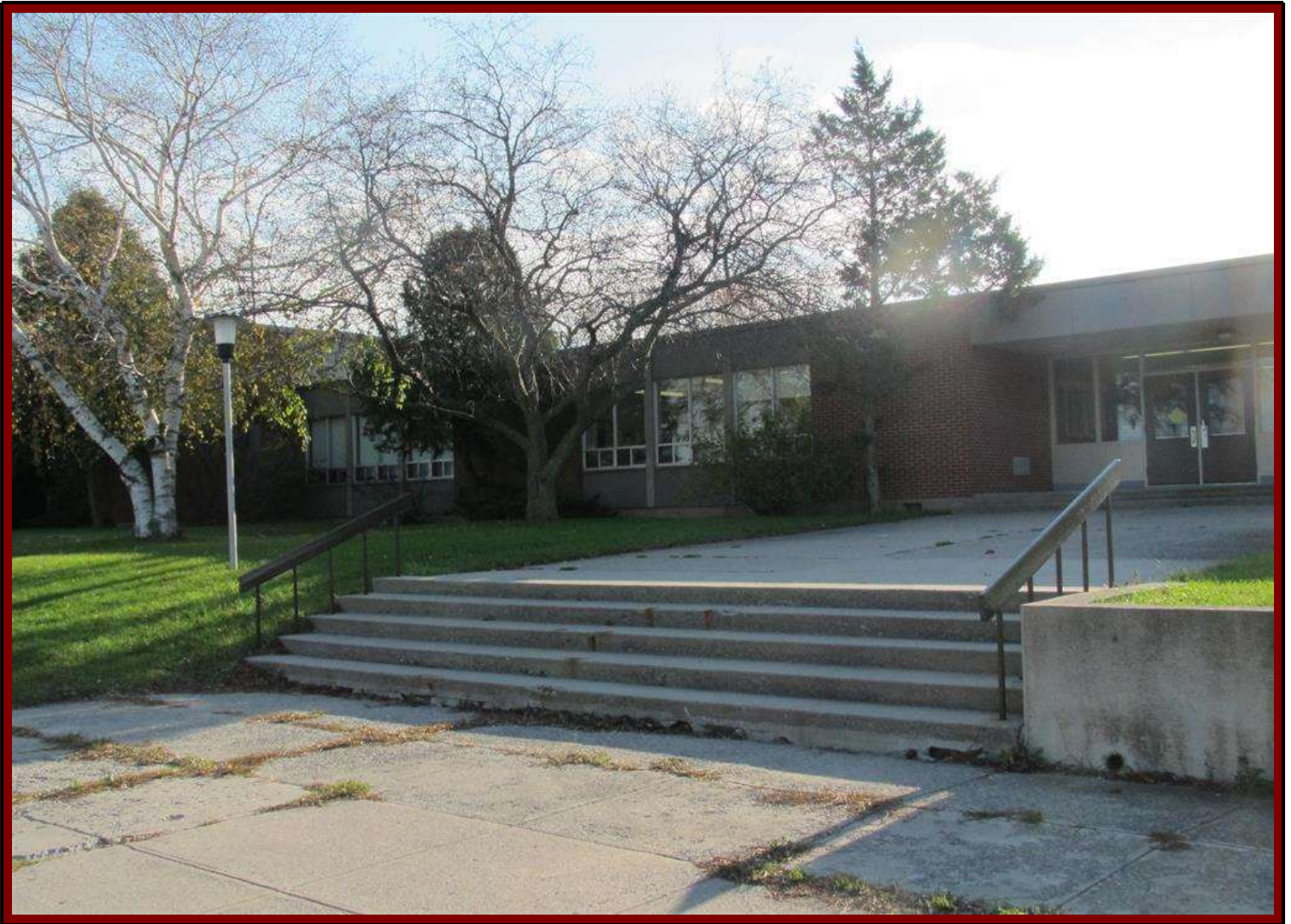


**Hastings and Prince Edward District School Board**

**Condition Assessment**

**Sophiasburgh Central School, Building ID 5558-1**



Facility Name (SFIS)	Sophiasburgh Central School
Ministry Building Number	5558-1
GFA (m2)	2545
Year Built by Original/Additions	1965
Replacement Value - OTG	\$6,757,000
Official FCI (%)	4.96
Comparable FCI (%)	26.36
Asset Address	RR 2
Asset City	Picton
Asset Postal Code	K0K 2T0

-- ACCESSIBILITY CHECKLIST --

Designated parking space	Yes
Path of travel to the main entrance door.	Yes
Designated entrances	Yes
Path of travel to all floors/elevations.	Yes
Elevator	No
Instructional spaces entrance doors.	Yes
Fire policy and fire safety plan	Yes
Fire alarm system with strobe and audible signals	No
Communal washrooms	Yes
Designated washroom	Yes

-- ENERGY CHECKLIST --

Energy efficient boiler	Yes
Energy audit report	No
Energy efficient domestic hot water heater	No
Energy efficient recovery system	Yes
Energy efficient HVAC pumps and fan motors	No
Energy efficient interior lighting	Yes
Building Automation System	Yes
Energy efficient faucets	Yes
Energy efficient urinals and toilets	Yes
Architectural and Site Assessor	Nick Charlton
Mechanical and Electrical Assessor	Shahid Khan



## **How to read the final report**

The Final Report contains assessment information for 5 years for this facility.

Asset details reported are either populated from the SFIS system (e.g. GFA, year built etc) or calculated based on Ministry's criteria (e.g. Replacement Value – OTG, Official FCI, Comparable FCI etc).

Accessibility and Energy assessment lists are provided in a yes/no format. For a full description of accessibility/energy definitions please check the TCPS database, Asset Narratives, under the Narratives Tab.

Asset Narratives include the following:

- Architectural & Structural Summary –a brief summary of the asset including construction dates and areas of the original and additions. A brief description of the structure, the exterior wall system, the roof assembly system and the building interiors.
- Mechanical Summary – a brief summary of the mechanical systems.
- Electrical Summary – a brief summary of the Electrical systems.
- Site Summary – a brief summary of the Site systems.
- Limitations – a summary of the scope of work and the Tactical Planning Window.

Building Elements listed are only the ones that require replacement in the next 5 years; their condition is Critical if failed or risk of imminent failure is observed, or Poor if it is not functioning as intended with significant repairs within the next two (2) years, or Fair if normal deterioration and minor distress is observed requiring repairs within three (3) to five (5) years.

2011-2015 Cost and Year information is a snapshot from the assessment and cannot be edited in TCPS.

2011-2015 Priority is the value of the Event priority calculated when the assessment data was imported in TCPS and stored in this read-only field.

Estimated Cost and Fiscal Year are values that can be edited at any time by end users.

Event Priority is a field populated with labels like Urgent, High, Medium and Low based on the Event Priority Value. This value is calculated based on the Element Type and Element Condition.

Photos are provided at the event level: old photos are suffixed with the word "Old", new photos are suffixed with the date of assessment.

A copy of this report in PDF format is saved in the TCPS database. You can access it by selecting the Asset Instance in Data Manager and opening this report in PDF format from the Document Tab.

### **1. Architectural & Structural Executive Summary**

Architectural Summary –

Sophiasburgh Central School Ministry ID – 5558 - 1 was assessed on November 05 2013 by VFA Canada Corporation

Ministry ID # 5558 - 1

School Name: Sophiasburgh Central School

Address: 406 County Road 15, RR#2 City & Province: Picton Ontario

Total GFA M2 : 2,545 Year Built: 1965 Levels: 1 Additions: 1

Basement: None

Site Area: 4.9 ha

Addition 1: 545 sq. m Year: 1968

Typical Spaces –

General Classrooms Administration Kindergarten Gymnasium

Mechanical Services Washrooms Resource Centre Staff Room

Computer Lab Change Rooms

Additional Notes –

All area measurements are taken from drawings provided by Hastings Prince Edward DSB. Construction drawings were not available at the time of the assessment

Substructure Construction:

The substructure construction of Sophiasburgh Central School features concrete perimeter foundation walls on reinforced concrete strip footings. The facility has a concrete slab on grade foundation floor.

Superstructure:

The superstructure of the facility consists of reinforced concrete floor assemblies. Roofing decks are concrete with concrete and steel support beams and columns.

Exterior Construction:

Exterior wall claddings include exterior brick veneer wall and CMU backup walls.

Glazing system include operable and non-operable aluminum framed units with insulating glass.

Entry doors & exit doors typically include either 900 by 2100 or 1800 by 2100 storefront units and hollow metal units.

The roofs sections are covered with a built-up bituminous roofing BUR (Asphalt & Gravel) assembly possibly installed over insulation.

There are metal framed skylights on the roof of the facility.

Interior Construction:

Floor finishes throughout the facility include resilient flooring, ceramic floor tile, carpet, carpet tile, painted/sealed concrete and wood

strip sports flooring.

Wall finishes include painted concrete, painted gypsum wallboard, ceramic wall tile and acoustic wall panel.

The ceiling finishes include suspended 600 x 1200 acoustical ceiling tile, painted gypsum wallboard, concealed spline acoustic ceiling tile, painted overhead structure, or no finish (open to above structural components).

The interior doors include finished solid core wood/steel assemblies, some with glazed panels. The door operating hardware includes knob & lever type with panic devices where required at exterior door fire exit locations.

Hazardous Materials:

A designated substances report summarizing the quantity of identified designated substances in the building was provided by Hastings Prince Edward DSB.

Vertical Transportation:

This is a single level facility.

## **2. Mechanical Executive Summary**

MECHANICAL

HVAC

The heating for the Sophiasburgh Central Public School is provided by 2 propane fired hot water boilers, rated at 713 MBH and 1000 MBH. The boilers provide hot water to perimeter-heating units and hot water unit heater. The system provides hot water to perimeter-heating units and hot water unit heater. 4 roof-top ERV Units are also serving the building.

The boiler system also includes distribution piping, an expansion tank and water circulating pumps. The supply and return water temperatures of the hot water loop are monitored from the building automation system.

The fresh and re-circulated air for the building is provided by ERV units.

The HVAC ventilation system includes multiple exhaust fans serving the classrooms, hallways, offices, janitor's closet and restrooms

Controls & Instrumentation

The building HVAC system is controlled by a building automation system. A digital control system is also installed and works in conjunction with the building automation system.

Plumbing

The well water main enters through the water treatment room via a 2-inch pipe and is distributed throughout the facility.

The domestic hot water for the facility is provided by two residential-grade electric water heaters. The water is continuously circulated throughout the building by a circulation pump. Hot and cold water is distributed to restroom fixtures, sinks, janitor's closets, drinking fountains and other points of use.

The washroom fixtures include vitreous china urinals, water closets, lavatories and showers. The plumbing fixtures also include stainless steel kitchen sinks, floor mounted utility sinks as well as stainless steel/porcelain drinking fountains.

Rain water is removed from the roof via scuppers connected to cast iron downspouts which discharge to the site.

The building includes a sanitary waste piping system which discharges to the septic system.

Fire Protection

Handheld type fire extinguishers are located throughout the building as required.

### **3. Electrical Executive Summary**

#### ELECTRICAL

##### Electrical Service and Distribution

School is provided with a 2000A 347/600V electrical service. The distribution has feeders supplying mechanical loads, local 100A and 200A panel boards, disconnects, and associated equipment.

##### Emergency Electrical Systems

Exit lights are provided to indicate the direction to means of egress.

Battery pack units equipped with integrated or remote lighting heads provide lighting for safe egress from the building.

##### Lighting

Interior lighting is generally provided by upgraded T-8 fluorescent fixtures, equipped with electronic ballasts. The hallways and class rooms are generally lit with ceiling-mounted fluorescent fixtures. Exterior lighting is provided by low pressure sodium light fixtures.

##### Branch Wiring and Devices

The branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment.

##### Fire Alarm System

The facility is provided with a non-addressable fire alarm system consisting of a Mircom main control panel. The system includes manual pull stations, smoke detectors, heat detectors, audible bell.

##### Communications and Security

Telephone service is provided throughout the building from an on-site telephone system.

Digital data services are delivered to the office and classroom areas via a wireless local area network (LAN). A communications link connects the building to the school district office.

An intrusion alarm system, utilizing motion detectors, provides surveillance for the building.

A public address system is available to provide announcements to both the interior and the exterior of the building. Speaker types include trumpet type, wall and ceiling mounted type units. This system has a control console located in the main office. A system associated with the PA system to indicate the beginning and end of classes is provided. It includes audible wall-mounted alarm devices.

##### Other Electrical

The gymnasium is equipped with a public address system with a sound control board.

### **4. Site Summary**

**Site Summary Notes:**

The site at Sophiasburgh Central School is bounded treed areas and agricultural farmland.

The site area is approximately 4.9 hectares.

An asphalt paved parking area occurs on the west side of the building.

Asphalt paved schoolyards exist on the south side of the building, with a grass playing field south of the building beyond the asphalt schoolyard.

Concrete walkways service the site, with concrete landings or stairs at most building entrances.

Mature trees exist around the site. The soft landscaping consists of shrubbery around the perimeter of the building.

School signage is pedestal mounted and is located at the front of the building.

**Definitions for Energy Checklist**

Energy audit report: An ASHRAE Level I energy audit report was completed within the last three years.

Energy efficient boiler: The energy efficient boiler provided is a condensing boiler installed within the last five years or is energy star rated.

Energy efficient domestic hot water heater: The energy efficient domestic hot water heater provided is direct or power vented natural gas fired or has an electric heat coil.

Energy efficient recovery system: The building is provided with a Heat Recovery Unit (HRU).

Energy efficient HVAC pumps and fan motors: The energy efficient HVAC pumps and fan motors are reportedly provided with a variable frequency drive.

Energy efficient interior lighting: The provided interior lighting is controlled by motion sensors or building automation system and/or the interior light fixtures are provided with T8 or T5 fluorescent lamps and electronic ballast.

Building Automation System: The building has a comprehensive Direct Digital Control (DCC) automation system to monitor and control the mechanical system.

Energy efficient faucets: Approximately 50% of the lavatory faucets are provided with aerators and motion sensors.

Energy efficient urinals and toilets: Approximately 50% of the urinals and toilets are provided with a low flow flush valve (less than 1.6 gpf)

**Definitions for Accessibility Checklist**

Designated parking space: The provided designated Barrier Free Accessible parking space is a minimum 2,400 mm wide and is clearly marked with an accessibility sign.

Path of travel to the main entrance door: The provided accessible path of travel from the designated Barrier Free Accessible parking space to an accessible building entrance is a minimum 910 mm wide and includes curb cuts and ramps

Designated entrances: The provided designated Barrier Free Accessible entrance is a minimum 850 mm wide to allow a mobility device, clearly marked with an accessibility sign and is provided with an automatic door open device.

Path of travel to all floors/elevations: The Barrier Free Accessible path of travel is provided with either an accessible ramp or a vertical transportation device where a floor or an elevation difference exists.



Elevator: The provided Barrier Free Accessible Elevator has the following: clear audible communication indicating floors and up/down direction; doors, which open long enough and a minimum 900 mm wide; and a control panel, which is provided with Braille and an emergency call system and where the top is at a maximum height of 1,400 mm above floor.

Instructional spaces entrance doors: The instructional spaces are provided with an entrance door which is a minimum of 850 mm wide.

Fire policy and fire safety plan: Fire policy and fire safety plans are reportedly in place for the evacuation of people with disabilities.

Fire alarm system with strobe and audible signals: Fire alarm system is reported to include strobe lights and audible signals

Communal washrooms: There is a Barrier Free Accessible washroom stall, which is a minimum of 1,500 x 1,500 mm, in the each boys and girls washroom on each accessible floor.

Designated washroom: A designated Barrier Free Accessible washroom is provided on each floor, and is equipped with the following: an automatic door open device; grab bars; emergency call button; lever handle or motion sensor faucets; and a lavatory, where an insulated knee space is provided and the height of lavatory top is a maximum of 815 mm above the floor.

## **Limitations**

This report has been prepared to meet the Ministry of Education (EDU) objectives for the Condition Assessment Program for Educational Facilities in Ontario. The purpose of the Condition Assessment Program was to assess the current physical condition of the schools and associated site features, and to validate information currently contained in the online capital renewal database software Total Capital Planning Solution (TCPS).

The validation of data was limited to a five year period, which is defined as the current assessment year plus four years. Information contained in the database beyond this period was not validated or reviewed.

The provided event costs are intended for global budgeting purposes only. The event costs were adjusted to include regional factors and were based on an approved unit cost list. Actual event costs for the work recommended may differ since the event costs can only be determined after preparation of tender documents, which would consider: specific design conditions, site restrictions, effects of ongoing building operations and construction schedule. The approved cost threshold for the Condition Assessment Program is \$ 10,000.

Barrier Free Accessibility and Energy Conservation Measures assessments were limited to a preapproved checklist presented on Page 2. The assessment of portables (classrooms not integrated with the building envelope), solar photovoltaic panels, other solar energy collectors, wind turbines, sheds, less than 45 sq.m., play-equipment/structures, score boards, goal posts and flag poles, fire extinguishers, decommissioned swimming pools, window coverings, black/white boards, benches, gymnastic equipment and the appropriateness of room space were excluded from the scope of work. Information related to these components contained in the database was not updated to reflect condition observed. Information related to events which are either planned or in progress, and currently locked were not updated.

**All Elements**

**B SHELL**

**B10 Superstructure**

**B1020 Roof Construction**

**B102002 Structural Interior Walls**

**Element Instance :** B102002 Structural Interior Walls - Fire stopping

**Description** 2013 – Missing fire stopping

**Condition Assessment** 2013 – At the time of the assessment there were numerous areas in the facility that lacked fire stopping, in both CMU wall system and in the GWB

Last Replacement Year 1965

Theoretical Life 40

**Technical Condition** Poor

**Replacement - Structural Interior Walls - Fire stopping**

**Event Type:** Replacement **Priority:** High

Brief Description Replacement - Structural Interior Walls - Fire stopping

Estimated Cost \$10,400

Fiscal Event Year 2014

2011-2015 Cost \$10,400

2011-2015 Priority High

2011-2015 Year 2014

**Recommendation** 2013 - The recommendation is perform the necessary addition for the fire stopping and it related construction repairs

11/9/2013 4:11:10 PM Replacement - Structural Interior Walls - Fire stopping



**Element Instance : B102002 Structural Interior Walls - Step cracking**

**Description** 2013 – Structural integrity – Step cracking in interior walls (CMU) and on the exterior brickwork (step cracks many times are an indication the footing under the foundation wall is moving.)

**Condition Assessment** 2013 - At the time of the assessment structural cracks were observed in many locations in the concrete masonry units

Last Replacement Year 1965

Theoretical Life 40

**Technical Condition** Poor

**Major Repair - Structural Interior Walls - Step cracking**

**Event Type:** Major Repair **Priority:** High

Brief Description Major Repair - Structural Interior Walls - Step cracking

Estimated Cost \$125,952

Fiscal Event Year 2015

2011-2015 Cost \$125,952

2011-2015 Priority High

2011-2015 Year 2015

**Recommendation** 2013 - The recommendation is perform the necessary repairs based on the building consultants recommendations and estimate for the construction related repairs

11/9/2013 4:11:21 PM Major Repair - Structural Interior Walls - Step cracking



11/9/2013 4:11:27 PM Major Repair - Structural Interior Walls - Step cracking



**Study - Structural Interior Walls - Step cracking**

**Event Type:** Study

**Priority:** High

Brief Description	Study - Structural Interior Walls - Step cracking
Estimated Cost	\$10,400
Fiscal Event Year	2015
2011-2015 Cost	\$10,400
2011-2015 Priority	High
2011-2015 Year	2015

**Recommendation**

2013 - Step cracks many times are an indication the footing under the foundation wall is moving, based on this I would recommend a structural study be performed to determine how serious this issue is

11/9/2013 4:11:47 PM Study - Structural Interior Walls - Step cracking



**B30 Roofing**

**B3010 Roof Coverings**

**Element Instance :** B3010 Roof Coverings - Addition 1

**Description** 2013 - Roof Coverings - BUR/EPDM/Inverted/Vinyl This system includes all waterproof roof coverings and insulation, expansion joints, together with skylights, hatches, ventilators, and all required trim. In addition to roof coverings, the system includes all waterproof membranes and traffic toppings over below grade enclosed areas, balconies, and the like.

**Condition Assessment** 2013 - At the time of the assessment the BUR assembly is aged and worn with displaced ballast due to wind scouring and bleed through. Patches, ridges, deteriorated flexible flashings with open joints, and pitch pockets with brittle sealant were deficiencies noted.

Last Replacement Year 1987

Theoretical Life 22

**Technical Condition** Fair

**Replacement [B3010 Roof Coverings - Addition 1]**

**Event Type:** Replacement **Priority:** High

Brief Description Replacement [B3010 Roof Coverings - Addition 1]

Estimated Cost \$231,587

Fiscal Event Year 2016

2011-2015 Cost \$231,587

2011-2015 Priority High

2011-2015 Year 2016

**Recommendation**

2013 - The aggregate-surfaced built up roof (BUR) assembly system on the original roof is approaching its expected service life, but continues to perform as intended. Replacement is anticipated in 2016.

11/9/2013 Replacement [B3010 Roof Coverings - Addition 1]



11/9/2013 Replacement [B3010 Roof Coverings - Addition 1]



**Element Instance :** B3010 Roof Coverings - Original Building - Section 2

**Description**

2013 - Roof Coverings - BUR/EPDM/Inverted/Vinyl This system includes all waterproof roof coverings and insulation, expansion joints, together with skylights, hatches, ventilators, and all required trim. In addition to roof coverings, the system includes all waterproof membranes and traffic toppings over below grade enclosed areas, balconies, and the like.

**Condition Assessment**

2013 - At the time of the assessment the BUR assembly is aged and worn with displaced ballast due to wind scouring and bleed through. Patches, ridges, deteriorated flexible flashings with open joints, and pitch pockets with brittle sealant were deficiencies noted.

Last Replacement Year 1965

Theoretical Life 22

**Technical Condition** Fair

**Replacement [B3010 Roof Coverings - Original Building - Section 2**

**Event Type:** Replacement **Priority:** High

Brief Description	Replacement [B3010 Roof Coverings - Original Building - Section 2 & 5]
Estimated Cost	\$56,930
Fiscal Event Year	2016
2011-2015 Cost	\$56,930
2011-2015 Priority	High
2011-2015 Year	2016

**Recommendation**

2013 - The aggregate-surfaced built up roof (BUR) assembly system on the original roof is approaching its expected service life, but continues to perform as intended. Replacement is anticipated in 2016.

1/9/2013 Replacement B3010 Roof Coverings - Original Building - Section 2



**C INTERIORS**

**C10 Interior Construction**

**C1020 Interior Doors**

**Element Instance :** C1020 Interior Doors

**Description**

2013 – Building interior doors generally consist of painted wood and hollow metal doors for classrooms and painted hollow metal doors for stairwells, corridor fire doors, utility rooms and the Gymnasium, with many including a Georgian wired vision panel.

**Condition Assessment**

2013 – The interior doors appear to be original to construction and are in fair condition overall. The doors exhibit wear typical of their age, with scratched and delaminated door surfaces and a generally worn appearance. Some doors are damaged.

Last Replacement Year 1965  
 Theoretical Life 25

**Technical Condition** Fair

**Replacement [C1020 Interior Doors]**

**Event Type:** Replacement **Priority:** Medium

Brief Description Replacement [C1020 Interior Doors]  
 Estimated Cost \$58,240  
 Fiscal Event Year 2017  
 2011-2015 Cost \$58,240  
 2011-2015 Priority Medium  
 2011-2015 Year 2017

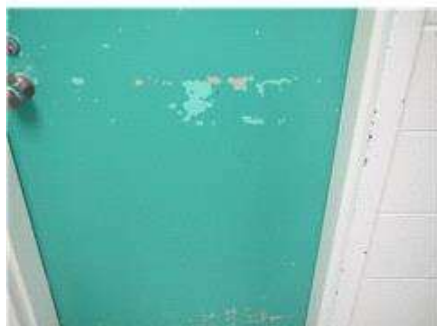
**Recommendation**

2013 – The interior doors of the building have exceeded their expected useful life, are worn and are aesthetically displeasing. Based on age and observed condition, replacement is recommended.

11/9/2013 3:41:35 PM Replacement [C1020 Interior Doors]



11/9/2013 3:41:41 PM Replacement [C1020 Interior Doors]







11/9/2013 3:42:08 PM Replacement [C1020 Interior Doors]

**Element Instance : C1020 Interior Doors - Hardware**

**Description** 2013 - Interior door hardware was observed to consist of push bars, knob handles, push plates, kick plates, butt hinges and door closers

**Condition Assessment** 2013 - At the time of the assessment the interior door hardware was observed to be aged, worn and deteriorated. Corrosion was noted on various components.

Last Replacement Year 2005

Theoretical Life 15

**Technical Condition** Fair

**Replacement Interior door hardware**

**Event Type:** Replacement **Priority:** Medium

Brief Description Replacement Interior door hardware

Estimated Cost \$17,472

Fiscal Event Year 2017

2011-2015 Cost \$17,472

2011-2015 Priority Medium

2011-2015 Year 2017

**Recommendation** 2013 - The interior door hardware is of the same vintage as the interior door. Replacement of the door hardware along with the interior doors is suggested.

11/28/2013 Replacement of interior door hardware



**C1030 Fittings**

**Element Instance :** C1030 Fittings

**Description**

2013 - Millwork is finished furniture-type equipment that is installed into the building, usually immediately following its construction, and fastened in place in order to supplement or facilitate the activity for which the building that includes all casework, built in chalkboard, built in locker, which they are part of the wall finishing and not add up furniture

**Condition Assessment**

2013 - At the time of the assessment, the original painted and veneer millwork was observed to have exceeded its effective rated design life. The millwork is in fair - poor condition based on its age with signs of routine refinishing and countertop replacements, which have extended its useful life.

Last Replacement Year	1965
Theoretical Life	20
Fittings Type	Unspecified

**Technical Condition** Fair

**Replacement [C1030 Fittings]**

**Event Type:** Replacement **Priority:** Medium

Brief Description	Replacement [C1030 Fittings]
Estimated Cost	\$97,240
Fiscal Event Year	2017
2011-2015 Cost	\$97,240
2011-2015 Priority	Medium
2011-2015 Year	2017

**Recommendation**

2013 - The millwork has exceeded its theoretical life. Periodic painting has minimized delaminating of substrate and deterioration, which was evident. Replacement based on age and condition is recommended

11/9/2013 3:46:50 PM Replacement [C1030 Fittings]



11/9/2013 3:46:55 PM Replacement [C1030 Fittings]



11/9/2013 3:47:02 PM Replacement [C1030 Fittings]



11/9/2013 3:47:09 PM Replacement [C1030 Fittings]



**C30 Interior Finishes**

**C3030 Ceiling Finishes**

**Element Instance :** C3030 Ceiling Finishes

**Description** 2013 - Acoustical 12"x12" ceiling tile system on substrate secured to the structure above.

**Condition Assessment** 2013 - At the time of the assessment the fixed acoustic tile ceilings is in fair overall condition, with debonded tiles observed.

Last Replacement Year	1965
Theoretical Life	25
Ceiling Finishes Type	Unspecified
<b>Technical Condition</b>	Fair

**Replacement [C3030 Ceiling Finishes]**

**Event Type:** Replacement **Priority:** Medium

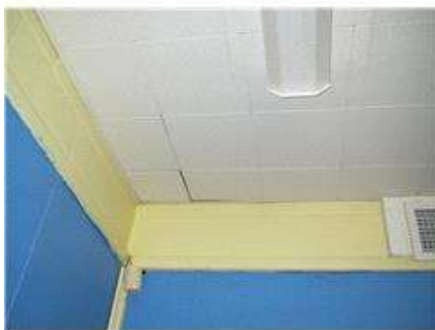
Brief Description	Replacement [C3030 Ceiling Finishes]
Estimated Cost	\$156,520
Fiscal Event Year	2015
2011-2015 Cost	\$156,520
2011-2015 Priority	Medium
2011-2015 Year	2015

**Recommendation** 2013 - The fixed acoustic tile ceilings are beyond their expected useful life. Based on age and observed condition, replacement is recommended.

11/9/2013 3:54:22 PM Replacement [C3030 Ceiling Finishes]



11/9/2013 3:54:46 PM Replacement [C3030 Ceiling Finishes]



11/9/2013 3:53:15 PM Replacement [C3030 Ceiling Finishes]



11/9/2013 3:53:32 PM Replacement [C3030 Ceiling Finishes]



**D SERVICES**

**D20 Plumbing**

**D2010 Plumbing Fixtures**

**Element Instance :** D2010 Plumbing Fixtures - Original Building & Addition 1

**Description** 2013 - The washroom plumbing fixtures includes vitreous china water closets, lavatories and urinals. The system includes Bradley wash fountains.

**Condition Assessment** 2013 – The majority of the plumbing fixtures are from 1965 and 1968 and appear to be functioning but in poor condition. Some fixtures have been replaced over time. The majority of fixtures have surpassed the end of their normal service life. Planning for renewal is recommended.

Last Replacement Year 1965  
 Theoretical Life 25  
**Technical Condition** Fair

**Replacement [D2010 Plumbing Fixtures - Original Building & Addition 1**

**Event Type:** Replacement **Priority:** Medium

Brief Description Replacement [D2010 Plumbing Fixtures - Original Building & Addition 1  
 Estimated Cost \$100,880  
 Fiscal Event Year 2017  
 2011-2015 Cost \$100,880  
 2011-2015 Priority Medium  
 2011-2015 Year 2017

**Recommendation**

2013 - The installation of plumbing fixtures appears to be original to the building construction. The fixtures are aged and in poor shape. Corrosion, staining and damage was noted on the fixtures. The replacement of outdated fixtures is recommended.

11/5/2013 9:43:41 PM Replacement [D2010 Plumbing Fixtures - Original Building & Addition 1



11/5/2013 9:43:57 PM Replacement [D2010 Plumbing Fixtures - Original Building & Addition 1



11/5/2013 9:44:02 PM Replacement [D2010 Plumbing Fixtures - Original Building & Addition 1



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***D2020 Domestic Water Distribution***

**Element Instance : D2020 Domestic Water Distribution - Original Building & Addition 1**

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Asset Assessment Program 2011-2015

**Description**

2013 - The building domestic water system includes a main line, water meter, pressure reducer, associated piping and insulation. The building also includes a sanitary waste piping system which discharge to septic system and roof drains connected to internal rainwater leaders, which discharge to site.

**Condition Assessment**

2013 - The plumbing piping system is mostly concealed and therefore the current condition is not fully known. Due to age and heavy use, piping has signs of corrosion and deterioration. However, an intrusive study is recommended to determine the condition of the plumbing piping system and the recommended scope of work and the cost for system renewal.

Last Replacement Year 1965  
 Theoretical Life 37  
 Domestic Water Distribution Type Unspecified

**Technical Condition**

Fair

**Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1**

**Event Type:** Replacement **Priority:** Medium

Brief Description Replacement [D2020 Domestic Water Distribution - All]  
 Estimated Cost \$156,636  
 Fiscal Event Year 2017  
 2011-2015 Cost \$156,636  
 2011-2015 Priority Medium  
 2011-2015 Year 2017

**Recommendation**

2013 - Plumbing piping has exceeded its theoretical service life; however, condition cannot be fully determined. Replacement is subject to results of proposed study to determine current condition. Cost and schedule of replacement to be determined by study. Deferral may result in poor functioning or leaking of plumbing pipes, likely causing damage to other building components.

11/5/2013 9:44:35 PM Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1





11/5/2013 9:44:39 PM Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1



11/5/2013 9:44:47 PM Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1



**Study [D2020 Domestic Water Distribution - Original Building & Addition 1]**

**Event Type:** Study **Priority:** Medium

Brief Description	Study [D2020 Domestic Water Distribution - Original Building & Addition 1]
Estimated Cost	\$10,400
Fiscal Event Year	2015
2011-2015 Cost	\$10,400
2011-2015 Priority	Medium
2011-2015 Year	2015

**Recommendation**

2013 - The need for replacement of the plumbing piping system within the building is beyond the scope of this survey (due to the inaccessible nature of this component). As these systems have surpassed their typical service life, it is recommended that a specialized study be carried out to develop a strategy for renewal.

11/5/2013 9:44:59 PM Study [D2020 Domestic Water Distribution - Original Building & Addition 1]



11/5/2013 9:45:12 PM Study [D2020 Domestic Water Distribution - Original Building & Addition 1]



**D30 HVAC**

**D3040 Distribution Systems**

**D304007 Exhaust Systems**

**Element Instance :** D304007 Exhaust Systems - Original Building & Addition 1

**Description** 2013 - Various rooftop and internal exhaust fans that serve the classrooms, washrooms, change rooms, and kitchens are provided to the building for ventilation.

**Condition Assessment** 2013 - The exhaust fans are typically original to the building. Many fans have damaged casing and many were vibrating excessively. The fans are in poor condition overall.

Last Replacement Year 1965

Theoretical Life 15

**Technical Condition** Fair

**Replacement [D304007 Exhaust Systems - Original Building & Addition 1]**

**Event Type:** Replacement **Priority:** Medium

Brief Description	Replacement [D304007 Exhaust Systems - Original Building & Addition 1]
Estimated Cost	\$61,880
Fiscal Event Year	2017
2011-2015 Cost	\$61,880
2011-2015 Priority	Medium
2011-2015 Year	2017

**Recommendation**

2013 - The exhaust fans are operating but have passed their expected useful lives and will likely require replacement in the short term as many are in poor condition.

11/5/2013 9:45:32 PM Replacement [D304007 Exhaust Systems - Original Building & Addition 1]



11/5/2013 9:45:51 PM Replacement [D304007 Exhaust Systems - Original Building & Addition 1]



11/5/2013 9:46:09 PM Replacement [D304007 Exhaust Systems - Original Building & Addition 1]



**D50 Electrical**

**D5010 Electrical Service & Distribution**

**D501003 Main Switchboards**

**Element Instance :** D501003 Main Switchboards - Original Building

**Description** 2013 – The switchboard and other assemblies including main distribution panel, breaker, fuses and meters are original in the building construction date.

**Condition Assessment** 2013 – The original main service switchboard including panel assemblies, main distribution panel, breaker, fuses and meters has exceeded the rated useful life and should be replaced due to age and reliability.

Last Replacement Year 1965

Theoretical Life 40

**Technical Condition** Fair

**Replacement [D501003 Main Switchboards - Original Building]**

**Event Type:** Replacement **Priority:** High

Brief Description Replacement [D501003 Main Switchboards - Original Building]

Estimated Cost \$208,000

Fiscal Event Year 2017

2011-2015 Cost \$208,000

2011-2015 Priority High

2011-2015 Year 2017

**Recommendation**

2013 – Replace the aged switchboard and other assemblies including main distribution panel, breaker, fuses and meters of the building

11/5/2013 9:47:04 PM Replacement [D501003 Main Switchboards - Original Building]



11/5/2013 9:47:10 PM Replacement [D501003 Main Switchboards - Original Building]



11/5/2013 9:47:25 PM Replacement [D501003 Main Switchboards - Original Building]



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**D501005 Panels**

**Element Instance : D501005 Panels - Original Building & Addition 1**

**Description** 2013 – The electrical distribution system including main distribution panel, breaker, fuses and meters are original in the building construction date.

**Condition Assessment** 2013 – The original distribution equipment including panel assemblies, main distribution panel, breaker, fuses and meters have exceeded the rated useful life and should be replaced due to age and reliability.

Last Replacement Year 1965

Theoretical Life 40

**Technical Condition** Fair

**Replacement [D501005 Panels - Original Building & Addition 1]**

**Event Type:** Replacement **Priority:** High

Brief Description Replacement [D501005 Panels - Original Building & Addition 1]

Estimated Cost \$125,308

Fiscal Event Year 2017

2011-2015 Cost \$125,308

2011-2015 Priority High

2011-2015 Year 2017

**Recommendation** 2013 – Replace the aged switchboard and other assemblies including main distribution panel, breaker, fuses and meters of the building.

11/5/2013 9:47:42 PM Replacement [D501005 Panels - Original Building & Addition 1]





Brief Description	Replacement [D502001 Branch Wiring - Original Building & Addition 1]
Estimated Cost	\$170,874
Fiscal Event Year	2017
2011-2015 Cost	\$170,874
2011-2015 Priority	Medium
2011-2015 Year	2017

**Recommendation**

2013 – The switches, outlets, panels, and wiring throughout the building are outdated and inadequate. They have surpassed their theoretical life and exceeded the maximum capacity, replacement of these components is recommended. Replace cabling, raceways, bus ducts and breaker panels based on age, useful life and existing capacity. Cost provided is an estimate; a more accurate cost will depend on the evaluation study.

11/5/2013 9:48:13 PM Replacement [D502001 Branch Wiring - Original Building & Addition 1]



11/5/2013 9:48:17 PM Replacement [D502001 Branch Wiring - Original Building & Addition 1]



**Study [D502001 Branch Wiring - Original Building & Addition 1]**

**Event Type:** Study **Priority:** Medium

Brief Description	Study [D502001 Branch Wiring - Original Building & Addition 1]
Estimated Cost	\$10,400
Fiscal Event Year	2015



2011-2015 Cost	\$10,400
2011-2015 Priority	Medium
2011-2015 Year	2015

**Recommendation**

2013 - The branch wiring system has surpassed its theoretical service life, but remains in service. A study is recommended to determine the condition, remaining service life, current service requirements and cost of replacement.

11/5/2013 9:48:43 PM Study [D502001 Branch Wiring - Original Building & Addition 1]



11/5/2013 9:48:49 PM Study [D502001 Branch Wiring - Original Building & Addition 1]



**D5030 Communications & Security**

**D503002 Telecommunications Systems**

**Element Instance :** D503002 Telecommunications Systems - Original Building & Addition 1

**Description**

2013 - Building is provided with a public address system, which includes: Amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wires.

**Condition Assessment**

2013 - The existing PA system is at the end of its life cycle of 25 years and in fair to poor condition. Replacement of the system is recommended.

Last Replacement Year 1990  
 Theoretical Life 15  
**Technical Condition** Fair

**Replacement [D503002 Telecommunications Systems - Original Building & Addition 1]**

**Event Type:** Replacement **Priority:** High

Brief Description Replacement [D503002 Telecommunications Systems - Original Building & Addition 1]  
 Estimated Cost \$52,000  
 Fiscal Event Year 2017  
 2011-2015 Cost \$52,000  
 2011-2015 Priority High  
 2011-2015 Year 2017

**Recommendation**

2013 - Communication system is over 40 years old. The PA system is in fair but functional at this time and is in fair condition. The Public Address System is aged and beyond its rated life and is recommended for replacement.

11/5/2013 9:49:19 PM Replacement [D503002 Telecommunications Systems - Original Building & Addition 1]



11/5/2013 9:49:26 PM Replacement [D503002 Telecommunications Systems - Original Building & Addition 1]



**D503004 Public Address Systems**

**Element Instance :** D503004 Public Address Systems - Original Building & Addition 1

**Description** 2013 - Building is provided with a telephone system, which includes: Telephone frame, phone outlets, conduit and shielded wires.

**Condition Assessment** 2013 - The existing phone system is at the end of its life cycle of 15 years and in fair to poor condition. Replacement of the system is recommended.

Last Replacement Year 1990

Theoretical Life 25

**Technical Condition** Fair

**Replacement [D503004 Public Address Systems - Original Building & Addition 1]**

**Event Type:** Replacement **Priority:** Medium

**Brief Description** Replacement [D503004 Public Address Systems - Original Building & Addition 1]

**Estimated Cost** \$46,800

**Fiscal Event Year** 2017

**2011-2015 Cost** \$46,800

**2011-2015 Priority** Medium

**2011-2015 Year** 2017

**Recommendation** 2013 - Phone system is over 20 years old. The system is in fair condition but functional at this time. The phone system is aged and beyond its rated life and is recommended for replacement.

11/5/2013 9:49:50 PM Replacement [D503004 Public Address Systems - Original Building & Addition 1]



11/5/2013 9:50:01 PM Replacement [D503004 Public Address Systems - Original Building & Addition 1]



11/5/2013 9:50:26 PM Replacement [D503004 Public Address Systems - Original Building & Addition 1]



**G BUILDING SITEWORK**

**G20 Site Improvement**

**Element Instance :** G20 Site Improvement Exterior Concrete Stairs and Walkways

**Description** 2013 – Concrete walkway & CIP stairs

**Condition Assessment** 2013 – At the time of the assessment the exterior front concrete walkway and CIP stairs were in a very poor condition, the walkway was cracked, lifting and had vegetation growing in the cracks. The CIP stairs had a similar condition as the walkway with small rodent type creatures nesting in the ground under the CIP stairs

Last Replacement Year 1965

Theoretical Life 10

**Technical Condition** Fair

**Replacement Exterior Concrete Stairs and Walkways**

**Event Type:** Replacement **Priority:** Medium

Brief Description	Replacement Exterior Concrete Stairs and Walkways
Estimated Cost	\$62,400
Fiscal Event Year	2016
2011-2015 Cost	\$62,400
2011-2015 Priority	Medium
2011-2015 Year	2016

**Recommendation**

2013 – Based on the observed condition it is recommended that the concrete walkway and CIP stair be replaced as soon as possible.

11/28/2013 Replacement Exterior Concrete Stairs and Walkways



11/28/2013 Replacement Exterior Concrete Stairs and Walkways



11/28/2013 Replacement Exterior Concrete Stairs and Walkways



**G30 Site Civil/Mechanical Utilities**

**G3030 Storm Sewer**

**Element Instance :** G3030 Storm Sewer - Site

**Description** 2013 - The building roof drains are connected to internal rainwater leaders, which discharge to the site.

**Condition Assessment** 2013 - Board rep. indicated about the ongoing issue with rain water drainage system as rain water is pounding on site.

Last Replacement Year 1965

Theoretical Life 50

**Technical Condition** Critical

**Study [G3030 Storm Sewer - Site]**

**Event Type:** Study **Priority:** High

Brief Description Study [G3030 Storm Sewer - Site]

Estimated Cost \$10,816

Fiscal Event Year 2013

2011-2015 Cost \$10,816

2011-2015 Priority High

2011-2015 Year 2013

**Recommendation** 2013 - Study is recommended to determine the cause of rain water pounding issue.

11/5/2013 9:50:58 PM Study [G3030 Storm Sewer - Site]



11/5/2013 9:51:06 PM Study [G3030 Storm Sewer - Site]



# Hastings and Prince Edward District School Board

## Report Summary

<b>Saved Report Name</b>	Final Report Template mod1
<b>User Name</b>	william lo
<b>Report Type</b>	Text With Pictures
<b>Report Name</b>	Condition Assessment
<b>Start Year</b>	2013
<b>Number of Years</b>	5
<b>Priority</b>	Default
<b>Structure / Instance</b>	Sophiasburgh Central School, Building ID 5558-1
<b>Filter</b>	Parent Criteria Summary: Structure parent - A SUBSTRUCTURE OR Structure parent - B SHELL OR Structure parent - C INTERIORS OR Structure parent - D SERVICES OR Structure parent - G BUILDING SITEWORK - where the detail criteria for the parent node is - Technical Condition <> Not Assessed ;
<b>Asset Photos</b>	Default Photos Only
<b>Current Backlog FCI</b>	No
<b>Element Photos</b>	No Photos
<b>Include Element ACL Criteria</b>	No
<b>Exclude Elements Without Events</b>	Yes
<b>Include Event level details</b>	Yes
<b>Event Photos</b>	All Photos
<b>Include Costlines</b>	No
<b>Printed Date</b>	4/22/2014