

BUILDING CONDITION ASSESSMENT

ORTON PARK PAVILION

6 JOHN STREET, EAST GARAFRAXA
ONTARIO

Prepared for:

Township of East Garafraxa
65371 Dufferin County Rd 3,
East Garafraxa, Ontario
T: 226-259-9400
E: info@eastgarafraxa.ca

Prepared by:



25 First Street
Orangeville, Ontario L9W 2C8
519.940.0571
kellerengineering.com

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

Keller Engineering performed a Building Condition Assessment (“BCA”) of the Orton Park Pavilion at 6 John Street, East Garafraxa, ON. (“Site”) on October 24, 2023, on behalf of The Township of East Garafraxa (“Client”). The report that follows is based on that review. The weather was sunny and approximately 17°C.

1.2 General Site Description

The Site is composed of 1 structure. The pavilion is a one-level exterior structure currently being used for community gatherings and is a seasonal hockey rink. The building was constructed in 2015. The building has a footprint of approximately 578 m² (6,324 ft²). The surrounding area is primarily fields, park land and residential homes. The Site is accessed off John Street. For the purposes of this report, the building’s elevation facing John Street is facing north and is located on the south side of John Street.

1.3 General Site Details

City/Town:	East Garafraxa
Province:	Ontario
Number of Stories:	1
Year Built:	2015
Structure:	Footings and gravel base.
Exterior:	End roof wood siding.
Roof:	Sloped metal roof and snow/ice guards.
Plumbing:	Not applicable.
Heating, Ventilation & Cooling:	Not applicable.
Electrical:	Underground, 125 A, 120/240 V. Copper wiring LED interior and exterior lighting.
Services:	Potable Water: Not applicable. Sewer: Not applicable. Storm: Not applicable, surface. Fuel: Not applicable. Electricity: Hydro One Networks Inc.

1.4 Summary of Facility Condition Index (“FCI”)

The current condition of the building and components is expressed as a percentage derived from the ratio of aggregated total cost of repairs/renewal/upgrades to the current replacement value of the building. This ratio is referred to as the Facility Condition Index (“FCI”). Refer to **Appendix B** for a detailed description.

The aggregated total costs estimated for the building is \$13,299.00 adjusted for inflation. The current replacement value of the building is estimated to be \$1,000,000.

Based on the estimated values, the FCI for this building is 1% and is classified as Good.

Refer to Section 2.3, Standards of Reference, for definitions and classifications.

1.5 General Condition

The building(s) good condition compared to other structures of similar age and use. In our opinion, maintenance activity has been fair. As a result, the property is showing effects of wear and tear at an average rate compared with other similar facilities. Refer to Section 3.0, Systems and Observations.

Overall, the structure is in good condition compared to other developments of similar age and use.

Overall, the building envelope is in good condition compared to other developments of similar age and use.

Overall, electrical systems are in good condition.

The Owner advised that they are not aware of any outstanding work orders, building code violations, building code infractions, building ordinances and municipal health and fire safety by-laws violations.

1.6 Recommendations for Further Study

We have not identified the need for a Life Safety Audit and Designated Substances Survey to review conditions to protect people based on building construction, protection, and occupancy features.

2.0 PURPOSE AND SCOPE**2.1 Purpose**

The purpose of this BCA is to determine the current condition of the building envelope, systems, utilities, and site improvements, and to assign an FCI value for the building.

2.2 Scope & Methodology

Keller Engineering, formerly Criterium-Jansen Engineers performed the BCA according to the scope as generally defined in ASTM 2018-15. The survey is based on a review of available documents, an examination of the building and the Site; in particular, the footings (where visible), the roof, the exterior, the framing, and utilities.

The report contains the following:

- A description of the overall condition of buildings components and systems and conditions that may limit the expected useful life of the buildings and their components.
- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the facility.

The statements in the report are opinions about the present condition of the subject property. They are based on visual evidence available during a diligent review of all reasonably accessible areas. Standard BCA practices excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal or relocation of materials, testing, or the use of equipment, such as ladders, stools, scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 5.0. As per standard BCA practices, the user of this report is required to arrange for the field observer to receive timely complete, supervised, and safe access to the subject property's improvements including roofs. Where access was not provided Keller Engineering is obligated to state within the report all such material impediments that interfered with the conducting of the assessment.

Our mandate for this BCA excluded assessment of the facility's compliance to accessibility related standards and the Accessibility for Ontarians with Disabilities Act. Barrier Free Design of the National Building Code of Canada governed handicap accessibility guidelines for buildings constructed after 1990. Possible retroactive compliance for buildings constructed prior to 1990 was not required until subsequent provincial legislation was enacted. A significant change of building use or an Authority Having Jurisdiction may trigger the need for accessibility related building upgrades under certain circumstances. As the timing, scope of work and associated costs cannot be reasonably predicted, we have not included any Capital Costs for future upgrades in the term of the report.

2.3 Standards of Reference

For your reference, the following definitions may be helpful:

All ratings are determined by comparison to other buildings of similar age and construction type.

All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

Condition

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performs its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Critical: Immediate repair/replacement recommended in less than 1 year. Physical deficiencies that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left "as is" would result in a critical element or system failure.

Priority

Urgent – Immediate repair/replacement recommended in less than 1 year. Physical deficiencies that require immediate action as a result of existing or potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left "as is" would result in a critical element or system failure.

High – Repair/replacement anticipated within the first 2 years. Physical deficiencies including deferred maintenance that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement to be implemented within a zero to one-year time frame are also included.

Medium - Repair/replacement is anticipated between 3 to 5 years.

Low - Replacement is not anticipated within the first 5 years.

Facility Condition ("FCI") Levels

Good Condition (0-5% FCI) – Asset is in reasonable condition and does not require capital expenditure.

Fair Condition (6-10% FCI) – Asset is deteriorating, requires capital expenditure and will likely become "poor" within a few years if not addressed.

Poor Condition (11-30% FCI) – Asset is deteriorated and requires immediate capital expenditure.

Critical (31% + FCI) – Asset is in disrepair or dilapidated and requires urgent significant capital expenditure.

Repair/Replacement Reserves – Non-routine maintenance items that will require significant expenditure over the timeframe of this study. Included are items that will reach the end of their estimated useful life during the term of the study or in the opinion of the consultant will require attention during that time. Items with estimated expenditures below \$5,000.00 are below the capital threshold for this study and may or may not be reported since it is anticipated that those items will be repaired/replaced within the scope of regular building maintenance.

3.0 SYSTEMS AND OBSERVATIONS

3.1 Site Improvements

3.1.1 Paving & Curbing

Description

The recommended repairs will be scheduled appropriately over a 20-year period in 5-year intervals. All the prices quoted are in Canadian 2023 dollars and are presented in the Capital Expenditure Tables.

Refer to **Appendix B**, Facility Condition Index Table for the estimated time-period of replacement or repairs and associated estimated costs.

There is no paving at the site. Not applicable.

3.1.2 Flatwork

Description

There is no flatwork at the site. Not applicable.

3.1.3 Landscaping & Appurtenances

Description

There are no landscaping and appurtenances at the site. Not applicable.

3.2 Structure & Building Envelope

3.2.1 Substructure

Description

Although concealed and not visible, we believe there are footings below wood columns.

There is a gravel base under the pavilion.

Observations & Comments

The footings were not visible for review.

The gravel base is in good condition and replacement is not anticipated to occur with the timeframe of this study. Costs associated with regrading and replenishing gravel and screenings is anticipated to be below the capital threshold and have not been included.

3.2.2 Superstructure

Description

The building is composed of wood framing with bracing/support members and columns.

Observations & Comments

There were cracks in most of the wood columns and some of the wood bracing. Replacement is not anticipated during the timeline of this report, however, a budget for future repairs has been allowed for during the time-period of this study.

3.2.3 Exterior

Description

There are no exterior finishes. Not applicable.

3.2.4 Roofing

Description

There is a sloped metal roof, soffit vents, ice stops, shingled siding, and eavestroughs and rainwater leaders.

The underside of the roof is exposed and is composed of wood planks.

Observations & Comments

The metal roof is in good condition. Replacement is not anticipated during the timeline of this report.

The soffits and sheet metal are in good condition consistent with their age. Replacement is not anticipated during the timeline of this report.

The eavestroughs and rainwater leaders are in good condition consistent with their age. Replacement is not anticipated during the timeline of this report.

The ice/snow guards are in fair condition, with localized damage. Repairs are recommended; however, a budget has not been included as they are below the capital threshold. It is anticipated that these are part of the O/M budget.

The roof end wood siding is in good condition consistent with their age. Replacement is not anticipated during the timeline of this report.

The wood planking of the underside of the roof is in good condition. It is anticipated that the finishes will age over time. Replacement is not anticipated during the timeline of this report.

Given the current visually apparent condition, it seems reasonable to assume that localized repairs, as required, will allow general replacement to be deferred. We assume monitoring and further localized repairs, on an as required basis within the timeframe of the report, can be performed at a cost below the Capital Threshold.

3.3 Mechanical Systems

3.3.1 Plumbing

Description

There is no plumbing. Not applicable.

3.3.2 HVAC

Description

There are no HVAC systems. Not applicable.

3.3.3 Electrical

Description

Electricity is sourced underground from the Orton Park Shed. Lighting is LED.

Review of process related equipment is beyond the scope of this mandate.

Observations & Comments

The electrical system appears adequate for the building.

Lighting is in good condition; however, lighting systems will be nearing the end of their expected service life within the timeframe of this study. A budget for replacement has been allowed for during the time-period of this report.

An electrical design load calculation was not performed and is beyond the scope of this report. The Owner did not identify existing issues related to power insufficiency.

3.4 Special Systems

3.4.1 Security

Description

There is no security system. Not applicable.

3.4.2 Fire Protection & Life Safety

Description

There is no life safety equipment in the pavilion. Not applicable.

3.5 Interior Elements

3.5.1 Finishes

Description

There are no interior finishes at the pavilion. Not applicable.

Observations & Comments

3.6 Miscellaneous

3.6.1 Maintenance & Other

Observations & Comments

There is a loudspeaker system that is not in operation and is disconnected. Costs associated with repairs are expected to be below the capital threshold and are not included.

Planned maintenance is necessary for the longevity of assets and to control and reduce repair and replacement costs. Preventative maintenance work should be completed promptly.

From our observations we did not see anything that could not be repaired. There are some current items that require maintenance, but every building requires maintenance.

4.0 REPAIR/ REPLACEMENT RESERVES

Refer to **Appendix B, Schedule of Anticipated Reserve Requirements.**

5.0 LIMITATIONS

The information, observations, and conclusions described in this report are valid on the date of the report and have been made under the terms, conditions, limitations, and constraints noted in the report. We prepared the report for the exclusive use of the Client. No other individual or party shall be entitled to rely upon the report without our express written consent. If another individual or party relies on the report, such individual or party shall indemnify and hold Keller Engineering, formerly Criterium-Jansen Engineers, harmless for any damages, losses, or expenses incurred because of such use. Any use or reliance of the report by an individual or party other than the Client shall constitute acceptance of these terms and conditions. Any electronic copies of this report that are provided, are for the convenience of the Client, and are not to be construed as the original or final report.

The report is limited to the visual observations made during our review. We did not remove materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of review. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment. We do not give an opinion on uninspected portions of the facility.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. We did not provide an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location, and presence of designated wetlands, IAQ, etc.

The report is not to be considered a warranty of condition, and no warranty is implied. The photographs are an integral part of this report and must be included in any review.

If opinions of probable costs are presented, they are preliminary only. Opinions are based on our general knowledge of building systems and the contracting/construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop opinions of probable costs. However, for some items for which we have developed opinions of probable costs (e.g., structural repairs), no standard guide for developing such costs exists. It is not the intent of the BCA to provide/prepare exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of costs.

We have performed no design work as part of the study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

This report has been prepared in strict confidence. No reproduction or reuse is permitted without express written consent. Furthermore, we will not release this report to anyone without your permission. If you have any questions about this report or review, please call.

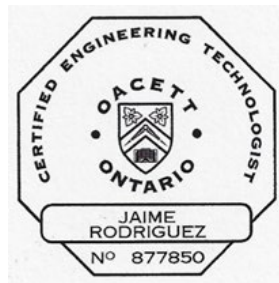
Thank you for the opportunity to be of assistance to you.

Report Prepared by:

Jaime Rodríguez, B.Tech. (Arch.Sc.),
C.E.T., RRO
Senior Project Manager

Report Reviewed by:

Jim Rammos, P.Eng.
Director, Building Science &
Restoration



APPENDIX A

SELECTED PHOTOGRAPHS

Location:
6 John Street,
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

View of the pavilion.

The structure is wood framed and has a gravel base.

The pavilion has eavestroughs and rainwater leaders that drain below ground.

Photo Number

1



Description:

There is LED lighting inside of the pavilion.

The underside of the roof is exposed and is composed of wood planks.

Photo Number

2

Location:
6 John Street,
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:

Many wood columns of the pavilion are split.

The wood bracing is also split.

Photo Number

3



Description:

There are abandoned loudspeakers at the pavilion.

There are a variety of exterior lights.

The roof has perforated metal soffit vents.

Photo Number

4

Location:
6 John Street,
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
General view of
the pavilion.

Photo Number
5



Description:
Exterior lights of
the pavilion are
LED.

Photo Number
6

Location:
6 John Street,
East Garafraxa, ON

Photo Taken by:
Jaime Rodriguez
Emma Bresil

Date:
October 24, 2023



Description:
Snow/ice guards
are provided on
the roof.

The end roof
siding is wood.

Photo Number

7



Description:
The pavilion has
metal corrugated
roofing.

There is localized
damage to some
snow guards.

Repairs are
considered
maintenance
items.

Photo Number

8

APPENDIX B

FACILITY CONDITION INDEX TABLE

Facility Condition Index Table

NA = Not Anticipated during the timeframe of the report based on the condition at the time of the study.

BLW = Below Capital Threshold

The recommendations and comments included in this report are based on the collective experience of Keller Engineering. Any costs or other comments contained herein do not necessarily infer that subcontracts, quotes, or opinions of other professionals were solicited.

This table summarizes probable costs of repairs or replacements, including both labor and materials. These costs are based on our general knowledge of building systems, local contracting/construction industry conditions, and other sources such as Means Building Construction Cost Data. We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates. Costs are uninflated.

Condition Values:

1. 0-10 Excellent. "As new" condition.
2. 11-30 Good. Sound and performs its function.
3. 31-60 Fair. Repair or replacement may be required to prolong life.
4. 61-80 Poor. Component has failed or cannot be relied on to perform function.
5. >81 Critical. Immediate repair/replacement is less than 1 year and may relate to safety or code violations.

Township of East Garafraxa - Orton Park Pavilion 6 John Street, East Garafraxa

REPAIR/REPLACEMENT RESERVES

ITEM	DESCRIPTION	UNIT COSTS & TIME-PERIOD ESTIMATES					CONDITION ESTIMATE		ANTICIPATED PRIORITY			PREDICTED LIFE CYCLE					
			YEARS 1 - 5	YEARS 6 - 10	YEARS 11 - 15	YEARS 16 - 20	TOTAL	CONDITION LEVEL	CONDITION VALUE	IMPORTANCE WEIGHTING SCALE	PRIORITY VALUE INDEX	PRIORITY LEVEL	INCEPTION YEAR (ESTIMATED)	ACTUAL AGE	LIFE EXPECTANCY	OBSERVED AGE	REMAINING LIFE EXPECTANCY
		2023	2024 - 2028	2029 - 2033	2034 - 2038	2039 - 2043	20 YEAR										
1.0 SITE IMPROVEMENTS																	
1.1 Paving	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
1.2 Flatwork	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
1.3 Landscaping	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
2.0 STRUCTURE & BUILDING ENVELOPE																	
2.1 Substructure	Footings - Replacement - NA						\$ -	Good	30	60	42	Medium	2015	8	50	10	40
	Gravel/Screenings - BLW						\$ -	Good	30	60	42	Medium	2015	8	25	5	20
2.2 Superstructure	Structural Framing - Columns, Beams/Trusses - Repairs	\$ 8,000					\$ 8,000	Fair	40	60	48	Medium	2015	8	30	5	25
2.3 Exterior	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
2.4 Roofing	Sloped Metal Roof - Repairs - Maintenance item						\$ -	Good	30	60	42	Medium	2015	8	50	5	45
	Perforated Roof Soffit - Repairs - NA						\$ -	Good	30	60	42	Medium	2015	8	30	5	25
	Ice/Snow Guards - Repairs - BLW						\$ -	Fair	40	60	48	Medium	2015	8	30	10	20
	Roof End Wood Siding - Repairs - NA						\$ -	Good	30	40	34	Medium	2015	8	30	5	25
	Eavestroughs & Rainwater Leaders - Replacement - NA						\$ -	Good	30	50	38	Medium	2015	8	25	5	20
3.0 MECHANICAL SYSTEMS																	
3.1 Plumbing	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
3.2 HVAC	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
3.3 Electrical	Lighting - Replacement			\$ 5,000			\$ 5,000	Good	30	65	44	Medium	2015	8	20	5	15
4.0 SPECIAL SYSTEMS																	
4.1 Security	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
4.2 Fire & Life	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
5.0 INTERIOR ELEMENTS																	
5.1 Finishes	Not applicable						\$ -	-	-	-	-	-	-	-	-	-	-
6.0 MISCELLANEOUS																	
6.1 Other	Loudspeakers System - BLW						\$ -	Poor	70	20	50	Medium	2015	8	15	15	0

FACILITY CONDITION INDEX (FCI)						
Estimated Current Replacement Value of Assets	\$ 1,000,000					
	IMMEDIATE	YEARS 1 - 5	YEARS 6 - 10	YEARS 11 - 15	YEARS 16 - 20	TOTAL
	2023	2024 - 2028	2029 - 2033	2034 - 2038	2039 - 2043	
Current Aggregated Total Costs Estimate	\$ -	\$ 8,000	\$ -	\$ 5,000	\$ -	\$ 13,000
Inflated Aggregated Total Costs	\$ -	\$ 8,184	\$ -	\$ 5,115	\$ -	\$ 13,299
Current FCI	0%	1%	0%	1%	0%	1%
						GOOD

FCI Classifications:

1. FCI = 0-5% Good Condition. Asset in reasonable condition and does not require capital expenditure
2. FCI = 6-10% Fair Condition. Asset is deteriorating, requires capital expenditure and will likely become "poor" within a few years if not addressed.
3. FCI = 11-30% Poor Condition. Asset is deteriorated and requires immediate capital expenditure.
4. FCI = > 31% Critical Condition. Asset is in disrepair or dilapidated and requires urgent significant capital expenditure.

APPENDIX C

RESUMES

25 First Street
Orangeville, Ontario L9W 2C8
Tel: 519-940-0571
Email: info@kellerengineering.com



Jim Rammos, P.Eng., IEEE ~ CURRICULUM VITAE

AREAS OF EXPERTISE

Mr. Rammos has extensive knowledge and experience in the Building Science and Forensics industry. His specific areas of expertise include building science, thermographic scanning, mechanical & electrical engineering, new and restoration construction, reserve fund studies, performance audits, mechanical & electrical systems designs and assessments.

QUALIFICATIONS

Keller Engineering, located in Orangeville, Ontario services Southern Ontario and South Saskatchewan. We specialize in building inspection and commercial real estate consulting services. Our firm is a consulting engineering company that combines the resources of engineering leaders with the service and responsiveness of your own dedicated, local firm. With broad expertise and carefully controlled standards of quality our engineers provide a resource base that offers our clients the highest quality engineering evaluations.

Keller Engineering services encompass investigations and analyses vital to property acquisition and management, including: Due Diligence Reports, Property Condition Assessments, Reserve Studies, Performance Audits, Environmental Site Assessments, Construction Plan and Cost Reviews, Construction Loan Monitoring, Construction Quality Inspections, Structural Investigations, Facilities Management Consulting, Forensic Engineering, Insurance Investigations, and Design and Related Services.

Jim Rammos, P.Eng., IEEE is a Senior Engineer at Keller Engineering. Mr. Rammos is a licensed Professional Engineer in the province of Ontario and has over 25 years of engineering experience. To complement his portfolio of work Mr. Rammos also works with our clients to complete restoration work, building condition assessments, capital replacement studies and is a certified thermographer to complete electrical thermographic scanning and energy audits.

25 First Street
Orangeville, Ontario L9W 2C8
Tel: 519-940-0571
Email: info@kellerengineering.com



EDUCATION

- Bachelor of Technology (B.Tech.), Ryerson Polytechnical University, Toronto, ON
- Bachelor of Engineering (B.Eng.), University of Toronto, Toronto, ON
 - Major: Mechanical Engineering
- Bachelor of Applied Science (B.A.Sc.), University of Toronto, Toronto, ON
 - Major: Electrical Engineering
- Professional Engineer, Professional Engineers Ontario, licensed since 1995
- BCIN – Building Code Identification Number 35394
- Certified Thermographer – Level 1, since 2007

PROFESSIONAL REGISTRATIONS

Licensed, Association of Professional Engineers of Ontario (PEO)
American Society of Heating, Refrigeration & Air-Conditioning Engineers (ASHRAE)
Canadian Society for Mechanical Engineers (CSME)
Canadian Automated manufacturing Society (CAMS)
Institute of Electronics & Electrical Engineers (IEEE)
Ontario Building Envelope Council (OBEC)

Jaime Rodríguez, B.Tech. (Arch.Sc.), C.E.T., RRO ***~ CURRICULUM VITAE***

AREAS OF EXPERTISE

Mr. Jaime Rodriguez specializes in building science and building envelope engineering. Jaime provides design & replacement/repair planning, quality control, building envelope forensics, diagnostic testing, and contract management services. He is primarily engaged in engineering project management, providing technical expertise, and building science/engineering design and property condition assessments.

QUALIFICATIONS

Keller Engineering, located in Orangeville, Ontario services Southern Ontario and South Saskatchewan. We specialize in building inspection and commercial real estate consulting services. Our firm is a consulting engineering company that combines the resources of engineering leaders with the service and responsiveness of your own dedicated, local firm. With broad expertise and carefully controlled standards of quality our engineers provide a resource base that offers our clients the highest quality engineering evaluations.

Keller Engineering services encompass investigations and analyses vital to property acquisition and management, including: Due Diligence Reports, Property Condition Assessments, Reserve Studies, Performance Audits, Environmental Site Assessments, Construction Plan and Cost Reviews, Construction Loan Monitoring, Construction Quality Inspections, Structural Investigations, Facilities Management Consulting, Forensic Engineering, Insurance Investigations, and Design and Related Services.

Jaime Rodríguez is Senior Project Manager at Keller Engineering. Mr. Rodriguez is a Certified Engineering Technologist in the Province of Ontario and has over 20 years of engineering experience. Jaime has effective problem-solving skills that provide practical engineering, project management & field applied solutions.

EDUCATION

- Bachelor of Technology (B.Tech.), Ryerson University, Toronto, ON

PROFESSIONAL REGISTRATIONS

Certified Engineering Technologist, Ontario Association of Engineering Technicians and Technologists (OACETT).

International Institute of Building Enclosure Consultants (IIBEC), RRO Designation.