RV of Non-Core Asset Categories by Proportion of Total

Figure 4 below indicates the financial accounting and replacement valuations of Prince Township's non-core assets per household, using the 2021 Canada Census's count of 395 households in Prince Township.

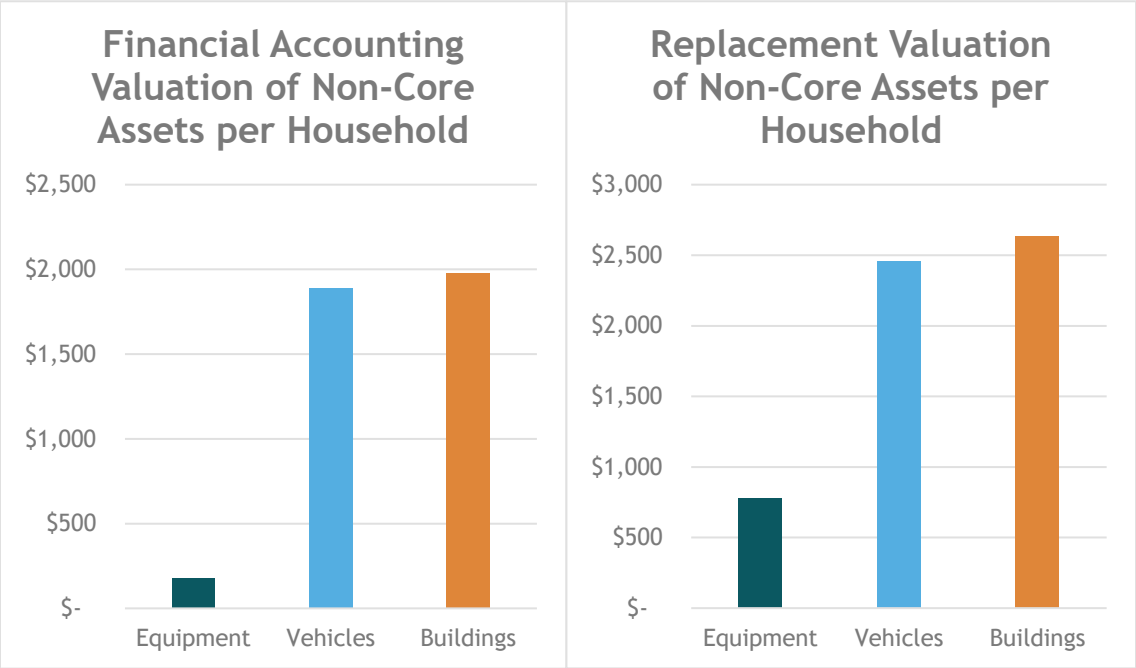
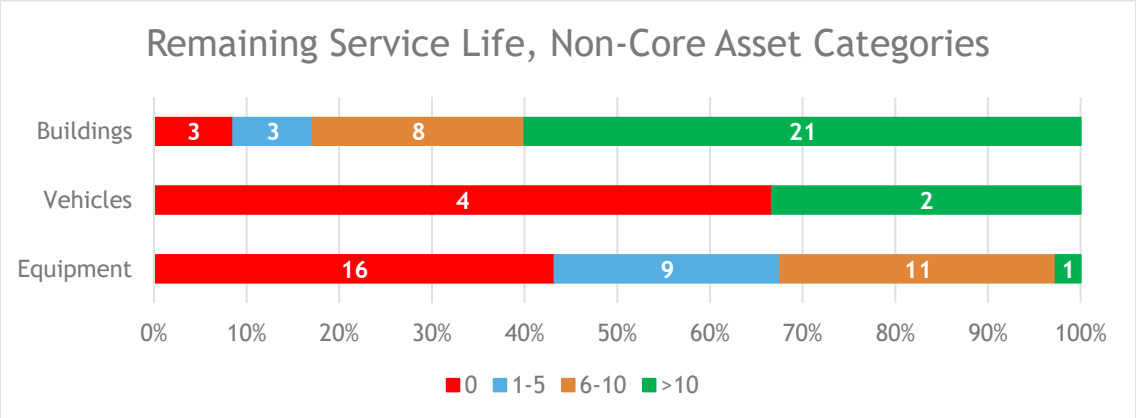


Figure 4: FAV and RV of Non-Core Asset Categories per Household

Table 6 below shows the remaining service life (in years) of Prince Township's non-core asset categories. From this table, we can see

Table 4: Remaining Service Life, Non-Core Asset Categories

	Remaining Service Life (Years)				Total
Category	0	1-5	6-10	>10	
Equipment	16	9	11	1	37
Vehicles	4	0	0	2	6
Buildings	3	3	8	21	35
Total	23	12	19	24	78



Identify Candidate Assets (Long List)

Assets that are candidate for further assessment were identified by reviewing their remaining service life and other needs (e.g., unexpected asset failures) from the asset inventory and values. This review produced a list of candidate assets with remaining service lives of **less than five (5) years in length**, and assets with unexpected, emergency, or critical requirements. The remaining service life "cut-off" can be modified by Prince Township to develop lists that are manageable (i.e., to help manage the cost of subsequent condition review to support further assessment under the AMP).

Remaining Service Life

Remaining service life is the key indicator when completing the review to identify assets that are candidates for repair/rehabilitation/replacement. Remaining service lives are determined considering the expected useful life of assets. Assets with remaining service lives of **less than five (5) years in length** were considered candidates for replacement.

Asset Condition

A key component of the AMP is the ongoing collection and analysis of information to facilitate condition assessments of aged and/or problematic assets (e.g., road/bridge/culvert inspections). Regarding the relevant condition of Prince Township's capital, management has acquired third-party reports and insights (i.e., Tulloch Engineering Building Condition Assessment — *Appendix A*) and provided their own evaluations as follows:

- Establish asset values
- Identify core and non-core candidate assets and their remaining service life
- Identify unexpected, emergency, and critical needs
- Finalize asset condition assessment

2.0 – Desired Levels of Service[1]

Identify Candidate Assets (Short List)

Candidate assets identified during the initial review of remaining service life, asset condition assessment and other stakeholder needs are assessed considering the appropriate acceptable LOS, legislative compliance, condition, and quality of service provided.

Levels of Service

LOS is a qualitative or quantitative measure to describe the accepted or expected performance of an asset or group of assets. The Municipality's objective should be to provide services at the established LOSs in the most cost-effective manner. For Prince Township, LOS are based on:

- The buildings' asset condition assessment (completed by Tulloch Engineering – *Appendix A*)
- Bridges and Culvert assessment provided by Prince TWP
- Roads Assessment provided by Roads Supervisor
- Stakeholder consultations
  - As part of asset condition assessment, which includes interviews with:
    - CAO
    - Fire Chief
    - Roads Supervisor

What follows is a chart that outlines:

- qualitative LOS description that has been adopted for each asset grouping;
- observations from asset condition assessment and stakeholder consultations;
- performance and risk assessment evaluation; and,
- recommendations for Step 3 of AMP, which is the Financing/Capital Budgeting Strategy.

The following charts are categorized by Core (municipal roads, bridges water) and Non-core (equipment, vehicles, etc.,) for further assessment to determine which candidates require repair/rehabilitation/replacement.

[1] For the purposes of this exercise we have not included items under $5,000 and it is recommended that the Township develop a capital assets policy with threshold considerations for the following: Tangible assets shall be capitalized and recorded in the capital asset module according to the following thresholds: a) All land; b) Land improvements; c) Buildings; d) Leasehold improvements; e) Linear assets; f) Pooled assets g) All other assets; h) Any other asset below these limits that is deemed necessary to capitalize by the Chief Administrative Officer of the Prince Township.

Core Assets

Infrastructure - Transportation and pedestrian facilities			
Levels of Service - Provide facilities that are cost effective, safe, have smooth riding surfaces, clear directions (signage and line painting), no pot holes, no tripping hazards.			
Roads	**Observation/Interviews**	**Performance/Risk**	**Recommendations**
Gagnon Road	• Initially paved in 1970 with repairs/resurfacing in 2009, estimated remaining life of 12 years	• In fair condition and requires resurfacing and resealing as soon as next year	• Estimated repair cost of $200-300k over 2-3 years
Deans Road	• Initially paved in 1970 with repairs/resurfacing in 2010, estimated remaining life of 13 years	• Good condition due to low traffic count throughout the year	• Minimal repairs required, mostly patching of pot holes when required.
Walls Road	• Initially paved in 1970 with repairs/resurfacing in 2010 & 2023, estimated remaining life of 13 years	• In fair condition, requires patching and resurfacing in different sections	• No immediate action required in next 10 years
Baseline Road	• Initially paved in 1970 with repairs/resurfacing in 2012, estimated remaining life of 15 years	• In good to fair condition with some pot hole repairs required	• Estimated repair cost of $10-20k over the next 3-5 years
All other roads	• All other roads have a estimated remaining life of >15 years	• All other roads in good condition and do not require any immediate attention	• N/A

Bridges and Culverts			
Levels of Service – Provide operational bridges and culverts to ensure that they remain structurally sound and in a state of good repair.			
Bridge/Culvert	**Observation/Interviews**	**Performance/Risk**	**Recommendations**
Gagnon Road Bridge	• Initially built in 1970 with additional work completed as of 2017.	• In poor condition and requires immediate repairs	• $1,955,510.01 in repairs, actioned immediately
All other bridges/culverts	• All bridges/Culverts have been updated as late as 2014 with the earliest remaining life of 22 years (base line east and town line south culverts)	• No noted issues with other bridges/culverts	• Continued review of asset(s) condition

Non-Core Assets

Vehicles			
Levels of Service - Provide safe, cost effective and reliable vehicles to support the delivery of Municipal services.			
Vehicles	**Observation/Interviews**	**Performance/Risk**	**Recommendations**
2022 Freightliner Fire Truck	• Purchased in 2023, with a 15 year useful life	• No risk, in good condition with 13 years remaining life	• N/A
MaxiMetal 2019 Fire Truck	• 13 years of remaining service life, replaced the 1996 Fire Truck which had 3 years of remaining service life	• No risk, in good condition	• N/A
2016 Ram 3500	• Fully amortized asset, initial purchased in 2016 with a 5 year useful life	• Still operational with no existing problems	• N/A
2009 Chevrolet Silverado LS	• Fully amortized asset, initial purchase in 2009 with a 5 year useful life	• Still operational with no noted problems	• N/A
2021 RAM 1500 Classic Tradesman 4x4	• Purchased in 2024, with a 5 year useful life	• No risk, in good condition with 4 years remaining life	• N/A
2015 RAM	• Purchased in 2024, with a 5 year useful life	• No risk, in good condition with 4 years remaining life	• N/A

Equipment			
Levels of Service - Provide safe, cost effective, reliable and effective equipment and machinery to support the delivery of Municipal services.			
Equipment	**Observation/Interviews**	**Performance/Risk**	**Recommendations**
Community Hall Genset 60ka generator	• Fully amortized as of 2021, purchased in 2011 with a 10 year useful life	• In good condition, foresee replacement in next 10 years	• Budget of $5k per year for new generator (initial purchase cost of $40k in 2011)
Playground Equipment for Gros Cap and Deans Road	• Fully amortized as of 2021, purchased in 2011 with a 10-year useful life	• In fair condition, management does not foresee replacement in next 10 years	• N/A
SCBA RACK	• Estimated remaining life of 2 years, purchased in 2014 with a 10-year useful life	• In poor to fair condition, requires replacement	• Estimated replacement cost of $210k as per management

All of Equipment	• Service life of all other equipment are 5 or more years	• No other equipment requires immediate attention	• N/A

Buildings Assessment

There are fourteen (14) buildings as part of the Township's inventory that are owned by the Township and maintained by the departments who provide administration, transportation, and recreational and cultural services to the community.

Based on the Tulloch Engineering Building Condition Assessment in *Appendix A*, most of the facilities are in fair or good condition but some are in poor condition and may require replacement. Under the current standing, there is some planned capital improvements required over the next 10 years totalling $386,000.

Assessment of the buildings are as follows:

Buildings			
Levels of Service – Provides facilities that are cost effective, safe, accessible, convenient, and provide adequate amenities (e.g. HVAC, restrooms).			
Buildings	**Observation/Interviews**	**Performance/Risk**	**Recommendations**
Quonset Hut	• Structure in good condition with no significant deficiencies. No maintenance items anticipated in next decade	• Good condition - No known issues, functioning as intended – minor isolated corrosion on some fasteners	• No further capital investment is anticipated in the upcoming 10 years
Barn – Antique Farming Equipment	• Concrete slab-on-grade exhibits wide cracking and differential movement around perimeter. Building constructed in the mid 1990's and appears to have little maintenance work completed	• Fair condition - Trip-hazard with the concrete lab-on-grade	• Repairs of approximately $33,000 over the next decade. • Trip-hazard to be addressed through concrete grinding and crack sealing
Barn – Farming Tools Display	• Several repairs and ongoing maintenance have been completed to preserve the building, including replacement of exterior coatings and asphalt shingled roof	• Good condition - Concrete slab-on-grade exhibits wide cracking and movement.	• No further capital investment anticipated in the upcoming 10 years • Slab-on-grade be monitored for additional movement that may affect exterior walls and timber posts

Fire Hall	• Primary repairs for vinyl siding around exterior of building, and replacement of several windows nearing end of their useful life	• Good condition - No known risks, Fire Hall is in good condition for its age.	• Forecasted repairs and replacements of approximately $54,000 over the next decade. • Diligent routine maintenance work will continue to preserve the Fire Hall's value
Municipal Building	• Primary repairs due to anticipated replacement of asphalt applied roofing covering a significant portion of the structure, required repairs to the Council Chambers foundation wall, anticipated repairs to exterior brick façade, and replacement of several windows nearing end of useful life	• Fair to good condition - Building is in good to fair condition for its age as several key components have been maintained and updated/replaced	• Forecasted repairs and replacements of approximately $289,000 over the next decade. • Diligent routine maintenance work will continue to preserve the Municipal Building's value
Museum	• Based on current condition, it is assumed that several repairs and ongoing maintenance have been completed to preserve the building, including replacement of windowpanes, exterior coatings and cedar shingles	• Fair to good condition - No known risks, Fair Museum is in good to fair condition.	• Forecasted repairs and replacements of approximately $10,00 over the next decade.
Pavilion	• Pavilion was constructed in 2018 and is overall good condition, with exception of minor maintenance items.	• Good condition - Water infiltrating the main area through an enclosure.	• No forecasted repairs and replacements over the next decade. • To preserve timbers and prevent water absorption, wood posts should be protected during water flooding operations.

3.0 – Asset Management and Financing Strategy

The Government of Ontario's *Guide for Municipal Asset Management Plans* provides the following direction with respect to municipal asset management strategy:

"The asset management strategy is the set of planned actions that will enable the assets to provide the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost (e.g., through preventative action)."

Phases 1 and 2 of the AMP were based on 2022 financial data, which was the most current information available at that time. For the purposes of the financial strategy 2023 audited financials have been used to reflect the most accurate fiscal position of the municipality.

Asset Management Strategy

With the objectives of ensuring the effective maintenance, rehabilitation, and replacement of the capital assets of Prince Township, the current state of the municipality's assets was analyzed, and detailed asset management and financing strategies were prepared (See *Appendix D*), with consideration of the following:

- Assets in existence on December 31, 2023, categorized in the following asset groups:
  - Infrastructure (Road Network)
  - Bridges and Culverts
  - Vehicles
  - Equipment
  - Buildings
- The state of current assets (as detailed in 1.0 - Condition Assessment – State of Local Infrastructure)
- The desired level of service (as detailed in 2.0 – Desired Levels of Service)
- Future replacement and rehabilitation requirements, including:
  - Years of anticipated replacement/rehabilitation
  - Replacement cost (estimated in current dollars)
- Future needs for expansion, if any (i.e., future capital additions)
- Maintenance activities, including:
  - Required maintenance activities
  - Potential maintenance activities resulting in extended service life of assets
  - Monitoring and inspection of assets
  - The cost of asset renewal or rehabilitation, compared to the cost of their replacement
- The time value of money (i.e., the consideration of the investment potential of reserve funds versus inflationary erosion).

Financial Model

Based on the comprehensive asset management plan, a financial model was constructed in Microsoft Excel, with the goal of enabling Prince Township's Council and management to make informed capital budgeting decisions and allocate sufficient funds towards capital replacement on a yearly basis (referred to as a "reserve" fund). At a high level, the financial model is structured as follows:

- Inputs (discount, inflation, and residual value rates for each asset category)
- Summary of projected replacement costs for each asset category – Schedules 2 to 8
- Capital replacement schedules for each asset category – Schedules 2A to 8A

In our model, we have employed best practices to ensure the model is:

- User-friendly (i.e., can be followed by more than one user)
- Easily understood (i.e., can be understood by someone without detailed knowledge of the model, with a minimal level of investigation)
- Robust (i.e., the model is stable and reliable)
- Flexible (i.e., provides required sensitivity or scenario analysis, easy to expand and/or modify)

General

We have grouped the assets into the following asset categories (on Schedule 1), in order to condense the abundance of information into smaller, more manageable segments:

- Infrastructure — Roads Network (Yellow Tab, Schedule 2A)
- Bridges and Culverts (Blue Tab, Schedule 3A)
- Buildings (Green Tab, Schedule 4A)
- Equipment (Orange Tab, Schedule 5A)

With respect to each individual asset grouping, the calculations of the present value of future replacement costs were performed in an identical fashion, as follows:

- The future replacement year was estimated per the information contained within each asset condition assessment and replacement plan
- The current replacement cost (or value) of each asset or project was taken as given in the asset replacement plans
- Current replacement costs for each asset were then inflated to their expected future replacement cost, based on a rate of inflation, specific to each asset grouping, as follows:
    - Buildings and Infrastructure — 4%
    - Watermains — 3%
    - Roads — 3%
    - Vehicles — 2%
    - Equipment — 2%
    - Furnishings — 2%
    - Docks — 3%
    - Land Improvements — 2%
- Finally, the average required contribution to the capital reserve fund was calculated based on a nominal discount rate of 1%. Based on historical returns on Prince Township reserve funds, this is the rate of return, which is anticipated to prevail in future.

Estimated Replacement Costs

As part of the desired level of service assessment, replacement costs for assets requiring immediate attention (next 10 years) were estimated as shown in the recommendation column of the chart(s). *Appendix D* outlines the annual capital requirements for repair and/or rehabilitation of the capital assets over the next 10 years, with the present value of replacements shown.

A summary of these values for core and non-core assets is as follows:

Core Assets

Asset	Capital Plan (next 10 years)	Time Replacement
Gagnon Road	$200,000-$300,000	2-3 years
Baseline Road	$10,000-$20,000	3-5 years
Gagnon Road Bridge	$1,955,510.01	As soon as possible
Total	**$2,165,510-$2,275,510**	**1-10 Years**

**Per Tulloch Tender Agreement (2025)*

Non-Core Assets

Asset	Capital Plan (next 10 years)	Time Replacement
Community Hall Genset 60ka generator	$50,000	10 years
Barn – Antique Farming Equipment	$33,000	10 years
SCBA Rack	$210,000	1-5 years
Barn – Antique Farming Equipment	$33,000	10 years
Fire Hall	$54,000	10 years
Municipal Building	$289,000	10 years
Museum (Chapel)	$10,000	10 years
Total	**$679,000**	**1-10 Years**

Average Annual Capital Requirements

Based on the current asset inventory and considering each asset's useful life estimated for core and non-core assets, the annual capital requirement represents the average amount per year that Prince should allocate towards funding rehabilitation and replacement needs to meet future capital needs.

From the observations in this section of the report, the following findings have been yielded via the financial model in *Appendix D*:

1. Core asset total estimated replacement cost over the next 10 years: $2,217,359, with the time replacement ranging from 1-10 years, contingent on the assets' condition and remaining useful life.
    a. See *Appendix E* for a detailed breakdown of the 10-year capital investment plan.
2. Non-core asset total estimated replacement cost over the next 10 years: $672,522, with the time replacement ranging from 1-10 years, contingent on the assets' condition and remaining useful life.
    a. See *Appendix E* for a detailed breakdown of the 10-year capital investment plan.
3. To ensure future capital needs are met, based on current assumptions, Prince Township must transfer the following amounts annually to a reserve fund:
    a. Infrastructure (Roads Network) — $33,100
    b. Bridges and Culverts — $194,300
    c. Buildings — $35,300
    d. Equipment — $32,500
4. Estimated budgeting of $294,900 annually for the rehabilitation and replacement to meet future capital needs.

Financial Strategy

As detailed in Phases One and Two, Prince Township necessitates an annual contribution of $294,900 to finance asset rehabilitation/replacement, ensuring the desired levels of service are maintained over the next decade.

The following strategies should be considered by the Council in their decision-making process to partially or fully alleviate the annual funding gap:

Strategy #1 — Reprioritization of Capital Replacement Based on Risk

The objective of this option is to focus limited capital funds on the most urgent and high-risk asset needs while extending the lifespan of lower-risk assets through targeted maintenance. Of the noted assets, some are aging yet still functional, while others are newer but critical to safety or essential services (e.g., roads, bridges, and structural public buildings).

There is potential to reduce infrastructure costs by determining the most cost-effective options for all capital programs for new or rehabilitated infrastructure using life cycle costing analysis. Further, the timing to replace assets is based on the analysis undertaken using theoretical assumptions. Due to funds available, there will be a need to identify where the replacement of some assets may be deferred. A strategy frequently used in asset management planning is to establish priorities based on funds available and to gradually increase contributions to reserves.

Rather than following a time-based replacement model, use a risk-based model that considers:

- Safety hazards
- Service interruption risk
- Legal/compliance issues

Risk Potential	Replacement Need: Low	Replacement Need: Medium	Replacement Need: High
High	Moderate	Critical	Critical
Medium	Sustainable	Moderate	Critical
Low	Sustainable	Sustainable	Moderate

Use risk-based prioritization to:

- Replace only high-risk or high-use assets
- Extend useful life of non-critical assets through targeted maintenance

This approach defers capital replacement costs while ensuring public safety, regulatory compliance, and uninterrupted service delivery.

To support informed decision-making, the replacement needs and risk potential for each core and non-core asset have been systematically evaluated and documented in *Appendix F*. This appendix presents an assessment framework that assigns an overall condition rating—Sustainable, Moderate, or Critical—based on key risk variables such as asset age, functionality, service criticality, and potential failure consequences.

Building on this evaluation, the following prioritization matrix was developed to guide capital investment decisions, giving a stronger preference to core assets:

		Replacement Need		
		Low	Medium	High
Risk Potential	High	2 Assets $286,522	1 Assets $54,000	1 Assets $1,897,359
	Medium	0 Assets $0	0 Assets $0	2 Assets $320,000
	Low	1 Assets $10,000	2 Assets $322,000	0 Assets $0

Strategy #2 — Use of Grants

Grants are a critical part of rural municipal financing. Prince Township already leverages government grants effectively (36% of revenue in 2023). Continuing to apply for grant funding and expanding it to new streams can assist in filling the capital reserve gaps and reduce the need for tax-based capital funding.

The following table outlines Prince Township's existing grant funding:

Grant Program	Contribution Amount ($)	Term
OCIF (Ontario Community Infrastructure Fund)	$100,000	Ongoing • Management notes, beginning in 2026, OCIF allocations are expected to be recalculated based on the municipality's CRV submission.
OMPF (Ontario Municipal Partnership Fund)	$217,000	2025 • Estimate is accurate. • Final allocations announced in the fall.
NORDS (Northern Ontario Resource Development Support)	$66,709	2021-2025 • Annual amounts average $66,709 to date. • Maximum total allocation of $338,542.57. • Funding must be expended by March 31, 2026. • Agreement expires on September 30, 2026.
ICIP (Investing in Canada Infrastructure Program)	$73,934	2021-2026
CCBF (Canada Community-Building Fund)	$260,560 over 5 years	2025-2028 • 2025: $63,862.75 • 2026: $63,862.75 • 2027: $66,417.25 • 2028: $66,417.25

In addition to the existing grant programs, Prince Township can continue to apply for grant funding that will assist in meeting the annual contribution gap under these eligible programs:

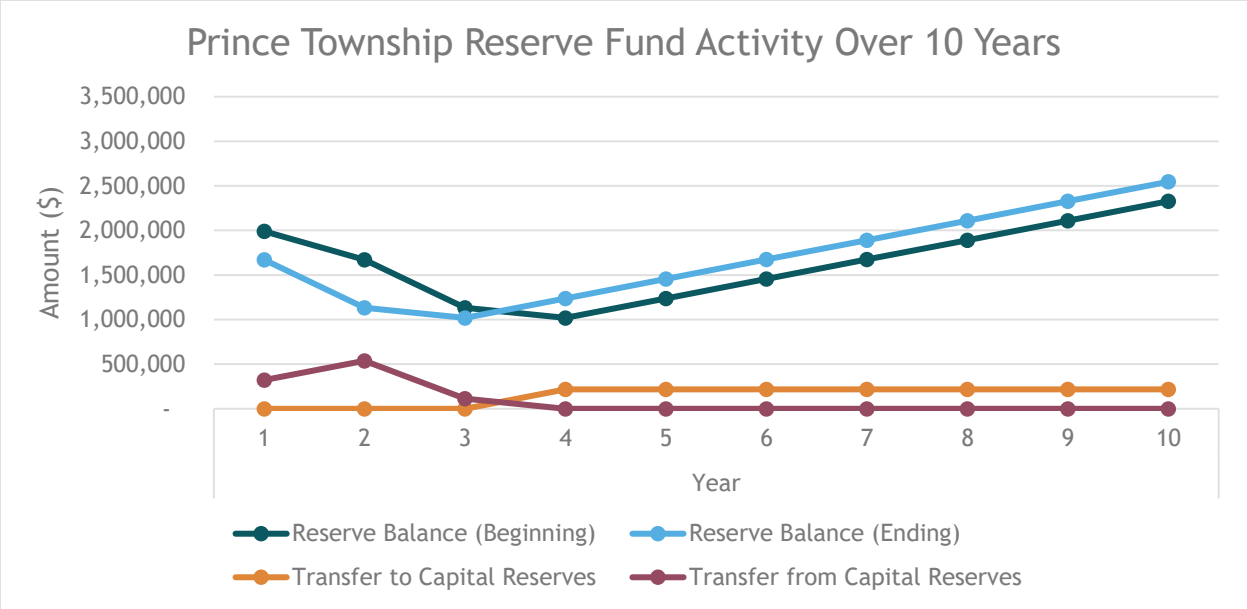
- **FCM Green Municipal Fund** - climate adaptation and energy-efficient projects
- **FedNor Infrastructure programs** - Northern Ontario capital development
- **NOHFC (Northern Ontario Heritage Fund Corporation)** - job creation and economic development in the North
- **MMP (Municipal Modernization Program)** - digitize, streamline, and/or integrate programs/services with neighbouring communities

Strategy #3 — Use of Existing Reserve Funds

The third strategy involves the use of existing reserve funds. Currently, Prince Township holds $1,992,372 in its reserve funds set aside for specific purposes by Council, which can be strategically allocated to help offset the funding gap for required capital expenditures. In the most recent fiscal years (2019-2023), Prince Township contributed, on average, approximately $218,000 annually to the reserves. Assuming no increase to these contributions over the next 10 years, total transfers to the capital reserves would amount to approximately **$1,526,000**.

To minimize the financial burden on taxpayers during the critical initial investment years, it is recommended that Prince Township allocate **49% of the existing reserve balance over the first three years**. This approach would result in a total draw of **$972,605**, allowing Prince Township to support capital projects without immediate reliance on large tax increases or significant debt.

Based on this strategy, the reserve balance is projected to decline to a low of **$1,019,767** by Year Three. However, as major capital requirements taper off thereafter, annual contributions—along with the cessation of large drawdowns—will allow the reserve fund to begin rebuilding. An illustration of this projected reserve balance trend is presented below.



Strategy #4 — Dedicated Infrastructure Levy

Another strategy that could be implemented is to establish a special infrastructure tax levy for the replacement of existing infrastructure. For example, a special infrastructure tax levy increase of 2% would generate strong revenues to reduce the infrastructure gap beyond 10 years. Prince Township should continue using additional funds to create healthy reserves to sustain infrastructure and service levels. These contributions would be dedicated to the replacement of existing reserves. Increasing the levy by an additional 2% annually will increase the funds available over the 10-year period by approximately $325,565.

The following table is provided for illustrative purposes to explain the potential of a modest levy increase to address the tax infrastructure gap:

Year	Tax Base ($)	2% Levy Amount ($)	Cumulative Levy ($)
1	$1,486,637	$29,733	$29,733
2	$1,516,370	$30,327	$60,060
3	$1,546,697	$30,934	$90,994
4	$1,577,631	$31,553	$122,547
5	$1,609,184	$32,184	$154,730
6	$1,641,367	$32,827	$187,558
7	$1,674,195	$33,484	$221,042
8	$1,707,679	$34,154	$255,195
9	$1,741,832	$34,837	$290,032
10	$1,776,669	$35,533	$325,565

Strategy #5 — Adjust User Fee and Service Charge

Furthermore, Prince Township could prompt a user fee increase of 5% to help address the funding gap for the replacement of existing infrastructure. This increase would generate additional revenues to reduce the infrastructure gap over the next 10 years. Prince Township should continue using additional funds to create healthy reserves to sustain infrastructure and service levels. These contributions would be dedicated to the replacement of existing reserves. Increasing user fees by an additional 5% annually will increase the funds available over the 10-year period by approximately $35,508.

The following table is provided for illustrative purposes to help explain the potential of a modest user fee increase to address the infrastructure funding gap:

Year	User Fee and Service Charges ($)	5% Increase Amount ($)	Cumulative Increase ($)
1	$64,857	$3,243	$3,243
2	$66,154	$3,308	$6,551
3	$67,477	$3,374	$9,924
4	$68,827	$3,441	$13,366
5	$70,203	$3,510	$16,876
6	$71,607	$3,580	$20,456
7	$73,040	$3,652	$24,108
8	$74,500	$3,725	$27,833
9	$75,990	$3,800	$31,633
10	$77,510	$3,876	$35,508

Strategy #6 — Strategic Use of Debt

Although Prince Township does not currently need to incur significant debt as part of its financing strategy, it is prudent to consider this option should unexpected changes occur in asset conditions. Debt financing remains a contingency if the aforementioned strategies are insufficient to close the funding gap for necessary capital replacements and repairs.

Debt financing is a practical mechanism for funding capital projects. When planned appropriately, it allows the cost of a project to be distributed over the asset's useful life. This approach ensures that the financial responsibility is shared fairly among both current and future taxpayers who benefit from the asset. However, it is important to recognize that debt financing involves interest costs.

As part of its capital plan, **Prince Township has secured a $900,000 loan through the Ontario Capital Infrastructure Loan (OCIL)** to fund a portion of the **Gagnon Road Bridge** replacement. In addition to the $900,000 OCIL loan for the Gagnon Road Bridge, the Township has secured approximately $800,000 in funding through OCIF, CCBF, NORDS, and reserve contributions. This blended funding strategy significantly reduces reliance on debt and supports timely infrastructure renewal.

A separate loan application for $210,000 has been secured to support SCBA equipment upgrades.

These loans will significantly offset the total estimated cost of asset replacement contribution and reflect the Township's strategic use of debt to support priority infrastructure while minimizing long-term financial risk.

Provincial regulations govern the amount of debt a municipality can carry to maintain fiscal responsibility. According to the Ministry of Municipal Affairs, a municipality's annual debt repayments must not exceed 25% of its annual own-source revenues. Based on the 2023 Consolidated Financial Statements, the Township's current principal debt payments are $42,000 until 2026, with $105,000 remaining thereafter. This represents approximately 2.5% of net revenues—well below the 25% threshold—indicating a very low level of debt.

In line with the Municipal Act and best practices, any new debt should be structured so that its repayment period does not exceed the average useful life of the asset. This ensures the Township avoids paying for an asset beyond its intended lifespan and period of utility.

Financial Strategy Recommendations

It is well-recognized that a Financial Strategy to support the asset management plan is a dynamic document that should be updated and re-evaluated on an ongoing basis. Prince Township should consider the following strategies/points:

- Shift from time-based to risk-based asset replacement—prioritize based on safety, service continuity, and legal compliance. Extend life of lower-risk assets through proactive, targeted maintenance.
- Maintain and expand grant applications (e.g., OCIF, OMPF, NORDS, ICIP, CCBF) to reduce reliance on reserve, tax-based, or debt funding. Prince Township already secures 59% of revenue through grants—this should remain a strategic focus.
- Prince Township currently contributes ~$218,000 annually to capital reserves. A phased, multi-pronged approach is recommended to gradually address this gap without straining financial resources and overburdening taxpayers.
- Allocate 49% of the existing capital reserve balance over the first three years, offsetting major upfront capital costs while continuing consistent contributions. Reserves will be rebuilt as capital needs taper in the latter half of the 10 years.
- Investigate the implementation of a dedicated infrastructure levy starting at 2%, increasing annually. This alone could contribute $325,565 over 10 years, supporting long-term asset renewal.
- Investigate the implementation of a 5% increase to user fees, generating an estimated $35,508 over 10 years, which can be directed to reserves for future infrastructure needs.
- Loan of $900,000 with OCIL to cover the increased cost of the Gagnon Road Bridge.
- An additional $800,000 will be contributed through grant funding and operating reserve.
- Loan of $210,000 with OCIL to support SCBA equipment upgrades.
- Continue to revisit assumptions and strategies annually, refine projections, and adjust the plan as financial conditions, priorities, and external funding opportunities evolve.
- Monitor financial performance and promote internal understanding of long-term capital planning to ensure sustainable service delivery.

APPENDIX A – TULLOCH CONDITION ASSESSMENT

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June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Museum (Chapel)
>
> Attn: Jillian Hayes, CAO - Clerk

Jillian,

Please find enclosed our tabular Building Condition Assessment for the Prince Museum (Chapel), located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for a 400 sq.ft. structure of similar building type equals **$120,000,** according to available data. The existing structure is a historical building with importance to the Township. Based on its current condition, it is assumed that several repairs and ongoing maintenance have been completed to preserve the building, including replacement of windowpanes, exterior coatings, and cedar shingles.

A sum of forecasted repairs and replacements over the next decade equals approximately **$10,000**, primarily due to on-going recommended maintenance to preserve the structure including repainting of the exterior siding, soffit, and window frames, as well as partial replacement of the cedar shingles. Maintenance may be completed at the Township's discretion depending on the historical significance and the desire to preserve the building.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.

Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP MUSEUM (CHAPEL)
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate $0	2-Year 2026 $0	5-Year 2029 $11,300	10-Year 2034 $0
A SUBSTRUCTURE																									
		A10 Foundations	A1010 Standard Foundations	A101001 Wall Foundations	Main Building	Concrete block foundation with vented crawl space. Foundation wall visible above grade generally in good condition, no signs of settlement noted. Age unknown.	Good	1980				44	100	56					$0.00		$0				
B SHELL																									
		B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	Main Building	Wood joists, no significant deflection or "soft" floor areas noted. Age unknown.	Good	1950				74	100	26					$0.00		$0				
			B1020 Roof Construction	B102001 Structural Frame	Main Building	Traditional wood rafters and collar ties. Attic not accessed for review. No deflection in roof structure noted. Age unknown.	Good	1950				74	100	26					$0.00		$0				
		B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Enclosure	Main Building	Painted wood plank siding. No significant deterioration noted in wood panels. Age unknown.	Fair	1950				74	40	-34					$0.00		$0				
				B201008 Exterior Soffits	Main Building	Painted wood plank. No significant deterioration notel in wood planks. Age unknown.	Fair	1950				74	40	-34					$0.00		$0				
				B201010 Exterior Coatings	Main Building	Exterior wood siding and soffit coatings exhibit paint peeling and deterioration at several locations around the building. Age unknown.	Fair	2010	General maintenance on exterior paint coatings. Consider touch-ups or repainting of chapel to preserve wood.	Repair Allowance	Routine	14	10	-4		$5,000.00			$650.00		$5,650			$5,650	
			B2020 Exterior Windows	B202001 Windows	Main Building	Window frames assumed original. Panes have been replaced. Coatings on window frames exhibit peeling and deterioration. Age unknown.	Fair	1950	General maintenance on exterior paint coatings. Consider touch-ups or repainting of chapel to preserve wood. No cost associated, see "Exterior Coatings".			74	30	-44					$0.00		$0				
			B2030 Exterior Doors	B203001 Solid Doors	Main Building	Entrance door, assumed to be original. Door operational in good condition, isolated light peeling and deterioration of coatings. Age unknown.	Fair	1950	General maintenance on exterior paint coatings. Consider touch-ups or repainting of chapel to preserve wood. No cost associated, see "Exterior Coatings".			74	40	-34					$0.00		$0				
		B30 Roofing	B3010 Roof Coverings	B301001 High Slope Roof Coverings	Main Building	Cedar shingles. Several shingles have been replaced as part of on-going maintenance approximately 3 years ago. Several cedar shingles are split and curling. Age unknown.	Fair	1990	Continue routine maintenance of shingle replacement when deterioration is observed.	Repair Allowance	Routine	34	50	16		$5,000.00			$650.00		$5,650			$5,650	
C INTERIORS																									
		C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Main Building	Wood panelling. Good condition. Age unknown.	Good	1950				74	50	-24					$0.00		$0				
			C3020 Floor Finishes	C302003 Wood Flooring	Main Building	Wood plank flooring. Typical wear and tear, and typical wood floor shrinkage. Age unknown.	Fair	1950				74	75	1					$0.00		$0				
			C3030 Ceiling Finishes	C303002 Plaster Ceiling Finishes	Main Building	Painted vaulted ceiling. Age unknown.	Good	1950				74	75	1					$0.00		$0				
D SERVICES																									
			D3050 Terminal & Package Units	D305005 Electric Heating	Main Building	Older heating units, not tested during review. Staff indicated no issues with heating. Age unknown.	Fair	1980				44	20	-24					$0.00		$0				
		D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	Main Building	Functioning as intended, no signs of distress. Age unknown.	Good	1980				44	75	31					$0.00		$0				
			D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Main Building	Incandescent lights. Fixtures appear newer, no signs of deterioration fo fixtures. Age unknown.	Good	2010				14	50	36					$0.00		$0				
E EQUIPMENT & FURNISHINGS																									
		E20 Furnishings	E2020 Movable Furnishings	E202003 Freestanding Furniture	Main Building	Chapel furniture, fair condition. Age unknown.	Fair	1950				74	100	26					$0.00		$0				
G BUILDING SITEWORK																									
		G20 Site Improvements	G2030 Pedestrian Paving	G203099 Other Walks, Steps and Terraces	Main Building	Wood ramp into building with guardrail.Generally in good condition, no structural concerns. Age unknown.	Good	2000				24	40	16					$0.00		$0				

TULLOCH

Planners | Surveyors | Biologists | Engineers

June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Quonset Hut
>
> Attn: Jillian Hayes, CAO - Clerk

Jillian,

Please find enclosed our tabular Building Condition Assessment for the Prince Quonset Hut (Roads Maintenance Storage Building), located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for a 1200 sq.ft. structure of similar building type equals **$50,000,** according to available data. The existing Quonset Hut structure houses equipment for road maintenance. The storage structure is in overall good condition with no significant deficiencies noted. No maintenance items are anticipated for within the next decade.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.

Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP QUONSET HUT
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year *2026*	5-Year *2029*	10-Year *2034*
																						$0	$0	$0	$0
A SUBSTRUCTURE																									
		A10 Foundations	A1030 Slab on Grade	A103002 Structural Slab on Grade	Main Building	No settlement noted.	Good	2005				19	100	81					$0.00		$0				
B SHELL																									
		B10 Superstructure	B1020 Roof Construction	B102099 Other Roof Construction	Main Building	Quonset hut structure, good condition minor isolated corrosion on some fasteners.	Good	2005				19	75	56					$0.00		$0				
D SERVICES																									
		D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	Main Building	Functioning as intended, limited power supple required for building.	Good	2005				19	75	56					$0.00		$0				
			D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Main Building	Functioning as intended, fixtures in good condition	Good	2005				19	50	31					$0.00		$0				

June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Fire Hall
>
> Attn: Jillian Hayes, CAO - Clerk

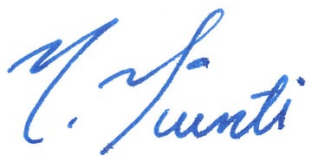
Jillian,

Please find enclosed our tabular Building Condition Assessment for the Prince Township Fire Hall, located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for a 3,200 sq.ft. structure of similar building type equals **$1.44 Million,** according to available data. Costs of apparatus, which constitutes a significant portion of asset value in the hall, was not included in the estimate.

A sum of forecasted repairs and replacements over the next decade equals approximately **$54,000**, primarily due to the likelihood of repairs and/or replacement to the vinyl siding around the exterior of the building, as well as the replacement of several windows nearing the end of their useful life over the next decade. In general, the Fire Hall is in good condition for its age and has been well maintained over its life. Diligent routine maintenance work will continue to preserve the Fire Hall's value.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.



Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP FIRE HALL
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA			OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year *2026*	5-Year *2029*	10-Year *2034*
																						$0	$2,000	$15,300	$36,160
A SUBSTRUCTURE																									
		A10 Foundations	A1010 Standard Foundations	A101001 Wall Foundations	Main Building	Traditional full frost wall on spread footings. Approximately 6" visible above grade. No signs of poor performance.	Good	1991				33	100	67					$0.00		$0				
			A1030 Slab on Grade	A103002 Structural Slab on Grade	Main Building	Traditional slab-on-grade, 4" thick in living quarters and 6" thick in garage. No cracking, settlement or deterioration noted.	Good	1991				33	100	67					$0.00		$0				
B SHELL																									
		B10 Superstructure	B1010 Floor Construction	B101001 Structural Frame	Main Building	Traditional wood framing. No deficiencies noted.	Good	1991				33	100	67					$0.00		$0				
			B1020 Roof Construction	B102001 Structural Frame	Main Building	Pre-engineered roof trusses. No signs of failure noted.	Good	1991				33	100	67					$0.00		$0				
		B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Enclosure	Main Building	Brick located on front and west of building. Staining on brick beside garage man door. Brick between overhead doors partially replaced.	Good	1991				33	75	42					$0.00		$0				
				B201001 Exterior Enclosure	Main Building	Vinyl siding located around perimeter of building where brick not present. Isolated damage (cracked vinyl, missing sealant at door, gap in panels) presentent throughout.	Fair	1991	Complete routine maintenance. Siding may continue to deteriorate (become brittle, crack, etc.) as it approaches the end of its estimated life.	Partial Replacement	Low	33	40	7		$32,000.00			$4,160.00		$36,160				$36,160
				B201008 Exterior Soffits	Main Building	Aluminum vented soffit.	Good	1991				33	50	17					$0.00		$0				
				B201011 Joint Sealant	Main Building	Isolated sealant around man door at rear of building has cracked and peeled away from frame.	Fair	2020	Routine maintenance on joint sealant. No cost included in assessment (minor cost).			4	20	16					$0.00		$0				
			B2020 Exterior Windows	B202001 Windows	Main Building	Several windows original to building, however windows on north side have been previously replaced (estimated 2020). Seal on west wall window beginning to fail.	Fair	1991	Replace remaining windows.	Partial Replacement	Routine	33	30	-3		$10,000.00			$1,300.00		$11,300			$11,300	
			B2030 Exterior Doors	B203001 Solid Doors	Main Building	Two man doors appear to have been replaced, age unknown. Minor wear and tear noted.	Good	2020				4	30	26					$0.00		$0				
				B203002 Glazed Doors	Main Building	Main man door complete with glazing, appears to have been replaced, age unknown. No deficiencies noted.	Good	2020				4	30	26					$0.00		$0				
				B203004 Overhead and Roll-up Doors	Main Building	Two overhead doors into garage. Seal failure in overhead door windows. Doors may have been previously replaced.	Good	1991	Routine maintenance including replacement of window inserts.	Partial Replacement	Routine	33	40	7		$4,000.00			$520.00		$4,520			$4,000	
		B30 Roofing	B3010 Roof Coverings	B301001 High Slope Roof Coverings	Main Building	Asphalt shingle, replaced approximately in 2020.	Good	2019				5	30	25					$0.00		$0				
				B301004 Flashings & Trim	Main Building	Aluminum flashing, no significant deterioration noted.	Good	1991				33	50	17					$0.00		$0				
				B301005 Gutters and Downspouts	Main Building	Aluminum gutters and downspouts. At front of building gutter does not extend fully to gargae wall. Water has run down the roof and down the brick resulting in brick staining.	Good	1991	Modify gutter to be tight to the vertical wall and/or sealed to prevent water from running down the face of the brick which could cause pre-mature deterioration.	Repair Allowance	Routine	33	50	17		$2,000.00			$260.00		$2,260		$2,000.00		
C INTERIORS																									
		C10 Interior Construction	C1020 Interior Doors	C102001 Standard Interior Doors	Main Building	Panel doors in living area, steel doors into garage). No deterioration noted	Good	1991				33	50	17					$0.00		$0				
		C20 Stairs	C2010 Stair Construction	C201001 Interior Stair Construction	Main Building	Wood framed with wood treads. Typical wear and tear on treads.	Good	1991	Consider painting nosing a contrast colour (red/yellow) for safety purposes. No cost included in assessment (minor cost).			33	75	42					$0.00		$0				
		C30 Interior Finishes	C3010 Wall Finishes	C301003 Gypsum Wallboard Finishes	Main Building	Minor damage in storage areas and gargae next to stairs.	Fair	1991	Minor drywall patchwork (no cost associated).			33	75	42					$0.00		$0				
				C301004 Tile and Terrazzo Wall Finishes	Main Building	Tile in shower and garage wash station. Tile in shower missing trim around entrance to shower. Water is unlikely to enter this area, however a tile edge or trim should be added	Fair	1991	Tile edge/trim around entrance. No cost included in assessment (minor cost).			33	50	17					$0.00		$0				
			C3020 Floor Finishes	C302001 Tile Floor Finishes	Main Building	Tile in shower and garage wash station. Tile in shower has scum buildup, however no signs of water leaking in shower pan noted.	Fair	1991				33	50	17					$0.00		$0				
				C302005 Carpeting	Main Building	Second floor. General wear and tear on carpet. Significant portion of carpet not visible due to stored material.	Fair	1991				33	30	-3					$0.00		$0				
				C302099 Other Flooring and Floor Finishes	Main Building	Painted concrete floors, no deterioration noted.	Good	1991				33	50	17					$0.00		$0				
			C3030 Ceiling Finishes	C303003 Gypsum Wallboard Ceiling Finishes	Main Building	No significant deterioration noted.	Good	1991				33	75	42					$0.00		$0				
D SERVICES																									
		D20 Plumbing	D2010 Plumbing Fixtures	D201001 Waterclosets	Main Building	Original, function as intended.	Fair	1991	Plan for replacement in next 10 years as estimated life approaches. No cost included in assessment (minor cost).	Full Replacement	Routine	33	40	7					$0.00		$0				
				D201004 Sinks	Main Building	Original, function as intended.	Fair	1991				33	50	17					$0.00		$0				
				D201005 Showers/Tubs	Main Building	Operation not tested on-site. No signs of leakage in walls observed.	Fair	1991				33	50	17					$0.00		$0				
			D2020 Domestic Water Distribution	D202001 Pipes and Fittings	Main Building	No signs of leakage observed.	Fair	1991				33	75	42					$0.00		$0				
			D2030 Sanitary Waste	D203003 Floor Drains	Main Building	Trench drains located in garage. No signs of overflow noted. Comment on floor drain function not provided.	Fair	1991				33	75	42					$0.00		$0				
		D30 HVAC	D3020 Heat Generating Systems	D302099 Other Heat Generating Systems	Main Building	Gas fired heating in garage. Age unknown. Visibily good condition, however function not tested on-site	Good	1991				33	50	17											
			D3040 Distribution Systems	D304003 Hot Water Distribution Systems	Main Building	Boiler recently replaced.	Good	2020				4	30	26					$0.00		$0				
			D3050 Terminal & Package Units	D305005 Electric Heating	Main Building	Baseboard heaters located throughout building. Appear original to construction. Function not tested while on-site.	Fair	1991				33	50	17					$0.00		$0				
		D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	Main Building	One main panel and one emergency panel.	Good	1991				33	75	42					$0.00		$0				
			D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Main Building	Combinatino of flourescent tube and incandescent light bulbs. No significant deterioration of fixtures noted.	Good	1991				33	50	17					$0.00		$0				
E EQUIPMENT & FURNISHINGS																									
		E10 Equipment	E1090 Other Equipment	E109005 Unit Kitchens	Main Building	Traditional wood cabinetry, minor wear and tear.	Good	1991				33	50	17					$0.00		$0				
G BUILDING SITEWORK																									
		G20 Site Improvements	G2020 Parking Lots	G202099 Other Parking Lots	Main Building	Gravel, well graded no erosion noted.	Good	1991				33	75	42					$0.00		$0				

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June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Barn – Antique Farming Equipment
>
> Attn: Jillian Hayes, CAO - Clerk

Jillian,

Please find enclosed our tabular Building Condition Assessment for the Prince Township Antique Farming Equipment Display Barn, located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for a 2250 sq.ft. structure of similar building type equals **$230,000,** according to available data. The existing structure houses a historical farming equipment display.

A sum of forecasted repairs and replacements over the next decade equals approximately **$33,000**, primarily due to the recommended replacement of the failing wood soffit and the wood ramp structure to access the main door to the building, as well as repairs to the concrete slab to remove the trip hazard (see below). The building is estimated to have been constructed in the mid-1990s and appears to have little maintenance work completed. Minor items, such as painting of the exterior window frame, have been included in the Assessment, however as the cost to complete the work will be minor, no cost has been included in the assessment.

It should be noted that the concrete slab-on-grade exhibits wide cracking and differential movement around the perimeter of the building (at the load bearing walls), posing a trip-hazard at the crack locations. It is anticipated that this movement occurred shortly after construction. While the load bearing walls have settled with the perimeter of the slab, the exterior load bearing walls have generally settled uniformly, resulting in minimal impact on the wood superstructure. Based on the condition of the slab, it is recommended that the trip hazard be addressed through

concrete grinding and crack sealing, and that the slab be monitored for additional movement that may affect exterior load bearing walls.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.

Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP BARN - ANTIQUE FARMING EQUIPMENT
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year *2026*	5-Year *2029*	10-Year *2034*
																						$0	$26,950	$5,650	$0
A SUBSTRUCTURE																									
		A10 Foundations	A1030 Slab on Grade	A103002 Structural Slab on Grade	Main Building	Assumed building supported by slab-on-grade. Slab exhibits significant wide cracking throughout and differential movement at load bearing walls, likely from improper sub-base preparation or improper slab thickenings to support exterior walls. It is anticipated that any settlement occured shortly after construction. Wide cracks in slab create a trip hazard.	Poor	1995	Cracking and differential settlement significant. Monitor future settlement of slab and effect on wood structure. To remove trip hazard, grind down concrete at crack location to provide smooth surface, repair wide cracks with gravity-fed crack sealer.	Repair Allowance	Routine	29	100	71		$10,000.00			$1,300.00		$11,300		$10,000.00		
B SHELL																									
		B10 Superstructure	B1020 Roof Construction	B102001 Structural Frame	Main Building	Traditional wood stud exterior walls. Water infiltration to exterior and isolated water staining on bottom plate.	Good	1995				29	100	71					$0.00		$0				
				B102099 Other Roof Construction	Main Building	Wood trusses.	Good	1995				29	100	71					$0.00		$0				
		B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Enclosure	Main Building	Wood plank siding. Planks weathered. Water infiltration between planks due to how exterior was constructed. Wood soffit failing.	Fair	1995	Replace wood soffit.	Repair Allowance	Routine	29	40	11		$5,000.00			$650.00		$5,650			$5,650	
			B2020 Exterior Windows	B202001 Windows	Main Building	Original to building, window panes in good condition, frames weathered and coatings failing.	Fair	1995	Paint window frames to extend window life. No cost associated (minor maintenance cost).			29	30	1					$0.00		$0				
			B2030 Exterior Doors	B203001 Solid Doors	Main Building	Main entrance door appears to have been replaced. Age unknown. Good condition, functioning as intended.	Fair	2010				14	30	16					$0.00		$0				
				B203098 Other Exterior Specialty Doors	Main Building	Barn access door.	Fair	1995				29	50	21					$0.00		$0				
		B30 Roofing	B3010 Roof Coverings	B301001 High Slope Roof Coverings	Main Building	Sloped metal roof. Good condition, no signs of leakage noted.	Good	1995				29	40	11					$0.00		$0				
C INTERIORS																									
		C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Main Building	Exposed studs, see "Structural Frame".		1995				29		-29					$0.00		$0				
			C3030 Ceiling Finishes	C303099 Other Ceiling and Ceiling Finishes	Main Building	Exposed roof framing, see "Other Roof Construction".		1995				29		-29					$0.00		$0				
D SERVICES																									
		D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	Main Building	Functioning as intended, limited power supple required for building.	Good	1995				29	75	46					$0.00		$0				
			D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Main Building	Functioning as intended, fixtures in good condition.	Good	1995				29	50	21					$0.00		$0				
G BUILDING SITEWORK																									
		G20 Site Improvements	G2030 Pedestrian Paving	G203099 Other Walks, Steps and Terraces	Main Building	Wood ramp into building with guardrail. Ramp supported on deck blocks which have shifted and tipped and/or settled at several locations.	Poor	1995	Recommended replacement of ramp.	Full Replacement	Routine	29	30	1		$15,000.00			$1,950.00		$16,950		$16,950		

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June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Pavilion
>
> Attn: Jillian Hayes, CAO - Clerk

Jillian,

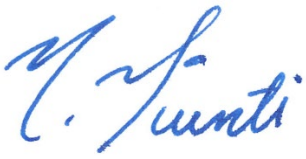
Please find enclosed our tabular Building Condition Assessment for the Prince Township Events Pavilion, located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for an approximate 6,420 sq.ft. structure of similar building type equals **$600,000,** according to available data.

Minor repair and maintenance items are provided in the Tabular Building Condition Assessment sheet, however the cost associated with each repair/maintenance item is insignificant and has therefore not been included within the BCA. In addition to these items, water was noted on the concrete slab at the south-west corner of the building. Water was infiltrating the main area through the enclosure at the corner, however the enclosure was not accessed during our site review due to the door opening being secured with plywood. No leaking from the roof or the exterior side of the wall was observed. It is recommended that the source of the water infiltration be reviewed by Township maintenance staff to determine if sealant of any joints is required.

The Pavilion was constructed in 2018 and is in overall good condition, with the exception of the minor maintenance items noted. It was also noted that the Pavilion is used as an ice rink in the winter months. Water staining on posts and anchor corrosion, specifically in the "small rink", was noted. Staff indicated that the water is placed directly on the concrete slabs, with no protection to the wood structure. To preserve the timbers and prevent water absorption at the base, it is recommended that the wood posts be protected during water flooding operations.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.



Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP PAVILION
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year *2026*	5-Year *2029*	10-Year *2034*
																						$0	$0	$0	$0
A SUBSTRUCTURE																									
		A10 Foundations	A1030 Slab on Grade	A103002 Structural Slab on Grade	Main Building	Structural slab on grade with thickenings. Control joint sealants in good condition.	Good	2018				6	75	69					$0.00		$0				
B SHELL																									
		B10 Superstructure	B1020 Roof Construction	B102001 Structural Frame	Main Building	Timber post and beam construction (pressure trated posts). Overall good condition, isolated corrosion of achorage galvanized coatings (no concern). Isolated water staining on interior posts between large and small "rinks" from flooding the small rink directly on the slab.	Good	2018	Recommend providing protection to the exposted posts if flooding operations are to occur. Significant water absorption through the bottom of the posts accompanied by cyclical significant wetting/drying may result in premature deterioration of post. No cost associated, general maintenance and operational procedures.			6	50	44					$0.00		$0				
				B102099 Other Roof Construction	Main Building	Wood truss roof. No deterioration noted.	Good	2018				6	75	69					$0.00		$0				
		B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Enclosure	Main Building	Vinyl siding. Good condition, isolated impact damamge.	Good	2018				6	40	34					$0.00		$0				
				B201008 Exterior Soffits	Main Building	Aluminum soffit, asthetic only (ceiling not covered on inside, building open). Isolated soffit damage on west side.	Good	2018	Repair damaged soffit. Minor repair, no cost associated.			6	50	44					$0.00		$0				
				B201011 Joint Sealant	Main Building	Joint sealant around base of posts cracked and debonded in some locations.	Good	2018	General maintenance on joint sealant, no cost associated.			6	20	14					$0.00		$0				
				B201099 Other Exterior Walls	Main Building	Plexi-glass windows good condition, normal wear and tear for use. Exposed wood pressure trated boards, good condtion. Roll up doors not closed for visual review, based on age of building it is assumed that the doors are in good condition.	Good	2018				6	20	14					$0.00		$0				
		B30 Roofing	B3010 Roof Coverings	B301001 High Slope Roof Coverings	Main Building	Asphalt shingles, good condition.	Good	2018				6	30	24					$0.00		$0				
				B301004 Flashings & Trim	Main Building	Aluminum flashing and trim, good condition.	Good	2018				6	50	44					$0.00		$0				
				B301005 Gutters and Downspouts	Main Building	Downspout on east side of building does not extend to ground.	Fair	2018	Extend downspout to ground and direct water away from structure. No cost associated, minor repair work.			6	50	44					$0.00		$0				
C INTERIORS																									
		C10 Interior Construction	C1010 Partitions	C101001 Fixed Partitions	Main Building	Plywood clad partitions, good conditions normal wear and tear for use.	Good	2018				6	40	34					$0.00		$0				
			C1020 Interior Doors	C102001 Standard Interior Doors	Main Building	Standards metal doors. Severe impact damage from hockey pucks, damage to threshold, otherwise fully operational and functioning as intended.	Fair	2018	Replacement not recommended unless doors become non-operational (any replacement doors will likely become damaged from pucks).			6	40	34					$0.00		$0				
		C30 Interior Finishes	C3020 Floor Finishes	C302099 Other Flooring and Floor Finishes	Main Building	Rubber flooring in change room. Good condition, typical wear and tear from use.	Good	2018				6	20	14											
		D50 Electrical	D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Main Building	LED lighting, cage covered. Not tested during review, lighting is new in 2018 and is expected to be operating in good condition. Fixtures/cages in good condition.	Good	2018				6	40	34					$0.00		$0				
E EQUIPMENT & FURNISHINGS																									
		E20 Furnishings	E2020 Movable Furnishings	E202005 Moveable Multiple Seating	Main Building	Wood benches in dressing room, good condition.	Good	2018				6	25	19					$0.00		$0				

June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Barn – Farming Tools Display
>
> Attn: Jillian Hayes, CAO - Clerk

Jillian,

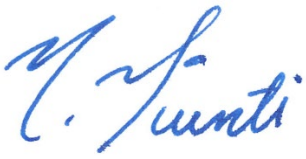
Please find enclosed our tabular Building Condition Assessment for the Prince Township Farming Tools Display Barn, located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for a 950 sq.ft. structure of similar building type equals **$150,000,** according to available data. The existing structure houses a historical farming tool display. Based on its current condition, it is assumed that several repairs and ongoing maintenance have been completed to preserve the building, including replacement of exterior coatings and asphalt shingled roof.

Recent maintenance items including painting of the exterior wood plank siding and replacement of the asphalt shingled roof have resulted in no significant forecasted repairs or replacements for the next decade. Minor items, such as painting of the exterior window frame, have been included in the Assessment, however as the cost to complete the work will be minor, no cost has been included in the assessment.

It should be noted that the concrete slab-on-grade exhibits wide cracking and differential movement throughout. It is anticipated that this differential movement occurred shortly after construction. The load bearing elements (timber posts and exterior walls) do not exhibit any significant differential movement or signs of structural distress. It is recommended that the slab be monitored for additional movement that may affect exterior walls and timber posts.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.



Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP BARN - FARMING TOOLS DISPLAY
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year 2026	5-Year 2029	10-Year 2034
																						$0	$0	$0	$0
A SUBSTRUCTURE																									
		A10 Foundations	A1030 Slab on Grade	A103002 Structural Slab on Grade	Main Building	Assumed building supported by slab-on-grade. Slab exhibits cracking throughout and minor differential movement, likely from improper sub-base preparation. No significant differential movement of supporting wood posts or exterior walls noted. It is anticipated that any settlement occured shortly after construction.	Poor	1975	Cracking and differential settlement significant and generally beyond repair. Given the occupancy of the structure, monitor future settlement of slab and effect on wood structure.			49	100	51					$0.00		$0				
B SHELL																									
		B10 Superstructure	B1020 Roof Construction	B102001 Structural Frame	Main Building	Traditional wood post and beam construction, with wood stud exterior walls. Interior posts weathered, possible that old posts were used in construction of building. No settlement or structural deficiencies noted.	Fair	1975				49	100	51					$0.00		$0				
				B102099 Other Roof Construction	Main Building	Traditional wood rafters, ceiling joists anc collar ties.	Good	1975				49	100	51					$0.00		$0				
		B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Enclosure	Main Building	Wood plank siding. Planks in good condition protected by coating.	Good	1975				49	40	-9					$0.00		$0				
				B201010 Exterior Coatings	Main Building	Exterior coatings appear to have been recently updated.	Good	2015				9	10	1					$0.00		$0				
			B2020 Exterior Windows	B202001 Windows	Main Building	Window on east side. Wood frame with coatings, coatings exhibit peeling and general deterioration	Fair	1975	Coatings replacement on window frame. No cost associated, general minor maintenance.			49	30	-19					$0.00		$0				
			B2030 Exterior Doors	B203001 Solid Doors	Main Building	Metal door with frame. Door has been previously replaced. Door operational in good condition, coatings on wood frame exhibits peeling nad general deterioration	Fair	2015	Coatings replacement on door frame. No cost associated, general minor maintenance.			9	30	21					$0.00		$0				
				B203098 Other Exterior Specialty Doors	Main Building	Barn doors. Doors functioning as intended, coatings in good condition.	Fair	1975				49	50	1					$0.00		$0				
		B30 Roofing	B3010 Roof Coverings	B301001 High Slope Roof Coverings	Main Building	Asphalt shingles, appear to have been recently replaced.	Good	2010				14	30	16					$0.00		$0				
C INTERIORS																									
		C30 Interior Finishes	C3010 Wall Finishes	C301099 Other Wall Finishes	Main Building	Exposed studs, see "Structural Frame".						2024		-2024					$0.00		$0				
			C3030 Ceiling Finishes	C303099 Other Ceiling and Ceiling Finishes	Main Building	Exposed roof framing, see "Other Roof Construction".						2024		-2024					$0.00		$0				
D SERVICES																									
		D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	Main Building	Functioning as intended, limited power supple required for building.	Good	1975				49	75	26					$0.00		$0				
			D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	Main Building	Functioning as intended, fixtures in good condition	Good	1975				49	50	1					$0.00		$0				

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Planners | Surveyors | Biologists | Engineers

June 10, 2024
240722

Prince Township
3042 Second Line West
Prince Township
Ontario, P6A 6K4

> Re: Asset Management Plan 2024 (Facilities) – Building Condition Assessment, Municipal Building (including Municipal Offices, Early On Centre, Library, and Council Chambers)
>
> Attn: Jillian Hayes, CAO - Clerk

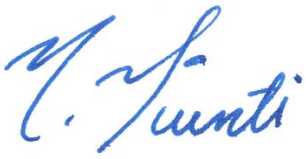
Jillian,

Please find enclosed our tabular Building Condition Assessment for the Prince Township Municipal Building (including Municipal Offices, Early On Centre, Library, and Council Chambers), located at 3042 Second Line West, in accordance with ASTM E1557(09) and in support of the City's Asset Management Plan.

The estimated replacement cost for an approximate 9,300 sq.ft. structure of similar building type equals **$4.65 Million,** according to available data.

A sum of forecasted repairs and replacements over the next decade equals approximately **$289,000**, primarily due to the anticipated replacement of the asphalt applied roofing covering a significant portion of the structure, required repairs to the Council Chambers foundation wall, anticipated repairs to the exterior brick façade, and anticipated replacement of several windows nearing the end of their useful life over the next decade. In general, the Municipal Building is in good to fair condition for its age as several key components have been maintained and updated/replaced in recent years. Diligent routine maintenance work will continue to preserve the Municipal Building's value.

We trust that you will find this deliverable meets your requirements at this time. Please do not hesitate to contact me if you have any questions.



Nick Giunti, P.Eng.
Structural Engineer

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP MUNICIPAL BUILDING
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year 2026	5-Year 2029	10-Year 2034
																						$5,650	$22,658	$2,448	$258,523
A SUBSTRUCTURE																									
		A10 Foundations	A1010 Standard Foundations	A101001 Wall Foundations	Main Building	Assumed full frost depth concrete foundation walls generally below grade and are performing adequately with no deficiencies noted. Foundation wall at the main entrance is partially exposed above grade and exhibits hairline to narrow cracking and isolated previous patchwork	Fair	1965				59	100	41					$0.00		$0				
					Addition	Full frost depth concrete foundations walls generally below grade and are performingly adequately with no settlement noted.	Good	1997				27	100	73					$0.00		$0				
					Council Chambers	Full frost depth concrete foundation walls partially extended above grade, enclosing basement. Isolated narrow to wide cracking in foundation wall. Water noted in basement at time of visit (see "Basement Wall Construction"). Several cracks extend below grade. Several locations have been previously repaired. Interior face of foundation walls partially covered and were not visually reviewed.	Poor	1937	Cracks (specifically wide cracks which extend below grade) should be repaired complete with a waterproofing membrane to prevent future water infiltration. Crack repair to follow traditional repair methods for concrete foundation walls (dependent on crack width, which may include pressure injection or route-and-seal).	Repair Allowance	High	87	100	13		$15,000.00			$1,950.00		$16,950		$16,950		
					Municipal Offices	Full frost depth concrete foundation walls partially extended above grade, enclosing basement. Isolated hairline to narrowcracking in foundation wall above grade at front of building, isolated concrete deterioration at grade on east side of building.	Good	1980				44	100	56					$0.00		$0				
			A1030 Slab on Grade	A103001 Standard Slab on Grade	Main Building	Minor historic settlement observed near washrooms and entrance to Council Chambers. Likely occurred shortly after construction of the building.	Good	1965				59	100	41					$0.00		$0				
					Addition	Good, no settlement noted.	Good	1997				27	100	73					$0.00		$0				
		A20 Basement Construction	A2020 Basement Walls	A202001 Basement Wall Construction	Council Chambers	Concrete basement walls previously patch repaired. Water observed on floor in basement mechancial room, however walls covered with mechanical equipment and not visually reviewed for cracks/water infiltration. Mechanical equipment (water distribution, boiler, etc.) all new, anticipate water leakage from foundation wall behind wall mounted equipment (not visible during inspection). See Wall Foundations above.	Poor	1937	See Wall Foundations above.			87	100	13					$0.00		$0				
					Municipal Offices	Concrete foundation walls generally covered. No water infiltration observed at time of site visit.	Good	1980				44	100	56					$0.00		$0				
B SHELL																									
		B10 Superstructure	B1010 Floor Construction	B101003 Floor Decks and Slabs	Municipal Offices	Traditional wood floor construction. Floors noted to be unlevel, however no structural concerns noted.	Fair	1937				87	100	13					$0.00		$0				
				B101099 Other Floor Construction	Council Chambers	Concrete on metal deck and steel open web steel joists. Performing adequately.	Good	1980				44	100	56					$0.00		$0				
			B1020 Roof Construction	B102001 Structural Frame	Main Building	Metal roof deck, steel beams and steel columns. Performing adequately. Coatings, where visible, in good condition. Concrete block walls throughout generally as partition but some a load bearing. In mens washrooms and main entrance, block wall exhibits cracking along the mortar joint likely the result of historic building settlement, no signs of structural failure.	Good	1965				59	100	41					$0.00		$0				
					Municipal Offices	Metal roof deck, steel beams and steel columns. Performing adequately.	Good	1980				44	100	56					$0.00		$0				
					Addition	Metal roof deck, steel beams supported by original main building on interior and concrete block on exterior. Performing adequately.	Good	1997				27	100	73					$0.00		$0				
				B102002 Structural Walls	Council Chambers	Traditional wood framed walls. Performing adequately	Good	1937				87	100	13					$0.00		$0				
				B102099 Other Roof Construction	Council Chambers	Traditional wood framed construction. Attic was not accessed during site visit. No signs of structural deficiencies noted from underside or exterior (excessive deflection in rafters or ridge, deflection of ceiling joist, etc.).	Good	1937				87	100	13					$0.00		$0				
		B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Enclosure	Main Building	Brick and painted concrete block exterior. Brick spalling and cracked at several locations, gap in mortar joints. Paint on concrete block peeling at mortar joints on north wall at isolated locations.	Fair	1965	Anticipate minor repairs to exterior (isolated brick replacement, coatings, repointing of brick mortar joints) as exterior continues to deteriorate.			59	75	16		$7,500.00			$975.00		$8,475				$8,475
					Addition	Painted concrete block exterior exhibiting isolated cracking, coatings failure and cracking of the sealant at the construction joint between concrete block and brick.	Fair	1997	Seal cracked joint between concrete block and brick to prevent water infiltration behind brick. No cost included in assessment (minor cost).			27	75	48					$0.00		$0				
					Council Chambers	Brick exterior. Portion of brick on east side of building previously removed and replaced. Isolated cracking in brick mortar joints on west face, specifically beneath windows. Concrete sill beneath west windows exhibits medium to wide cracking throughout.	Fair	1937	Brick repointing work ancitiicipated to prolong life of building (within 10 years). Replacement of concrete sill is impractical given age of structure, recommend sealing cracks and providing routine maintenance on sealant to ensure water does not infiltrate behind brick (within two years).	Repair Allowance	Routine	87	75	-12		$7,500.00			$975.00		$8,475		$1,000		$7,475
					Municipal Offices	Vinyl siding and brick exterior. Exterior generally in good condition, isolated impact damage to vinyl siding near grade.	Good	1980	Repair/replace sections of vinyl siding as required. No cost included in assessment (minor cost).			44		-44					$0.00		$0				
				B201011 Joint Sealant	All	Typical cracking of sealant around windows.	Fair	2010	Reseal windows. No cost included in assessment (minor cost).			14	20	6					$0.00		$0				
			B2020 Exterior Windows	B202001 Windows	Main Building, Addition	Generally replaced throughout (banquet/kitchen 2013, Early On Centre in 2007). One window in banquet room has been chipped, otherwise in good condition. Aluminimum windows in Library original, seals appear intact. "Year of Construction"" based on oldest windows.	Good	1997	Anticipated replacement of Library windows.	Full Replacement	Routine	27	30	3		$7,000.00			$910.00		$7,910				$7,910
					Council Chambers	Five west-side windows replaced in 2013. Two front windows are located within closets not generally accessed. "Year of Construction" based on new windows.	Good	2013	Replacement of two front windows recommended for thermal properties, however if no leaking is present not necessarily required.	Full Replacement	Low	11	30	19		$7,000.00			$910.00		$7,910				$7,910
					Municipal Offices	Windows replaced in 2013. Good condition. Aluminum capping on one basement window damaged.	Good	2013	Repair of aluminum capping to basement window. No cost included in assessment (minor cost).			11		-11					$0.00		$0				
			B2030 Exterior Doors	B203001 Solid Doors	All	South door on Council Chambers weathered and not typically used. Doors generally in fair condition with isolated corrosion noted on some hardware. Age of doors varies. "Year of Construction" based on addition door.	Good	1997	Replacement of south door on Council Chambers building recommended for thermal properties, however if no leaking is present not necessarily required.			27	30	3					$0.00		$0				
				B203002 Glazed Doors	All	Doors at main and north entrance complete with glazing. Age unknown, anticiapte approximately 20 years old. No significant deterioration noted.	Good	2004				20	30	10					$0.00		$0				
		B30 Roofing	B3010 Roof Coverings	B301001 High Slope Roof Coverings	Council Chambers	Sloped metal roof. Fair condition with isolated warping and weathering noted on east side.	Fair	2004				20	40	20					$0.00		$0				
				B301002 Low Slope Membrane Systems	Main Building, Municipal Office	Asphalt applied built-up roofing. Roof was not accessed during visit (observed from high-ground only). Several exhaust fan penetrations exist on the roof. Staff stated that the roof frequently exhibits isolated leaks at the penetrations due to poor sealant and intend to conduct yearly sealant inspections and repairs as required.	Fair	2014	Continue routine mantenance and inspections on seals to extend the life of the roofing membrane so that it may reach its expected useful lifespan. Based on estiamted useful life, replacment of roof may be expected near the end of the next ten year period.	Full Replacement	Routine	10	20	10		$180,000.00	$10,000.00		$24,700.00		$214,700				$214,700
				B301002 Low Slope Membrane Systems	Addition	PVC roofing membrane. Roof was not accessed during visit (observed from high-ground only). One roof drain noted on roof, with ponding water on north and south ends. No active leaks were reoported by staff.	Good	2022				2	25	23					$0.00		$0				
				B301004 Flashings & Trim	All	Roof flasing, capping, soffit (Council Chambers) generally in good condition (replaced with roof). Age varies.	Good	2014				10	50	40					$0.00		$0				
C INTERIORS																									

Start Yr
2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP MUNICIPAL BUILDING
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year *2026*	5-Year *2029*	10-Year *2034*
																						$5,650	$22,658	$2,448	$258,523
		C10 Interior Construction	C1010 Partitions	C101004 Interior Guardrails and Screens	All	Guard on stairs at main entrance. Assumed to be original. Traditional metal guard with metal spindles. Anchorage at top of rail not tight to wall and may become loose over time.	Fair	1965	Monitor rail anchorage, repair required if anchorage becomes loose.			59	75	16					$0.00		$0				
			C1020 Interior Doors	C102001 Standard Interior Doors	All	Age and type of door vary. Doors generally in good condition and functional, some hardware exhibiting normal wear and tear. Door into men's washroom does not open/close smoothly due to settlement of slab/floor.	Fair	2000	Door to men's room may be modified to accommodate minor slab settlement. No cost included in assessment (minor cost).			24	50	26					$0.00		$0				
			C1030 Fittings	C103001 Compartments, Cubicles and Toilet Partitions	All	Partitions function with little sign of wear and tear. Appear to have been replaced within last 20 years. Age unknown.	Good	2000				24	50	26					$0.00		$0				
				C103005 Lockers	All	Lockers in main corridor. Functioning as intended. Coatings in good condition. Some doors loose on hinges and unsquare. Age unknown.	Fair	2000	General maintenance to doors including tightening door hinges, replacment as required, etc. to prevent doors from coming off hinges. No cost included in assessment (minor cost).			24	50	26					$0.00		$0				
				C103006 Shelving	All	Library shelving - metal book shelving in good condition with no significant deterioration noted. Early-On shelving - wood shelving in good condition with no significant deterioration noted. Age unknown.	Good	2000				24	50	26					$0.00		$0				
				C103008 Counters	All	Kitchen - laminate and butcher block. Appear new. Early On - staff indicated that countars and cabinets were being replaced shortly after site visit. Basement beneath Municipal Office - Laminate countertop, appears new, in good condition. Gap behind counter/cabinets for radiator.	Good	2020				4	50	46					$0.00		$0				
				C103009 Cabinets	All	Kitchen - wood/mdf/particle board. Appear new. Early On - staff indicated cabinets were being replaced shortly after visit. Municipal Office - Appear new. Basement beneath Municipal Office - Cabinets appear newer, functioning as intended.	Good	2020				4	50	46					$0.00		$0				
		C20 Stairs	C2010 Stair Construction	C201001 Interior Stair Construction	Council Chambers	Council Chambers - Stairs to basement are in poor condition with finish removed and nosing damaged on several stairs resulting in a trip hazard.	Poor	1937	Damaged stair treads recommended to be removed and replaced. Install slip-resistant tread finishes.	Partial Replacement	High	87	75	-12		$5,000.00			$650.00		$5,650	$5,650			
					Main Building	Main Entrance - Concrete stair structure with terazzo treads. General wear and tear on treads, overall good condition. Beneath Municipal Offices - Concrete stairs covered in carpet. Good condition.	Good	1965				59	100	41											
		C30 Interior Finishes	C3010 Wall Finishes	C301001 Concrete Wall Finishes	All	Concrete block painted throughout building.Minor cracking at mortar joints located at isolated locations (entrance, washroom), see "Structural Frame" above.	Good	2000				24	50	26					$0.00		$0				
				C301003 Gypsum Wallboard Finishes	All	Throughout, generally fair to good condition with isolated damamge and deterioration.	Fair	1980	General maintenance to gypsum walls at damaged locations. No cost included in assessment (minor cost).			44	75	31					$0.00		$0				
				C301005 Painting to Walls	All	Fair to good, isolated peeling/flaking in some locations.	Good	2000	General maintenance to painted wall at damaged locations. No cost included in assessment (minor cost).			24	30	6					$0.00		$0				
			C3020 Floor Finishes	C302001 Tile Floor Finishes	All	Basement beneath Municipal Offices - Good condition no significant deterioration noted, age unknown. Kitchen - Appears newer, no significant deterioration noted.	Good	2000				24	75	51					$0.00		$0				
				C302002 Terrazzo Floor Finishes	All	Main Building Corridor/Washrooms - Assumed original to building, fair to good condition with isolated cracking likely due to historic settlement of slab. Floor near mens washroom cracked and exhibits minor settlement.	Fair	1965				59	100	41					$0.00		$0				
				C302003 Wood Flooring	All	Council Chambers - Assumed to be original flooring. Wood flooring generally weather and individual members exhibit shrinkage (normal for aged wood floors). Overall good condition for age of the structure.	Fair	1937				87	100	13					$0.00		$0				
				C302004 Resilient Floor Finishes	All	Banquet Hall - Vinyl plank flooring appears new, good condion, no significant deterioration noted. Early On - Vinyl plank flooring installed in 2019, good condition no significant deterioration noted.	Good	2019				5	20	15					$0.00		$0				
				C302005 Carpeting	All	Library - Carpet age unknown assumed to be similar age to addition, in good to fair condition, some isolated locations at carpet joints exhibit normal wear and tear (fraying of carpet, wear spots, etc.). Municipal Office - Carpet tile age unknown, in good condition	Fair	2000	Depending on traffic levels, carpeting in library may require replacement within next 10 years.	Full Replacement	Low	24	15	-9		$8,500.00			$1,105.00		$9,605				$9,605
			C3030 Ceiling Finishes	C303003 Gypsum Wallboard Ceiling Finishes	All	Kitchen - Good condition.	Good	2020				4	75	71					$0.00		$0				
				C303004 Acoustical Ceiling Tiles and Panels	All	Acoustic tiles "drop ceiling" present throughout the building. Several exhibit water stains from historic roof leaks (staff indicated leaks are not active), impact damamge to corners, or sagging throughout.	Fair	2000	Average life expectancy for acoustic ceiling tiles is 10-15 years. Recommend general maintenance and replacement of tiles as they begin to show deterioration.	Partial Replacement	Low	24	15	-9	10	$6,500.00			$845.00		$7,345		$2,448.33	$2,448	$2,448.33
				C303099 Other Ceiling and Ceiling Finishes	All	Coffered ceiling in Council Chambers generally in good condition with no sagging noted.	Good	1937				87	75	-12					$0.00		$0				
D SERVICES																									
		D20 Plumbing	D2010 Plumbing Fixtures	D201001 Watercloset	All	Previously replaced, good condition, functioning as intended, exact age unknown.	Good	2000				24	40	16					$0.00		$0				
				D201002 Urinals	All	Previously replaced, good condition, functioning as intended, exact age unknown.	Good	2000				24	40	16					$0.00		$0				
				D201004 Sinks	All	Previously replaced, good condition, functioning as intended, exact age unknown.	Good	2000				24	50	26					$0.00		$0				
			D2020 Domestic Water Distribution	D202001 Pipes and Fittings	All	No leaks observed, functioning as intended. Assume all visible plumbing for sinks, etc. replaced when fixtures were replaced.	Good	2000				24	50	26					$0.00		$0				
				D202003 Domestic Water Equipment	All	Water system (for well water) replaced approximately 2 years ago.	Good	2022				2	20	18											
			D2040 Rain Water Drainage	D204002 Roof Drains	All	Roof drain exposed on west side of addition (enclosed with plywood box, not sealed around drain. Functioning as intended.	Good	1997	Seal raround roof drain to prevent animal/rodent access. No cost included in assessment (minor cost).			27	50	23					$0.00		$0				
		D30 HVAC	D3020 Heat Generating Systems	D302002 Hot Water Boilers	All	Boiler heating system new (recently replaced).	Good	2023				1	20	19					$0.00		$0				
			D3040 Distribution Systems	D304003 Hot Water Distribution Systems	All	Radiators appear near original to their respective locations within the building. No comment from staff that they are not functioning as intended	Good	1980				44	50	6					$0.00		$0				
			D3050 Terminal & Package Units	D305006 Package Units	All	Several ductless air conditioning units located around building (1 Early On, 1 Library, 1 unit with 2 heads in Banquet, and 1 unit with 2 heads in Municipal Offices). All units and heads appear in newer condition, assumed to have been replaced within last 5 years (staff in Early On indicated unit in Early On was replaced 2-3 years ago. Staff indicated that they were functioning as intended.	Good	2019				5	20	15					$0.00		$0				
		D50 Electrical	D5010 Electrical Service & Distribution	D501005 Panels	All	Panels located at several locations through building. Ages unknown.	Good	2000				24	50	26					$0.00		$0				
			D5020 Lighting and Branch Wiring	D502002 Lighting Equipment	All	Generally flourescent throughout building. Age unknown. Functioning as intended. No significant deterioration of fixtures	Good	2000				24	50	26					$0.00		$0				
			D5030 Communications & Security	D503001 Fire Alarm Systems	All	FireShield Plus Fire System. Inspections up-to-date.	Good	2022				2	25	23					$0.00		$0				
				D503002 Telecommunications Systems	All	Phone system throughout building.	Good	1980				44	50	6					$0.00		$0				
E EQUIPMENT & FURNISHINGS																									
		E10 Equipment	E1010 Commercial Equipment	E101004 Laundry Equipment	All	Washer and dryer located in basement. Appear newer, functioning as intended.	Good	2015				9	15	6					$0.00		$0				
		E20 Furnishings	E2020 Movable Furnishings	E202003 Freestanding Furniture	All	Desks, tables, chairs, etc. Generally good conditoin, age varies.	Good	2010				14	25	11					$0.00		$0				
G BUILDING SITEWORK																									
		G20 Site Improvements	G2020 Parking Lots	G201001 Bases and Subbases	All	Gravel parking lot, well graded.	Good	2000	General maintenance/grading as required.			24	50	26					$0.00		$0				

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2024

BUILDING CONDITION ASSESSMENT - PRINCE TOWNSHIP MUNICIPAL BUILDING
3042 SECOND LINE WEST, PRINCE TOWNSHIP, ON
ISSUED - June 10, 2024

						CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA				OPINION OF PROBABLE COST						CAPITAL PLAN YEARS 1-10			
BLDG	Row	Level 2 - Group Elements	Level 3 - Individual Elements	Level 4 - Sub-Elements	Location / Type	Description & History	Condition	Actual/Estimated Year of Construction/ Acquisition	Recommendation	Type	Priority	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Repair or Replacement Cost	Consult.	Contingency	13% Tax	% Responsible	Recommended Budget in 2024 Dollars	Immediate	2-Year *2026*	5-Year *2029*	10-Year *2034*
																						$5,650	$22,658	$2,448	$258,523
			G2030 Pedestrian Paving	G203099 Other Walks, Steps and Terraces	All	Wood walkway at north end of building for accessible entrance. Good condition, general weathering of wood, age unknown.	Good	2010				14	25	11					$0.00		$0				
			G2040 Site Development	G204003 Exterior Furnishings	All	Handrail on north end of building. Handrail is loose from wall and weathered	Poor	2010	Remove and replace handrail. Recommended aluminum or painted/galvanized steel handrail anchored to wall for increased life span.	Full Replacement	Routine	14	10	-4		$2,000.00			$260.00		$2,260		$2,260		
				G204007 Playing Fields	All	Playground on west side of building. Equipment in good condition no significant deterioration noted, age unknown.	Good	2010				14	25	11					$0.00		$0				

APPENDIX B — ASSET INVENTORY

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new item
fully amortized

Asset ID	Description	Account #	Purchase Date	Year Purchased	Years Since Purchase	Useful Life	Remaining Useful Life	Remaining Useful Life (%)	Replacement Year	Original Cost	Closing NBV
Bridge 1	Base Line East Bridge	01-32-136300	2015-11-30	2015	8	50	42	84%	2065	$ 446,789.26	$ 374,557.90
Bridge 2	Base Line West Bridge	01-32-136300	2015-11-30	2015	8	50	42	84%	2065	$ 446,789.26	$ 374,557.90
Bridge 3	Town Line North Bridge	01-32-136300	2015-11-30	2015	8	50	42	84%	2065	$ 446,789.26	$ 374,557.90
Bridge 4	Town Line South Bridge	01-32-136300	2015-11-30	2015	8	50	42	84%	2065	$ 446,789.26	$ 374,557.90
N/A	N/A	01-32-136100	2019-12-31	2019	4	25	21	84%	2044	$ 168,501.92	$ 134,801.69
CLV-70.1	Gagnon Road Culvert / Bridge work	01-32-136300	2017-10-16	2017	6	45	39	87%	2062	$ 129,105.04	$ 119,780.79
CLV20141.0	TOWN LINE SOUTH CULVERT	01-32-136300	2014-10-31	2014	9	30	21	70%	2044	$ 49,506.24	$ 34,379.75
CLV20142.0	BASE LINE EAST CULVERT	01-32-136300	2014-10-31	2014	9	30	21	70%	2044	$ 49,506.24	$ 34,379.75
CLV-20.0	Base Line - culverts	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 4,858.58	$ -
CLV-230.1	Walls Road	01-32-136300	1900-01-00	2018	5	45	40	89%	2063	$ 233,299.29	$ 207,362.62
CLV-230.0	Walls Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 9,791.96	$ -
CLV-70.0	Gagnon Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 9,651.22	$ -
CLV-110.0	Hill Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 4,443.77	$ -
CLV-100	Walls Road Culvert Rehabilitation	01-32-136300	2020-02-11	2020	3	45	42	93%	2065	$ 3,707.75	$ 3,378.96
CLV-160.0	Mountainview Drive	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 3,352.95	$ -
CLV-180.0	Prince Lake Road	01-32-136300	1970-01-01	1970	53	50	0	0%	2020	$ 3,301.62	$ -
CLV-140.0	Marshall Drive	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 2,150.12	$ -
CLV-120.0	Ironside Drive	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 1,775.09	$ -
CLV-180.1	Prince Lake Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 1,346.35	$ -
CLV-50.0	Deans Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 1,117.65	$ -
CLV-90.0	Harper Street	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 1,084.78	$ -
CLV-40.0	Creek Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 788.93	$ -
CLV-100.0	Heywood Road	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 591.70	$ -
CLV-60.0	Douglas Drive	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$ 394.46	$ -
NEW BLDG	Events Pavilion	01-36-135020	2018-07-31	2018	5	40	35	88%	2058	$ 548,218.31	$ 465,986.47
BLDG1.0	Building - Community Centre 3042 Second Line	01-36-135020	1986-05-15	1986	37	40	3	8%	2026	$ 59,499.00	$ 5,349.54
NEW BLDG	Buildings - repairs to miseum room	01-36-135020	2020-10-23	2020	3	40	37	93%	2060	$ 53,225.81	$ 47,902.52
2022-08	Community Centre - Roof Replacement	01-36-135020	2022-05-03	2022	1	25	24	96%	2047	$ 49,597.82	$ 45,629.82
BLDG1.2	Community Centre Capital Improvements	01-36-135020	2011-02-28	2011	12	20	8	40%	2031	$ 26,960.81	$ 9,661.04
2023-01	Epoxy coating of fire hall garage & office	01-31-135020	2023-12-11	2023	0	10	10	100%	2033	$ 26,884.79	$ 24,196.79
NEW BLDG	Composting Toilet	01-36-135020	2015-10-01	2015	8	20	12	60%	2035	$ 25,848.00	$ 15,186.50
2022-07	Community Centre - Kitchen Renovations	01-36-135020	2022-06-14	2022	1	25	24	96%	2047	$ 25,347.64	$ 23,319.64
BLD3.0	Quonset Hut	01-32-135020	2004-10-28	2004	19	20	1	5%	2024	$ 24,634.00	$ 5,273.58
BLDG5.0	Museum Building Implement Shed	01-36-135020	1997-01-01	1997	26	20	0	0%	2017	$ 24,334.00	$ -
NEW BLDG	Pavilion Washrooms	01-36-135020	2019-11-13	2019	4	40	36	90%	2059	$ 23,129.81	$ 20,239.07
NEW BLDG	Hall and Kitchen Flooring	01-36-135020	2018-10-25	2018	5	20	15	75%	2038	$ 15,971.02	$ 11,178.82
N/A	Fire Hall heating system materials	01-31-135020	2021-02-14	2021	2	40	38	95%	2061	$ 15,661.88	$ 14,486.33
SGN1.0	Signs- Community Centre front sign	01-00-137100	2013-12-01	2013	10	25	15	60%	2038	$ 15,308.95	$ 9,058.51
2022-14	Pavilion - 8 roll up doors	01-36-135020	2022-02-16	2022	1	40	39	98%	2062	$ 15,264.00	$ 14,500.00
BLDG1.3	Renovations to bathrooms and windows	01-36-135020	2013-04-01	2013	10	40	30	75%	2053	$ 14,300.98	$ 10,542.35
N/A	Community Centre Main and Back Doors	01-36-135020	2019-12-31	2019	4	40	36	90%	2059	$ 13,226.67	$ 11,572.67
N/A	Supply and install airconditioner in hall	01-30-135030	2020-12-18	2020	3	10	7	70%	2030	$ 10,481.18	$ 6,288.92
2022-09	Community Centre - Water System	01-36-135030	2022-04-27	2022	1	10	9	90%	2032	$ 7,343.21	$ 5,875.21
N/A	Supplied and install a dual zone ductless split air conditioner	01-30-135030	2020-07-18	2020	3	10	7	70%	2030	$ 7,123.20	$ 4,274.56
N/A	To supply and install an A/C in library	01-30-135030	2020-12-31	2020	3	10	7	70%	2030	$ 5,673.12	$ 3,404.50

NEW BLDG	To install and supply VOIP intercom system on exterior doors	01-36-135020	2020-10-28	2020	3	40	37	93%	2060	$	4,934.02	$	4,441.32
NEW BLDG	Buildings - new hall windows and install	01-36-135020	2020-12-01	2020	3	40	37	93%	2060	$	4,543.96	$	4,088.76
2022-13	Community Centre - Networking Upgrade	01-36-135040	2022-08-16	2022	1	10	9	90%	2032	$	4,369.96	$	3,495.96
2023-05	Community Centre - CO detection & warning system	01-36-135020	2023-03-09	2023	0	10	10	100%	2033	$	4,071.57	$	3,664.57
NEW BLDG	Installed 3 new triple pane windows	01-36-135020	2020-12-31	2020	3	40	37	93%	2060	$	3,909.22	$	3,517.76
NEW BLDG	Supply and install LED lighting in banquet hall	01-36-135020	2020-08-17	2020	3	40	37	93%	2060	$	3,230.88	$	2,907.34
N/A	One full fridge and one with freezer for Pavilion	01-36-135030	2020-03-10	2020	3	10	7	70%	2030	$	2,206.16	$	1,322.93
NEW BLDG	Installed Gernerlink	01-36-135020	2020-12-30	2020	3	40	37	93%	2060	$	1,660.15	$	1,493.14
NEW BLDG	Supplies to renovate new change room	01-36-135020	2020-06-01	2020	3	40	37	93%	2060	$	1,316.14	$	1,184.33
2022-10	Community Centre - Maytag Electric Range	01-36-135030	2022-06-07	2022	1	10	9	90%	2032	$	1,287.26	$	1,029.26
NEW BLDG	72 pieces of brown pressure treated wood & screws for Pavilion	01-36-135020	2020-06-14	2020	3	40	37	93%	2060	$	1,073.76	$	966.07
BLDG6.0	Church	01-36-135020	1986-05-15	1986	37	40	3	8%	2026	$	1.00	$	-
LANDB1.0	Community Centre - 3042 Second Line West - roll 26600	01-00-135010	1986-05-15	1986	37	Done	0			$	1.00	$	1.00
LANDB2.0	Museum - roll 26700	01-00-135010	1986-05-15	1986	37	Done	0			$	1.00	$	1.00
EQPP.0	Playground Equipment for Gros Cap and Deans R	01-36-135030	2011-05-10	2011	12	10	0	0%	2021	$	52,970.96	$	-
N/A	400 Garbage Carts	01-33-135030	2019-06-30	2019	4	10	6	60%	2029	$	45,425.66	$	22,711.96
EQPG.0	Community Hall Genset 60ka generator	01-36-135030	2011-02-24	2011	12	10	0	0%	2021	$	40,342.75	$	-
N/A	Install 2 Natural Gas Boilers	01-36-135030	2018-10-31	2018	5	10	5	50%	2028	$	31,342.08	$	12,537.25
EQPF2.0	SCBA RACK	01-31-135030	2014-03-06	2014	9	10	1	10%	2024	$	16,281.60	$	543.04
N/A	Equipment - 7 bunker gear outfits @ $2,085 each	01-31-135030	2019-08-29	2019	4	10	6	60%	2029	$	14,994.34	$	7,498.04
2023-02	Extrication Equipment from Goulais Fire & Rescue	01-31-135030	2023-08-01	2023	0	10	10	100%	2033	$	10,000.00	$	9,000.00
EQPF1.0	Fire radios	01-31-135030	2010-11-25	2010	13	10	0	0%	2020	$	8,393.58	$	-
EQP5.0	Tables and chairs	01-36-135030	2010-11-30	2010	13	10	0	0%	2020	$	8,390.62	$	-
EQP6.0	Woodchipper	01-32-135030	2010-04-26	2010	13	10	0	0%	2020	$	8,020.68	$	-
EQPF1.1	Equipment - MSA thermal Imaging Camera	01-31-135030	2013-09-23	2013	10	10	0	0%	2023	$	6,614.40	$	-
EQPF1.3	Mark 3 Pump	01-31-135030	2013-06-24	2012	11	10	0	0%	2022	$	5,958.05	$	-
EQPF1.5	Repeater	01-31-135030	2015-11-05	2015	8	10	2	20%	2025	$	5,393.28	$	674.82
N/A	Riding Lawn Mower	01-32-135030	2021-06-24	2021	2	10	8	80%	2031	$	4,883.46	$	3,419.11
N/A	Hose for new fire truck	01-31-135030	2019-12-27	2019	4	10	6	60%	2029	$	4,609.41	$	2,304.59
N/A	Fire Pump	01-31-135030	2016-09-30	2016	7	10	3	30%	2026	$	4,510.00	$	1,014.75
N/A	Bunker Gear	01-31-135030	2019-12-31	2019	4	10	6	60%	2029	$	4,355.33	$	2,176.73
N/A	Spectrum Radios	01-31-135030	2016-08-31	2016	7	10	3	30%	2026	$	3,408.96	$	795.22
EQP2.0	John Deere mower	01-36-135030	2008-06-26	2008	15	10	0	0%	2018	$	3,400.92	$	-
EQP1.0	Scott 2.2 SCBA NAFP Aluminum Cylinder	01-31-135030	2006-02-23	2006	17	10	0	0%	2016	$	2,997.00	$	-
N/A	Spectrum Pagers, Radios	01-31-135030	2017-08-02	2017	6	10	4	40%	2027	$	2,362.87	$	985.10
N/A	3 cameras systems to watch pavilion	01-36-135030	2019-06-07	2019	4	10	6	60%	2029	$	2,348.32	$	1,173.82
N/A	Refrigerator	01-36-135030	2016-08-03	2016	7	10	3	30%	2026	$	2,120.71	$	512.58
N/A	Deluge Hi-vol Hose, 4" Storz X50 ft ,	01-31-135030	2019-07-10	2019	4	10	6	60%	2029	$	2,038.46	$	1,018.92
N/A	Equipment Hot Box HDEQ191A	01-32-135030	2017-08-03	2017	6	10	4	40%	2027	$	2,036.20	$	848.04
COMP2.0	Acer Laptop	01-30-135040	2006-10-02	2006	17	3	0	0%	2009	$	1,949.00	$	-
N/A	.5" CSA Thunderfog nozzel & two canvas salvage covers	01-31-135030	2019-12-31	2019	4	10	6	60%	2029	$	1,882.56	$	941.79
COMP3.0	Flatron LG	01-30-135040	2006-10-02	2006	17	3	0	0%	2009	$	1,559.00	$	-
N/A	Owl-Video conference camera &warranty	01-30-135030	2020-09-28	2020	3	10	7	70%	2030	$	1,459.02	$	875.22
N/A	Hepa Air Purifiers	01-30-135030	2021-08-19	2021	2	10	8	80%	2031	$	1,187.54	$	830.79
COMP 7.0	Phone and server upgrade	01-30-135040	2015-09-17	2015	8	3	0	0%	2018	$	1,183.02	$	-
N/A	2 Broilking Signet 320 barbecues	01-36-135030	2019-06-30	2019	4	10	6	60%	2029	$	1,154.78	$	578.35
N/A	Acer Computer	01-30-135040	2021-04-14	2021	2	3	1	33%	2024	$	946.36	$	-
COMP1.0	Toshiba Laptop	01-30-135040	2006-04-07	2006	17	3	0	0%	2009	$	883.87	$	-
COMP5.0	ASUS M32BF AMD A10 6700	01-30-135040	2014-12-02	2014	9	3	0	0%	2017	$	774.99	$	-
COMP6.0	ASUS M32BF AMD 10	01-30-135040	2014-12-02	2014	9	3	0	0%	2017	$	774.99	$	-
EQP4.0	DNU	01-32-135030	2010-04-26	2010	13	Done	0			$	1.00	$	-
RD-180.2	Prince Lake Road	01-32-136100	2018-12-31	2018	5	25	20	80%	2043	$	454,415.64	$	345,355.14
RD-230.4	Walls Road	01-32-136100	2020-12-31	2020	3	25	22	88%	2045	$	246,394.27	$	206,970.73
RD-150.1	Marshall Drive (upper)	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	197,442.50	$	57,915.58

2023-04	Walls Road - surface treatment	01-32-136100	2023-09-19	2023	0	25	25	100%	2048	$	189,964.33	$ 182,365.33
RD-20.1	Base Line (north side only)	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	160,396.93	$ 47,048.99
RD-190.0	Prince Lake Road	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	156,447.13	$ 45,891.08
2022-05	Marshall Drive - surface treatment	01-32-136100	2022-01-01	2022	1	25	24	96%	2047	$	148,897.76	$ 136,985.76
2022-04	Mountainview Drive - surface treatment	01-32-136100	2022-09-30	2022	1	25	24	96%	2047	$	148,569.34	$ 136,683.34
RD-40.0	Creek Road	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	139,501.49	$ 40,920.48
RD-30.0	Base Line (north side only)	01-32-136100	2007-01-01	1970	53	25	0	0%	1995	$	126,897.67	$ -
RD-220.1	Town Line (west side)	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	112,763.90	$ 33,076.44
RD-70.3	Gagnon Road	01-32-136100	2017-10-31	2017	6	25	19	76%	2042	$	108,714.53	$ 78,273.62
STREETLIGH	LED Streetlights	01-32-137200	2016-07-01	2016	7	40	33	83%	2056	$	101,309.73	$ 82,312.64
2022-02	Walls Road repairs - subsurface	01-32-136200	2022-09-30	2022	1	40	39	98%	2062	$	100,849.77	$ 95,807.77
RD-110.0	Hill Road	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	90,155.98	$ 26,445.91
RD-30.2	N/A	01-32-136100	2015-12-22	2015	8	25	17	68%	2040	$	84,417.05	$ 57,121.57
2022-03	Townline - surface treatment	01-32-136100	2022-09-30	2022	1	25	24	96%	2047	$	83,655.40	$ 76,963.40
RD-30.1	Base Line (north side only)	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	82,628.72	$ 24,237.17
RD-200.0	Prince Lake Road	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	77,428.07	$ 22,712.98
RD-230.2	Walls Road	01-32-136100	2010-08-01	2010	13	25	12	48%	2035	$	75,979.59	$ 35,204.26
RD-120.1	Ironside Drive	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	71,813.80	$ 21,064.40
RD-230.3	Walls Road	01-32-136100	2019-12-31	2019	4	25	21	84%	2044	$	66,354.54	$ 55,738.18
RD-70.2	Gagnon Road	01-32-136100	2009-06-30	2009	14	25	11	44%	2034	$	61,114.42	$ 25,667.21
RD-10.0	Airport Road	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	58,378.98	$ 17,125.28
RD-60.1	Douglas Drive	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	58,348.71	$ 17,115.61
RD-230.1	Walls Road	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	57,156.24	$ 16,766.01
RD-140.2	Marshall Drive (lower)	01-32-136100	2011-09-16	2011	12	75	63	84%	2086	$	52,274.36	$ 43,736.20
RD-60.2	Douglas Drive - all of Douglas Drive	01-32-136100	2013-09-01	2013	10	25	15	60%	2038	$	44,656.93	$ 26,199.28
RD-210.1	Town Line (west)	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	43,242.66	$ 12,683.58
RD-70.1	Gagnon Road	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	42,599.07	$ 12,495.68
RD-200.1	Prince Lake Road	01-32-136200	2012-11-01	2012	11	75	64	85%	2087	$	38,246.06	$ 32,381.57
RD-140.1	Marshall Drive (lower)	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	36,925.17	$ 10,832.02
RD-20.0	Base Line (north side only)	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	36,810.10	$ -
RD-160.1	Mountainview Drive	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	35,906.90	$ 10,532.20
RD-80.1	Gagnon Road	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	28,079.29	$ 8,237.37
N/A	LED Streetlights	01-32-137200	2017-07-19	2017	6	40	34	85%	2057	$	27,116.00	$ 24,065.25
RD-220.0	Town Line (west side)	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	25,878.62	$ -
RD-150.0	Marshall Drive (upper)	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	24,149.66	$ -
RD-50.2	Deans Road	01-32-136100	2010-08-01	2010	13	25	12	48%	2035	$	23,378.33	$ 10,832.22
RD-180.1	Prince Lake Road	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	21,435.93	$ 6,287.52
RD-80.2	Gagnon Road	01-32-136100	2009-06-30	2009	14	25	11	44%	2034	$	19,022.93	$ 7,989.47
RD-50.1	Deans Road	01-32-136100	1970-01-01	1970	53	75	22	29%	2045	$	18,971.72	$ 5,564.93
RD-120.0	Ironside Drive	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	17,071.35	$ -
RD-20.2	Base Line - North Side Only	01-32-136100	2012-09-01	2012	11	25	14	56%	2037	$	16,836.62	$ 9,092.72
RD-100.0	Heywood Drive	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	15,909.88	$ 4,667.18
RD-130.0	Lake Avenue	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	15,909.88	$ 4,667.18
RD-60.0	Douglas Drive	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	13,870.47	$ -
RD-230.0	Walls Road	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	13,094.50	$ -
RD-70.0	Gagnon Road	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	9,602.64	$ -
RD-140.0	Marshall Drive (lower)	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	8,923.66	$ -
RD-90.0	Harper Street	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	8,763.33	$ 2,570.30
RD-160.0	Mountainview Drive	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	8,535.68	$ -
N/A	Town Line	01-32-136300	1970-01-01	1970	53	45	0	0%	2015	$	7,891.85	$ -
RD-170.0	Pinder Drive	01-32-136200	1970-01-01	1970	53	75	22	29%	2045	$	7,577.59	$ 2,222.83
RD-210.0	Town Line (west)	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	5,019.56	$ -
RD-50.0	Deans Road	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	4,655.82	$ -
RD-80.0	Gagnon Road	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	3,200.88	$ -

RD-180.0	Prince Lake Road	01-32-136100	1970-01-01	1970	53	25	0	0%	1995	$	2,227.61	$ -
2022-06	Mountainview Drive - culvert work	01-32-136300	2022-04-20	2022	1	30	29	97%	2052	$	847.64	$ 791.64
VACL8.0	Vacant Land - Gros Cap Waterfront - roll 33900	01-00-135000	2005-12-05	2005	18	Done				$	85,000.00	$ 85,000.00
VACL3.0	Vacant Land - Rural Residential - roll 26900	01-00-135000	2009-01-19	2009	14	Done				$	10,121.96	$ 10,121.96
2022-12	Sign - Bobbi Bennet Park	01-00-137100	2022-06-29	2022	1	25	24	96%	2047	$	2,750.59	$ 2,530.59
VACL9.0	Vacant Land - Oakridge Lane - roll 40100	01-00-135000	1991-10-28	1991	32	Done				$	2,200.00	$ 2,200.00
VACL16.0	Vacant Land - roll 40100	01-00-135000	2000-10-18	2000	23	Done				$	2.00	$ 2.00
CEML1.0	Cemetery - Hill Side 3617 Second Line West - roll 53900	01-00-135010	1/1/1887	1887	136	Done				$	1.00	$ 1.00
CEML2.0	Cemetery - 2335 Second Line West - roll 64900	01-00-135010	1/1/1887	1887	136	Done				$	1.00	$ 1.00
PARKL1.0	Park - Gros Cap - roll 47800	01-36-135010	1986-04-15	1986	37	Done				$	1.00	$ 1.00
PARKL2.0	Park - corner of Deans Road & Walls Road - roll 53600	01-36-135010	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL1.0	Vacant Land - Shield - roll 04200	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL10.0	Vacant Land - Marshall Drive - roll 41200	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL11.0	Vacant Land - Beach Access for Pinder Drive - roll 44700	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL12.0	Vacant Land - Beach Access for Pinder Drive - roll 44615	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL13.0	Vacant Land - Douglas Drive Waterfront - roll 49608	01-00-135000	1992-10-26	1992	31	Done				$	1.00	$ 1.00
VACL14.0	Vacant Land - corner of Marshall Drive - roll 49500	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL15.0	Vacant Land - roll 42901	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL2.0	Vacant Land - Beach Access, Prince Lake - roll 19000	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL5.0	Vacant Land - Second Line - roll 58100	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL6.0	Vacant Land - Second Line - roll 58410	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
VACL7.0	Vacant Land - Gros Cap - roll 33600	01-00-135000	1/1/1887	1887	136	Done				$	1.00	$ 1.00
2023-03	Freightliner 2022 fire truck	01-31-135060	2023-09-13	2023	0	15	15	100%	2038	$	492,702.02	$ 459,855.02
VEH4.3	MaxiMetal 2019 fire truck	01-31-135060	2020-02-20	2020	3	15	12	80%	2035	$	391,774.98	$ 287,302.32
VEH4.2	2016 RAM 3500	01-32-135060	2016-06-10	2016	7	5	0	0%	2021	$	53,109.56	$ -
VEH3.0	2009 Chevrolet Silverado LS	01-32-135060	2009-05-20	2009	14	5	0	0%	2014	$	32,711.88	$ -
VEH1.0	DNU	01-31-135060	2010-07-19	2010	13	0	0		2010	$	1.00	$ -
VEH2.0	1999 Chevrolet 4x4	01-32-135060	1999-01-01	1999	24	10	0	0%	2009	$	1.00	$ -

APPENDIX C – FINANCIAL MODEL INSTRUCTIONS

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Financial Model Instructions

The following steps should be performed in the updating process each year:

General Considerations

- Input cells are identified within the model by being "grayed out". Cells which are not grayed out are calculated cells and should not be adjusted, unless absolutely necessary. Manually inputting values in calculated cells can often have unintended consequences on future iterations of the model.
- Worksheets may have "grouped" rows or columns (denoted by a + sign). This is for presentation purposes only. It is important that the user ungroup these rows/columns, as in some cases, annual user input is required.
- The summary schedule 1 is calculated and does not require adjustment.

Step 1 - Review the "Input" tab to ensure necessary changes, given the current conditions, are made. The following questions must be answered:

- Enter current year;
    - Current year means the fiscal year which is either just underway or immediately upcoming.
- Discount rate:
    - Does the discount rate require adjustment?
    - A 1% discount rate is reflective of the current policy of investing reserve funds in extremely low-risk investments such as short-term GICs. Should this policy be altered in the future, the discount rate must be adjusted.
    - A good practice may be to consider the average return on reserve funds for the past 3 fiscal years, each year in which the model is updated.
- Inflation rates:
    - Have expected inflation rates changed during the year, either generally or specific to one asset grouping?
    - The general rate of inflation, based on current monetary policy, usually falls within the controlled range of 1% to 3% (2% selected). Should circumstances change in the future, this input must be adjusted;
        - Cost associated with certain capital items (roads, buildings etc.) may escalate at a rate above that of the general rate of inflation. When adjusting inflation rates, consideration must be given to the specific asset grouping and expected future cost increases.
        - Inflation rates associated with buildings and roads were based upon construction price indices as at the date of this AMP. These indices are intended to reflect anticipated short-term price increases and are adjusted on an annual basis. Should these indices diverge from current rates, this input must be adjusted.

Step 2 - Each asset grouping spreadsheet (Schedules 2 to 8) should be updated, as follows:

- Enter data in all input cells:
    - Asset name
    - Project
    - Comment
    - Replacement Year
    - Replacement Cost – Current Years $
- Consider Available Funding/Grants:
    - Is a funding agreement in place for an asset or group of assets?
    - Is funding generally available for the replacement of a specific asset, or generally for a certain asset grouping (i.e., roads)?
    - This can be reflected in an adjustment to the funding % noted for each asset grouping. If an actual $§ value for funding is known, simply adjust the percentage until the desired $ value is deducted from the cost of the asset
- If a completely new asset was added during the year, place this asset in the "Asset Addition" rows at the bottom of the spreadsheets and input all applicable information fields for the new asset.

Step 3 - Each capital replacement spreadsheet (Schedules 1A to 1H) should be updated, as follows:

- Future replacement costs do not require manual linking, as they are updated automatically within the model.

APPENDIX D – FINANCIAL MODEL

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Township of Prince
Inputs
As of December 31, 2022

Current Year:	2024

Present Value Discount Rate:	
Estimated real return on selected investments	1%
+1% Discount Rate	2%
-1% Discount Rate	0%

Inflation Rate Categories	
Road Construction	3%
Land Improvements	2%
Building Construction	4%
Vehicles	2%
Equipment	2%
Operating Costs	2%

Residual Value Rate Categories	
Infrastructure	40%
Land Improvements	0%
Buildings	20%
Vehicles	10%
Equipment	5%

Funding/Grants (% of cost at replacement date)	
Infrastructure	0%
Land Improvements	0%
Buildings	0%
Vehicles	0%
Equipment	0%

Township of Prince
Summary of Replacement Schedules
As at December 31, 2023

Schedule 1

Year	Core Assets		Non-Core Assets		
	Infrastructure (Roads Network)	Bridges & Culverts	Buildings	Equipment	Total
	Sch. 2A	Sch. 3A	Sch. 4A	Sch. 5A	
2025	$ 104,000	$ 611,940	35,300	55,604	806,844
2026	$ 104,000	$ 611,940	35,300	55,604	806,844
2027	$ 104,000	$ 84,185	35,300	55,604	279,089
2028	$ 4,000	$ 84,185	35,300	55,604	179,089
2029	$ 4,000	$ 84,185	35,300	55,604	179,089
2030	$ -	$ 84,185	35,300	8,300	127,785
2031	$ -	$ 84,185	35,300	8,300	127,785
2032	$ -	$ 84,185	35,300	8,300	127,785
2033	$ -	$ 84,185	35,300	8,300	127,785
2034	$ -	$ 84,185	35,300	8,300	127,785
	$ 320,000	$ 1,897,359	$ 353,000	$ 319,522	$ 2,889,880
Present Value of Net Future Replacement Cost	$ 313,512	$ 1,837,226	$ 334,337	$ 308,200	$ 2,793,276
-1% Annual Capital Reserve Contribution	32,000	189,700	35,300	32,000	$ 289,000
+1% Annual Capital Reserve Contribution	34,200	198,300	35,300	33,100	$ 300,900
Required Annual Capital Reserve Contribution	33,100	194,000	35,300	32,500	$ 294,900

Township of Prince

Schedule 2A

Infrastructure (Roads Network) - Capital Replacement Schedule

As at December 31, 2024

Year	Future Capital Replacement Cost*	Present Value of Net Future Replacement Cost	-1% DR	+1% DR
2025	104,000	102,970	104,000	101,961
2026	104,000	101,951	104,000	99,962
2027	104,000	100,941	104,000	98,002
2028	4,000	3,844	4,000	3,695
2029	4,000	3,806	4,000	3,623
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
Total	320,000	313,512	320,000	307,242

Required Annual Capital Reserve Contribution (rounded)	$ 33,100	$ 32,000	$ 34,200
		Low	High

*Replacement costs by year must be manually entered (or linked) to this column, beside the appropriate year.

Township of Prince

Schedule 3A

Bridges & Culverts - Capital Replacement Schedule

As at December 31, 2024

Year	Future Capital Replacement Cost*	Present Value of Net Future Replacement Cost	-1% DR	+1% DR
2025	611,940	605,881	611,940	599,941
2026	611,940	599,882	611,940	588,178
2027	84,185	81,709	84,185	79,329
2028	84,185	80,900	84,185	77,774
2029	84,185	80,099	84,185	76,249
2030	84,185	79,306	84,185	74,754
2031	84,185	78,521	84,185	73,288
2032	84,185	77,743	84,185	71,851
2033	84,185	76,974	84,185	70,442
2034	84,185	76,211	84,185	69,061
Total	**1,897,359**	**1,837,226**	**1,897,359**	**1,780,866**

Required Annual Capital Reserve Contribution (rounded)	**$ 194,000**	**$ 189,700**	**$ 198,300**
		Low	**High**

*Replacement costs by year must be manually entered (or linked) to this column, beside the appropriate year.

Township of Prince
Buildings - Capital Replacement Schedule
As at December 31, 2024

Schedule 4A

Year	Future Capital Replacement Cost*	Present Value of Net Future Replacement Cost	-1% DR	+1% DR
2025	35,300	34,950	35,300	34,608
2026	35,300	34,604	35,300	33,929
2027	35,300	34,262	35,300	33,264
2028	35,300	33,923	35,300	32,612
2029	35,300	33,587	35,300	31,972
2030	35,300	33,254	35,300	31,345
2031	35,300	32,925	35,300	30,731
2032	35,300	32,599	35,300	30,128
2033	35,300	32,276	35,300	29,537
2034	35,300	31,957	35,300	28,958
Total	**353,000**	**334,337**	**353,000**	**317,085**

Required Annual Capital Reserve Contribution (rounded)	$ 35,300	$ 35,300	$ 35,300
		Low	High

*Replacement costs by year must be manually entered (or linked) to this column, beside the appropriate year.

Township of Prince

Schedule 5A

Equipment - Capital Replacement Schedule

As at December 31, 2024

Year	Future Capital Replacement Cost*	Present Value of Net Future Replacement Cost	-1% DR	+1% DR
2025	55,604	55,054	55,604	54,514
2026	55,604	54,509	55,604	53,445
2027	55,604	53,969	55,604	52,397
2028	55,604	53,435	55,604	51,370
2029	55,604	52,906	55,604	50,363
2030	8,300	7,819	8,300	7,370
2031	8,300	7,742	8,300	7,226
2032	8,300	7,665	8,300	7,084
2033	8,300	7,589	8,300	6,945
2034	8,300	7,514	8,300	6,809
Total	**319,522**	**308,200**	**319,522**	**297,523**

Required Annual Capital Reserve Contribution (rounded)	$ 32,500	$ 32,000	$ 33,100
		Low	High

*Replacement costs by year must be manually entered (or linked) to this column, beside the appropriate year.

APPENDIX E – 10-YEAR CAPITAL INVESTMENT PLAN

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	Assets	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Yr Investment
Core	Gagnon Road	$ 100,000	$ 100,000	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300,000
Core	Baseline Road	4,000	4,000	4,000	4,000	4,000	-	-	-	-	-	$ 20,000
Core	Gagnon Road Bridge	611,940	611,940	84,185	84,185	84,185	84,185	84,185	84,185	84,185	84,185	$ 1,897,359
Non-Core	Barn - Antique Farming Equipment	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	$ 33,000
Non-Core	Community Hall Genset 60ka generator	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	$ 50,000
Non-Core	SCBA Rack	47,304	47,304	47,304	47,304	47,304	-	-	-	-	-	$ 236,522
Non-Core	Fire Hall	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	$ 54,000
Non-Core	Municipal Building	28,900	28,900	28,900	28,900	28,900	28,900	28,900	28,900	28,900	28,900	$ 289,000
Non-Core	Museum (Chapel)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	$ 10,000
	Total	$ 806,844	$ 806,844	$ 279,089	$ 179,089	$ 179,089	$ 127,785	$ 127,785	$ 127,785	$ 127,785	$ 127,785	$ 2,889,880

APPENDIX F – PRIORITIZATION MATRIX

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	Assets	Replacement Timeframe	10-Yr Capital Investment	Rating	Notes
Core	Gagnon Road	2-3 yrs	$ 300,000	Critical	Asset Condition Assessment
	Baseline Road	3-5 yrs	20,000	Critical	
	Gagnon Road Bridge	1-2 yrs	1,897,359	Critical	
Non-Core	Barn - Antique Farming Equipment	10 yrs	33,000	Sustainable	Tulloch Assessment (Appendix A, p. 28)
	Community Hall Genset 60ka generator	10 yrs	50,000	Moderate	
	SCBA Rack	1-7 yrs	236,522	Moderate	
	Fire Hall	10 yrs	54,000	Critical	
	Municipal Building	10 yrs	289,000	Sustainable	
	Museum (Chapel)	10 yrs	10,000	Sustainable	

Total	**$ 2,889,880**