



Staff Report

Finance – Facilities & Fleet Management

Report To: COW-Finance, Admin, Fire, Legal, Community Services
Meeting Date: May 15, 2023
Report Number: FAF.23.078
Title: Thornbury OPP Detachment Window Replacement
Prepared by: Phil Pesek, Manager of Facilities & Fleet

A. Recommendations

THAT Council receive Staff Report FAF.23.078, entitled “Thornbury OPP Detachment Window Replacement”;

AND THAT Council approves a budget of \$55,000 to complete full window replacement to be funded from the Police Reserve.

B. Overview

The Thornbury OPP detachment is owned and maintained by the Town. The windows are showing signs of complete failure and need immediate replacement.

C. Background

Eleven 76 ½” x 50 ½” windows need to be replaced at the OPP detachment. In their present state they are virtually inoperable, do not hold an airtight seal and allow for water and air intrusion. These issues create concerns for building security, facility operation and energy management.

D. Analysis

The windows are root cause for building comfort and safety issues. Concerns from police staff have been made regarding failed operation, building comfort and security. Multiple inspections have been completed with all having the same recommendations of a full replacement and proper installation of new windows. A repair is not sufficient as a part of the problem is the quality of the original installation. If this work is not completed, the facility will be further exposed to weather intrusion and be exposed to elevated risk.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Increased heating and cooling costs to maintain a building with a failing building envelope.

G. Financial Impacts

Staff are recommending that Council establish a \$55,000 budget to complete a full window replacement at the Thornbury OPP Detachment. Funding will come from the Police Reserve which has an audited 2022 year-end balance of \$406,032.

Staff are bringing this report to Council rather than waiting for the 2024 capital budget to avoid any further damage to other components of the building structure. Allowing weather to continually enter what should be a closed system can lead to higher cost and more intrusive renovations.

H. In Consultation With

Thornbury OPP
Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required.

However, any comments regarding this report should be submitted to Phil Pesek, Manager of Facilities & Fleet Management, facilities&fleet@thebluemountains.ca.

J. Attached

N/A

Respectfully submitted,

Phil Pesek
Manager of Facilities & Fleet

Ruth Prince
Director Finance & Information Technology Services

For more information, please contact:
Phil Pesek, Manager of Facilities & Fleet
facilities&fleet@thebluemountains.ca
519-599-3131 extension 270

Report Approval Details

Document Title:	FAF.23.078 Thornbury OPP Detachment Window Replacement.docx
Attachments:	
Final Approval Date:	Apr 29, 2023

This report and all of its attachments were approved and signed as outlined below:

Phil Pesek - Apr 28, 2023 - 3:08 PM

Ruth Prince - Apr 29, 2023 - 2:51 PM