



MaJIC
MATERIALS JOINING INNOVATION CENTRE

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July 27, 2026

Project Number C26-046

SITE ADDRESS:

SHILLINGTON COMMUNITY CENTRE
4175 HIGHWAY 101 WEST
SHILLINGTON, ONTARIO.

ATTENTION: Mr. MATTHEW GASCON
CHIEF BUILDING OFFICIAL AND MUNICIPAL
COMPLIANCE OFFICER

**SUBJECT: REPORT ON THE CONDITIONS AND POSSIBLE
REPAIRS TO THE SHILLINGTON COMMUNITY HALL.**

TABLE OF CONTENTS:

1.0 Introduction	2
1.1 Scope of work.....	2
1.2 Methodology.....	2
1.3 Description of Building.....	2
2.0 Key Findings.....	3
3.0 Recommendations.....	4
C26-046 SHILLINGTON COMMUNITY HALL	

4.0 Conclusions.....	3
5.0 General Statement of Limitations.	3
Data sheet- (estimated cost of new structure – Means estimating guide)	

1.0 INTRODUCTION

1.1 SCOPE OF WORK

- To investigate the conditions of the existing structure and outline possible repairs and upgrades to salvage the structure.

1.2 METHODOLGY

Work completed for this project included:

- The site was visited by Roger Bartlett P.Eng. Jeanelle Trahan EIT and Don Dekker CET, CST of the Materials Joining Innovation Centre on July 6th, 2026 to review the conditions of the structure.

1.3 BUILDING DESCRIPTION

- The structure is a community hall that has main building dimensions of 62ft by 42 ft.
- The exterior eave walls are supported by 2.0 ft by 10" strip footings. The gable end walls are support on 1'-6" wide by 10" strip footings.
- The interior (4 ply 2"X10") flooring supporting beam are supported by 10" concrete blocks pillar space at 8'-8" on centers. The supporting pillars are

founded on 2ft X2ft X 10" concrete pads. The beams are spaced 8'-6" apart and run the 62 ft dimension of the building.

- 2 inches X 4 wide of SM insulation has been placed around the exterior of the building.
- The main roof supporting system consists of 2"X6" rough cut rafters spaced at 24" O.C. Knee braces have been installed at the mid point of the rafters
- Renovations were done to be building as per drawing done by E.T. Longstreet P. Eng in July 1988.
- Entrance was modified to accommodate a ramp. Drawings were done by J.P. Pouulx in July 1990.
- It is not known at this time when the original structure was built. It appears to the construction methods used in the 1960s.

2 KEY FINDINGS

- The metal roofing of the building appears to be functioning well.
- The rafters are generally in sound structural shape. However, the peak connection points of the rafters are lacking gusset plates.
- There appears to be no hurricane clip to secure the rafter to the top plate of the walls
- The attic space is not adequately ventilated and the existing insulation is water soaked.
- The ceiling supporting joists are adequate pending further investigation.
- Knee walls have been place
 - d been placed at the mid points of the rafters along the length of the building.
- The heating system is basically headed air forced into the crawl space. There is no heating or return air ducts or duct safety fire stops in the structure.

- The electrical system has been added to over the years and is not in a safe state.
- The plumbing and the waste disposal systems have been modified over the years and upgrading is required for some of the interior plumbing
- The joist and main support beams of the floor have suffered some deterioration near the centre of floor area.

3.0 RECOMMENATIONS TO UPGRADE EXISTING STUCTURE

1. Repairs to roof support systems and attic area

1. Gusset plate the peak connection point of the rafters with metal or $\frac{3}{4}$ " plywood gussets.
2. Strengthen the knee walls by converting then into plywood beams. $\frac{1}{2}$ " plywood to be to nailed to each side of the existing knee wall frames.
3. Secure trusses to top plate of walls with hurricane clips
4. Install ventilation louvers in gable ends of building.
5. Remove existing damp insulation and install new vapour barrier and blow in R60 insulation.

Estimated cost = \$50,000.00

2. Repairs to electrical system

1. Initial inspection and upgrade

Estimated cost = \$ 75,000.00

3. Repairs to plumbing

1. Initial inspection and upgrade (assuming septic tank and septic bed is good)

Estimated cost = 35,000.00

4. Repairs to floor support members

1. Replace deteriorated members and level the floor
2. Check supporting pillars and realign if required. Repair front steps

Estimated cost = \$45,000.00.

5. Repairs to heating

C26-048 SHILLINGTON COMMUNITY HALL

1. Install new furnace (Propane?) and ductwork. Electrical heat could
Supplement the propane heating for cold months if necessary.

Estimated cost = \$25,000.00

6.0 Reduce the size of the washrooms

- 1.0 Move exist walls to create a larger Mechanical Room

Estimated Cost = \$5,000.00

4.0 CONCLUSION:

The estimate cost of new building can fall between \$735,024.21 and \$1,479,198.11 using Means Cost Estimating Guild. The estimated cost to repair and upgrade the structure is estimated to be \$235,000. +/- 15%.

The most critical repair at this time is the electrical system and the fire hazard it presents. If the electrical is done, the building could be utilized until repairs commence.

5.0 GENERAL STATEMENT OF LIMITATIONS

Our opinions are based on the information made available to us and on our visual investigation on site. MaJIC's responsibilities are limited to accurate interpretation of the current site conditions and presents its professional opinion as it is understood at the time of the report. MaJIC accepts no responsibility for loss of time or damages, if any, suffered by a third party because of decisions or actions based on this report,

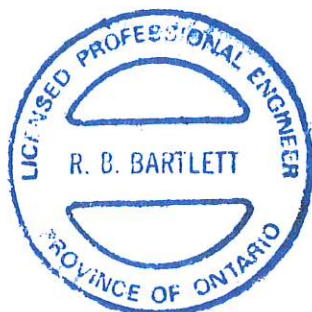
No perceived conflicts of interest have been identified that would prevent an unbiased delivery of this report.

We request that should any new information pertaining to this matter become available, we be advised immediately to evaluate this new information with the above commentary in the event that our opinion be affected.

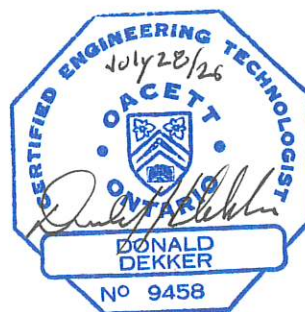
We trust the above report is adequate. Should additional information be required, we will remain available.

C26-046 SHILLINGTON COMMUNITY HALL

Respectfully Submitted
The Materials Joining Innovation Centre.



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C26-046 SHILLINGTON COMMUNITY HALL