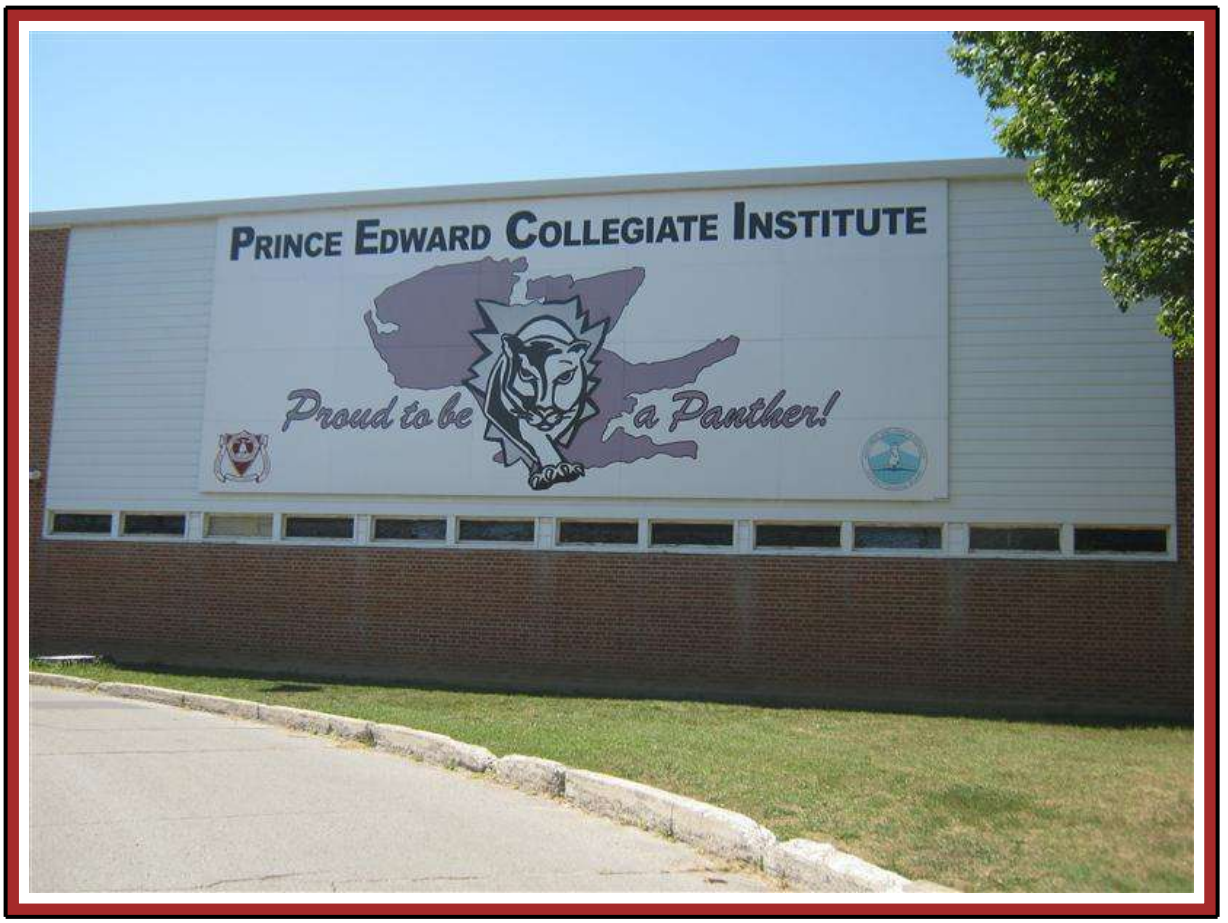
AVS

Architectural & Site Condition Assessment

Prince Edward Collegiate Institute, Building ID 8347-1



Event Details for Events that are in any status other than “Not Approved” are highlighted in grey

Details	Values
Facility Name (SFIS)	Prince Edward Collegiate Institute
Facility Name (Board)	Null
GFA (m2)	16,936
Year Built by Original/Additions	1953
-- ACCESSIBILITY CHECKLIST --	----------
Designated parking space	No
Path of travel to the main entrance door.	No
Designated entrances	No
Path of travel to all floors/elevations.	No
Elevator	No
Instructional spaces entrance doors.	No
Fire policy and fire safety plan	No
Fire alarm system with strobe and audible signals	No
Communal washrooms	No
Designated washroom	No

1. Architectural & Structural Executive Summary

2012 - The information regarding Prince Edward Collegiate Institute was gathered from Hastings and Prince Edward District School Board personnel and by observations made on site by Stantec Consulting Ltd. on August 21, 2012.

Prince Edward Collegiate Institute is a two-storey structure with no basement, which was constructed in four phases. The original building was constructed in 1953 and the additions were constructed in 1960, 1962 and 1967 (hereinafter to referred to as Original Building, Addition 1, Addition 2 and Addition 3, respectively). The gross floor area of the building is 16,936 sq. m.

The building foundation and structural framing were not directly observed, but the foundation likely consists of concrete spread footings and poured concrete foundation walls. The building structure likely consists of a reinforced concrete framed as well as combination of steel framing and loadbearing masonry walls. The exterior walls are finished with brick veneer, solid brick and stucco finish.

The roofing system of the building consists of built-up, asphaltic membrane assemblies with gravel cover (BURs) and mechanically fastened Ethylene Propylene Diene Monomer roofing constructed over a combination of wood and metal decking and light weight concrete deck (Siporex). Parapets with prefinished metal cap flashings are provided around the perimeter of the roof. Drainage is provided by internal roof drains.

The building windows are single glazed units and insulating glazing

units (IGUs) installed within aluminum, metal and wood frames. The operable units are vertical and horizontal sliders as well as hopper type. Exterior entrance doors consist of glazed storefront units in aluminum framing and glazed storefront units in painted metal framing. Other exterior service and exit doors consist of painted hollow metal units in painted hollow metal frames (some doors have single glazed, Georgian wired, vision panels).

The floor finishes of the building interior generally include vinyl floor tiles, carpet flooring, hardwood, painted concrete floor and sheet vinyl flooring. The ceiling finishes generally consist of fixed acoustic tile ceiling and suspended acoustic panel ceilings. Interior partitions are typically painted concrete masonry walls. Interior doors for classrooms typically consist of a combination of painted wood and metal doors in metal frames. Interior doors for fire doors in stairwells, corridors, utility rooms and gymnasium are painted metal doors in metal frames, with many of the doors incorporating Georgian wired vision panels.

The interior stairs of the building are generally metal framed. The stair treads are typically finished with terrazzo, rubber and painted concrete. Millwork is provided in classrooms and faculty areas and is generally constructed of wood products finished with paint and wood laminate. Washroom partitions are painted hollow metal and laminated wood core. Painted metal student storage lockers are provided in the corridors. The gymnasium includes slide-out bleachers.

A designated substances report summarizing the quantity of identified designated substances in the building was provided by board.

4. Site Summary

2012 - The site at Prince Edward Collegiate Institute is located at 41 Barker Street, Picton, Ontario. The site area is approximately 3.46 hectares.

Asphalt paved parking areas are provided on the south, east and west sides of the building. Asphalt paved schoolyard is located on the west side of the building, with a grass playing field west of the building beyond the asphalt schoolyard.

Asphalt and concrete paved walkways service the site, with concrete landings at most building entrances. The soft landscaping consists of lawns, mature trees, flower beds and shrubbery. School signage is wall mounted.

The site utilities are underground and consist of domestic water, storm sewer and sanitary sewer, connected to the municipal services as well as natural gas and electricity connected to local service providers.

5. Pre 2011 Narratives

Prince Edward CI: the original facility is a 2 storey structure of concrete block construction without a full basement. The original building was constructed in 1953 and is 5380 square metres. Addition 1 was added in 1960 and is 2348 square metres. Addition 2 was added in 1962 and is 2668 square metres. Addition 3 was added in 1967 and is 3982 square metres. The site is 1.69 hectares. The floor expansion joints were in generally good condition. Overall, the architectural components appear in fair condition with the exception of the following: Early stages of deterioration, such as corroded door frames, were visible on the exterior doors. The doors are original and based on age and condition the doors are approaching the end of their useful life. Exterior door replacement is anticipated. The exterior door hardware is of the same vintage as the exterior door. Replacement of the door hardware along with exterior door is suggested. The windows in additions 2 and 3 date from the original construction of the additions and have exceeded their theoretical useful life. Early signs of deterioration such as corrosion were observed. Replacement is recommended. The original millwork is worn, signs of aging and usage, such as scuffs and scratches on the surface as well as delamination were evident. Missing and worn laminate countertops were oberved. Replacement is recommended. The interior doors date from the original construction and have exceeded their theoretical useful life. Deterioration such as miss-alignment and damaged door frames were visible on the interior doors. Replacement is anticipated. Peeling paint and discolouration was noted on the wall coverings. Restoration/painting is recommended. The ceramic wall tile are in generally good condition. Replacement is not anticipated within the tactical planning window. The interior brick wall finish is in good condition. Replacement within the tactical planning window is not anticipated. The wood panel finish is in good condition. Replacement within the tactical planning window is not anticipated. The glazed wall finish is in good condition. Replacement within the tactical planning window is not anticipated. The carpet in the office area has exceeded its' theoretical useful life. Stains and worn areas were observed. Replacement is suggested. The vinyl floor tiles date from the original construction in 1967 and have exceeded their expected useful life. Damaged and faded tiles were observed. Replacement based on age and condition is suggested. The sheet vinyl floors were observed to be in generally good condition. Replacement within the tactical planning window is not anticipated. The hardwood floor in gymnasium C in the original building is buckled. Replacement is recommended. No significant deterioration was noted on the hardwood floors in additions 2 and 3 except for worn and damaged floor finish. Repair/restoration of the floor finish is recommended. No significant deterioration was noted on the gypsum board ceilings except for discolouration as a result of age and isolated cracks. Repair/restoration of the ceiling is recommended. The suspended ceiling tiles date to the building

construction, and as such have surpassed their useful life. Sagging and deterioration as result of age was evident on some tiles. Replacement of the tiles is anticipated. The painted finish on the gymnasium ceiling dates from the original construction in 1967. Repainting is suggested. No significant deterioration was noted on the wood gymnasium ceilings except for discolouration as a result of age. Replacement is not anticipated within the tactical planning window. The acoustic ceiling tiles date to the original construction. Loose and deteriorated tiles were encountered. Replacement is recommended. The window coverings date from the original construction and have exceeded their theoretical useful life. Replacement is suggested. The interior stairs were observed to be in generally good condition. Replacement is not anticipated within the tactical planning window. The original lockers and chalkboards are worn, signs of aging and usage, such as scuffs and scratches, which have been minimized by cyclical painting, were evident. Replacement is recommended. SITE The site signage has exceeded its' useful life. Corrosion and fading were observed. Replacement is suggested. The concrete retaining wall is deteriorating and rebar is exposed. Reconstruction is recommended. The site improvements including the fencing and soccor goals have exceeded their useful life. Replacement is suggested. The paved surface features have exceeded their anticipated theoretical life. Deterioration such as cracking and potholes were observed. Reconstruction is recommended. Uneven surfaces and poor grass growths were observed on unpaved sports areas. Restoration is recommended.

Overall, the mechanical equipment is in fair condition. Ventilation for the school is provided by central and rooftop fan exhausters, floor mounted packaged air handling units, three small roof top air handling units with AC and three central air handling systems . Heating is provided by a distributed hot water system. The school has four gas fired boilers and all four units and auxiliaries are in good working condition. Air conditioning is provided to the computer classrooms by wall mounted packaged air conditioning units. A number of plumbing fixtures are worn and stained. Comments on exceptions: Based on the age of the equipment and observed site conditions the following components will require replacement or major overhauls. - Rooftop air handling units - Central air handling systems - Plumbing fixtures - Electric and pneumatic sensors and control devices - Fan exhausters - Floor mounted packaged air handling units - Wall mounted packaged AC units In addition to the above the following components have exceeded their theoretical life and will require replacement in whole or in part. This report provides estimates based on total replacement and recommends that a study be undertaken to determine the condition, remaining useful life of the equipment and scope of replacement required. - Heating and Plumbing Piping in original 1953 building section - Terminal hot water heating units Replacement of the fire protection system is not anticipated however because of its aged the system should be thoroughly tested and verified to insure that the required pressure and

water flow is available at each of the fire hose stations. The building is equipped with a 455 kg capacity hydraulic type elevator(and two chair lift systems serving two levels. The elevator and chair lifts appear to be in good physical and working condition. An authorized elevator inspector inspects each of the systems to assure that they meet all current codes and standards.

The Building is in good condition electrically. The fire alarm system is from FIRE-LITE Alarms Inc. and the system appears to be in good working condition. Emergency lighting consists of battery powered units. Fixtures and battery charger units have been well maintained and are in good working condition. The lighting within the interior and exterior of the building has been upgraded and is in good condition. The central clock and school communication system are in working condition. Comments on exceptions: The following components have exceeded their theoretical life and may soon require replacement in whole or in part. This report provides estimates based on total replacement and recommends that a study be undertaken to determine the condition, remaining useful life of the equipment and scope of replacement required. - Electrical cabling in 1953 building section

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.

B SHELL

B101001 Structural Frame - Light Weight Concrete Deck (Siporex) - Addition 3

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

2012 – It is believed the superstructure of the building likely consists of reinforced concrete framing as well as structural steel framing with load bearing concrete masonry walls supporting metal floor decks with light weight concrete deck (Siporex) and metal roof decks.

Condition Assessment

2012 - The light weight concrete deck Siprorex is in poor condition. The deck was noted to be cracked and deteriorated during the time of assessment.

.Study [B101001 Structural Frame - Light Weight Concrete Deck (Siporex) - Addition 3]

Details	Values
Brief Description	.Study [B101001 Structural Frame - Light Weight Concrete Deck (Siporex) - Addition 3]
Estimated Cost	$8,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - A study is recommended to determine the cause of the cracking noted and to determine the structural adequacy of the building structural elements. Deferral of the study could result in further deterioration, which may affect the structural performance of the building. The study should include repair options along with associated construction costs.

August 2012 - General view of light weight concrete deck

Replacement [B101001 Structural Frame - Light Weight Concrete Deck (Siporex) - Addition 3]

Details	Values
Brief Description	Major Repair [B101001 Structural Frame - Light Weight Concrete Deck (Siporex) - Addition 3]
Estimated Cost	$45,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 - Replacement cost provided is for budgeting purposes only and is subject to the conclusions of the recommended study. Failure to undertake the recommended remedial work may result in further deterioration of the building structure.

B2010 Exterior Walls - Brick Veneer - Addition 2

Details	Values
Technical Condition	Poor
Last Replacement Year	1962

Description

2012 - The majority of the building's exterior wall system is constructed of brick and mortar. The weeps provided at the grade beam and window lintels suggest that the exterior wall system is a cavity wall, where exterior brick veneer is tied to the substrate by metal ties.

Condition Assessment

2012 - The exterior wall system is generally in poor condition. Areas of efflorescence were observed on the face of the brick and areas of cracking were observed in the face of the brick and within mortar joints which are located on the north elevation of the building in both stairwell block of the addition 2. The brick wall system is in poor overall condition. At the time of the assessment, areas of brick deterioration were noted in the form of spalled and cracked bricks. The mortar joints are also in poor condition, with areas of deteriorated mortar noted, typically in the same areas as the deteriorated brick.

Major Repair [B2010 Exterior Walls - Brick Veneer - Addition 2]

Details	Values
Brief Description	Major Repair [B2010 Exterior Walls - Brick Veneer - Addition 2]
Estimated Cost	$11,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 – Areas of efflorescence on the face of the brick veneer were observed. Failure to undertake the recommended remedial work may result in further moisture intrusion within the building envelope and accelerated deterioration of the exterior wall system. Areas of vertical and step cracking were observed in the brick veneer. It is recommended that the deteriorated sections of brick be repaired, the repairs may involve crack sealing, localized replacement of brick units, and repointing of mortar. In order to maintain the intended performance of the wall system, it is recommended that the brick wall be repaired, which will require mortar repointing and occasional brick replacement.

August 2012 - General view of brick wall system

August 2012 - Cracks on brick wall observed

August 2012 - Mortar joint deterioration

August 2012 - Appearance of spalled bricks

August 2012 - Efflorescence and deteriorated brick wall observed

August 2012 - Past repairs observed

B2010 Exterior Walls - Sealant - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953

Description

Condition Assessment

2012 - Sealant is provided on exterior walls at the building expansion joints and at door and window perimeters.

2012 - The sealant is in fair condition. The sealant observed has lost elasticity and exhibits adhesive and cohesive failure.

Replacement [B2010 Exterior Walls - Sealant - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [B2010 Exterior Walls - Sealant - Original Building and Additions 1, 2 & 3]
Estimated Cost	$47,000
Fiscal Event Year	2014
GPL Priority	Null

Recommendation

2012 – The sealant has exceeded its expected useful life. In order to maintain the performance of the building's exterior envelope, replacement of the sealant is recommended.

August 2012 - Cracked and deteriorated sealant observed

August 2012 - Cohesively failed window observed

B2010 Exterior Walls - Stucco Finish - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953

Description

Condition Assessment

2012 – The exterior walls on the north, south, east and west sides of building are finished with stucco coating.

2012 - The stucco coating on the exterior walls is in fair condition. At the time of the assessment, cracked, spalled and deteriorated areas of stucco coat were observed.

Major Repair [B2010 Exterior Walls - Stucco Finish - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [B2010 Exterior Walls - Original Building]
Estimated Cost	$45,000

Fiscal Event Year	2014
GPL Priority	Null

Recommendation

2012 – The stucco coating has exceeded its expected useful life.
Based on age and observed condition, replacement is recommended.

August 2012 - General view of stucco finish on exterior walls

August 2012 - Appearance of crack in stucco coat

August 2012 - Spalled and deteriorated stucco coat observed

B2020 Exterior Windows - Gymnasium B

Details	Values
Technical Condition	Poor
Last Replacement Year	1953

Description

2012 - The windows of Gymnasium B are double glazed, installed in metal frames. The operable units are hopper type. The windows were reportedly replaced since original construction.

Condition Assessment

2012 – The windows of Gymnasium B are in poor overall condition, with an aged appearance and deteriorating frames.

Replacement [B2020 Exterior Windows - Gymnasium B]

Details	Values
Brief Description	Replacement [B2020 Exterior Windows - Gymnasium B]
Estimated Cost	$12,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - The windows of Gymnasium B have exceeded their expected useful life. Based on the age and observed condition, replacement of these windows is recommended.

August 2012 - Aged and worn appearance of Gymnasium B windows

August 2012 - Damaged and deteriorated window observed

B2020 Exterior Windows - Wood Framed - Green House

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

2012 - The windows of green house are single glazed, installed in wood frames. The operable units are vertical sliders. The windows were reportedly replaced since original construction.

Condition Assessment

2012 – The windows of green house are in poor overall condition, with an aged appearance, wood rot and deteriorating frames.

Replacement [B2020 Exterior Windows - Wood Framed - Green House]

Details	Values
Brief Description	Replacement [B2020 Exterior Windows - Wood Framed - Green House]
Estimated Cost	$10,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - The windows of green house have exceeded their expected useful life. Based on the age and observed condition, replacement of these windows is recommended.

August 2012 - General view of wood framed window in green house

August 2012 - Aged appearance of wood framed window

August 2012 - Wood rot and deterioration observed

B2030 Exterior Doors - Entrance and Exit - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1984

Description

2012 - The exterior service and exit doors of the building are painted hollow metal and aluminum. These doors are typically installed

within painted metal and aluminum frames. Typical public entrance doors have single glazed and sidelites arranged in an aluminum/metal framed storefront assembly. Service doors do not include vision panels.

Condition Assessment

2012 - Approximately one aluminum main door and nine hollow metal exterior doors and frames of the building appear to be in fair overall condition, with faded paint, corrosion, damage, wear and a generally aged appearance.

Replacement [B2030 Exterior Doors - Entrance and Exit - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [B2030 Exterior Doors - Entrance and Exit - Original Building and Additions 1, 2 & 3]
Estimated Cost	$42,000
Fiscal Event Year	2015
GPL Priority	Null

Recommendation

2012 - Approximately one aluminum main door and nine hollow metal exterior doors and frames of the building are beyond their expected useful life. Based on age and observed condition, replacement of the exterior doors and frames is recommended.

August 2012 - General view of aluminum exterior door

August 2012 - Aged and worn appearance of exterior metal door

August 2012 - Deteriorated exterior metal door observed

August 2012 - Faded paint and corroded exterior door observed

August 2012 - Corrosion at the base of door frame

B2030 Exterior Doors - Exterior Door Hardware - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1984

Event Details for Events that are in any status other than “Not Approved” are highlighted in grey

Description

2012 - Exterior door hardware is provided on all exterior doors and consists of handles, push bars, hinges, closers, kick plates and locksets.

Condition Assessment

2012 - The exterior door hardware of one aluminum main door and nine exterior metal doors is in fair overall condition, with corrosion and wear typical of its age.

Replacement [B2030 Exterior Doors - Exterior Door Hardware - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [B2030 Exterior Doors - Exterior Door Hardware - Original Building and Additions 1, 2 & 3]
Estimated Cost	$17,000
Fiscal Event Year	2015
GPL Priority	Null

Recommendation

2012 - The exterior door hardware of one aluminum main door and nine exterior metal doors has exceeded its expected useful life. Based on age and observed condition, replacement of the exterior door hardware is recommended.

August 2012 - Corroded and aged butt hinge observed

August 2012 - Worn appearance of touch bar

August 2012 - Corroded and aged door closer observed

August 2012 - Aged and worn door handles observed

B2030 Exterior Doors - Overhead Door - Additions 2 & 3

Details	Values
Technical Condition	Poor
Last Replacement Year	1962

Description

2012 - The building has one aluminum sectional and six wood sectional overhead doors, all original to building construction. The overhead doors are electrically operated and service the various shops and loading docks of the school.

Condition Assessment

2012 - The wood overhead doors of the building are in poor overall condition, with peeling paint, physical damage, wood rot, wear and a generally aged appearance. The aluminum overhead door is in good condition.

Replacement [B2030 Exterior Doors - Overhead Door - Additions 2 & 3]

Details	Values
Brief Description	Replacement [B2030 Exterior Doors - Overhead Door - Additions 2 & 3]
Estimated Cost	$58,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - The wood overhead doors of the building have exceeded their expected useful life. The doors exhibit physical damage and are not functioning as intended. Based on age and observed condition, replacement is recommended.

August 2012 - General view of wood overhead door

August 2012 - Aged and deteriorated wood door observed

August 2012 - Wood rot and damaged door surface observed

August 2012 - Peeling paint observed

B3010 Roof Coverings - Sections 14, 15, 17 & 18 - Built-Up Roof

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

2012 – The roofing for Roof Sections 14, 15, 17 & 18 consist of 4-ply, built-up asphaltic membrane assemblies with gravel covering (BURs). The roofing is likely installed over rigid insulation. The presence of a vapour barrier is unknown.

Condition Assessment

2012 - The condition of the roofing for Roof Sections 14, 15, 17 & 18 is consistent with its age and is in poor overall condition, with areas of repair, blueberry blisters, ridging, and corroded drain cover noted at the time of the assessment.

Replacement [B3010 Roof Coverings - Sections 14, 15, 17 & 18 - Built-Up Roof]

Details	Values

Brief Description	Replacement [B3010 Roof Coverings - Sections 14, 15, 17 & 18 - Built-Up Roof]
Estimated Cost	$309,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 - The roofing for Roof Sections 14, 15, 17 & 18 has exceeded its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - Ridges on built-up roof observed

August 2012 - Exposed membrane observed

August 2012 - Blisters observed

August 2012 - Appearance of corroded drain cover

B3010 Roof Coverings - Shingles - Horticulture Building

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

Condition Assessment

2012 - The sloped roof of the horticulture building is provided with asbestos shingled roofing.

2012 - The asbestos shingles are generally in poor condition, with damaged and deteriorated shingles observed.

According to the provided report, there are shingles which are associated with a suspect or confirmed designated substance.

Replacement [B3010 Roof Coverings - Shingles - Horticulture Building]

Details	Values
Brief Description	Replacement [B3010 Roof Coverings - Shingles - Horticulture Building]
Estimated Cost	$13,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - The asbestos shingles have exceeded their expected useful life. Based on age and observed condition, replacement is recommended.

The budget cost, which was calculated based on the provided

designated substance report, includes abatement of the identified designated substance(s).

August 2012 - General view of asbestos shingles in horticulture building

August 2012 - Damaged and deteriorated asbestos shingles observed

C INTERIORS

C1010 Partitions - Moveable Partition - Gymnasium B

Details	Values
Technical Condition	Fair
Last Replacement Year	1953

Description

2012 – Mechanically assisted folding panel partitions are provided in the gymnasium. The panels of the moveable partition are finished with paint.

Condition Assessment

2012 - The moveable partition was reported to be functional; the partition wall itself appears aged, worn and physically damaged.

Replacement [C1010 Partitions - Moveable Partition - Gymnasium B]

Details	Values
Brief Description	Replacement [C1010 Partitions - Moveable Partition - Gymnasium B]
Estimated Cost	$120,000
Fiscal Event Year	2014
GPL Priority	Null

Recommendation

2012 - The moveable partition is approaching its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of moveable partition in gymnasium B

August 2012 - Deteriorated partitions observed

C1010 Partitions - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Poor
Last Replacement Year	1953

Description

2012 - The majority of the interior partition walls consists of concrete masonry construction and is typically painted.

Condition Assessment

2012 - The interior concrete masonry partitions are in poor condition. The partitions are step and stress cracked.

Major Repair [C1010 Partitions - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Major Repair [C1010 Partitions - Original Building and Additions 1, 2 & 3]
Estimated Cost	$10,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - Repair of the interior concrete masonry partition walls is recommended in order to improve interior aesthetics.

August 2012 - Step cracks in concrete masonry walls

August 2012 - Vertical cracks observed

C1020 Interior Doors - Interior Door Hardware - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1989

Description

2012 - Interior door hardware is provided at all interior doors and includes door handles, knobs, hinges, closers, kick plates and locksets.

Condition Assessment

2012 - The interior door hardware in the building is in fair condition. The hardware is aged, is poor performed.

Replacement [C1020 Interior Doors - Interior Door Hardware - Original Building and Additions 1, 2 & 3

Details	Values
Brief Description	Replacement [C1020 Interior Doors - Interior Door Hardware - Original Building and Additions 1, 2 & 3]
Estimated Cost	$168,000
Fiscal Event Year	2015
GPL Priority	Medium

Recommendation

2012 - The interior door hardware is approaching its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - Worn and deteriorated butt hinge observed

OLD_View of typical interior door hardware.

OLD_View of typical interior door hardware.

C1020 Interior Doors - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953

Description

2012 - Building interior doors generally consist of painted wood 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

2012 - The interior doors appear to be original to construction and are in fair overall condition. Doors are impact damaged.

Replacement [C1020 Interior Doors - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C1020 Interior Doors - Original Building and Additions 1, 2 & 3]
Estimated Cost	$560,000
Fiscal Event Year	2015
GPL Priority	Medium

Recommendation

2012 - The interior doors of the building are approaching their expected useful life, are damaged. Based on age and observed condition, replacement is recommended.

August 2012 - Typical wood interior door

August 2012 - Damage and deterioration observed

August 2012 - Laminate delamination observed

August 2012 - Aged and worn appearance interior metal door

OLD_View of typical interior doors.

OLD_View of damaged interior door.

OLD_View of corroding interior door.

C1030 Fittings - Metal Lockers - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953
Fittings Type	Fittings & Equipment

Description

2012 – Painted metal student storage lockers are provided in the school corridors.

Condition Assessment

2012 - The student storage lockers are reportedly original to building construction and are in fair condition, with physical damage, corrosion and poor functionality of hardware observed at the time of the assessment.

Replacement [C1030 Fittings - Metal Lockers - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C1030 Fittings - Metal Lockers - Original Building and Additions 1, 2 & 3]
Estimated Cost	$338,000
Fiscal Event Year	2015
GPL Priority	Medium

Recommendation

2012 - The student storage lockers are approaching their expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of metal lockers

August 2012 - Damaged and corroded hardware observed

August 2012 - Aged and worn appearance of lockers

August 2012 - Faded paint and damaged surface of lockers observed

August 2012 - Corrosion at the bottom observed

OLD_View of lockers.

OLD_View of typical lockers.

C1030 Fittings - Millwork - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953
Fittings Type	Millwork

Description

2012 - Millwork is provided in the building and includes shelves, wood trim, fixed cabinets and countertops with sinks. The millwork consists of wood products with wood laminate, painted and stain, laminate surfaces.

Condition Assessment

2012 - Approximately 30% of millwork appears to be original to building construction and is in fair overall condition, with a generally aged appearance. Damaged and poor performed millwork was observed at the time of the assessment.

Replacement [C1030 Fittings - Millwork - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C1030 Fittings - Millwork - Original Building and Additions 1, 2 & 3]
Estimated Cost	$250,000
Fiscal Event Year	2015
GPL Priority	Medium

Recommendation

2012 - Approximately 30% of millwork in the building are approaching its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - Typical millwork

August 2012 - Damaged millwork observed

August 2012 - Laminate delamination observed

August 2012 - Aged and worn appearance of laboratory millwork

August 2012 - Worn and deteriorated millwork observed

OLD_View of missing laminate countertop.

OLD_View of damaged millwork finish.

OLD_View of typical millwork.

OLD_View of stained laboratory countertops.

C1030 Fittings - Washroom Partitions - Original Building and Additions 1 & 2

Details	Values
Technical Condition	Fair
Last Replacement Year	2000
Fittings Type	Washroom Accessories

Description

2012 – Pre-finished hollow metal and laminated wood core partitions are provided in the boys and girls washrooms in the building.

Condition Assessment

2012 - The washroom partitions are generally in fair condition, with laminate delamination, damage, corrosion, poor functionality of hardware and a generally aged appearance observed.

Replacement [C1030 Fittings - Washroom Partitions - Original Building and Additions 1 & 2]

Details	Values
Brief Description	Replacement [C1030 Fittings - Washroom Partitions - Original Building and Additions 1 & 2]
Estimated Cost	$81,000
Fiscal Event Year	2015
GPL Priority	Null

Recommendation

2012 - The washroom partitions are approaching their expected useful life. Based on age and observed condition, replacement is

recommended.

August 2012 - Typical millwork

August 2012 - Damaged and delaminated partition observed

August 2012 - Corrosion at the bottom observed

C201001 Interior Stair Construction - Original Building and Addition 2

Details	Values
Technical Condition	Fair
Last Replacement Year	1953

Description

2012 - The interior stairs of the building are typically painted metal framed with terrazzo, painted concrete and rubber stair treads.

Condition Assessment

2012 – The metal framed interior stairs are in fair overall condition. The tread finishes are worn and damaged.

Replacement [C201001 Interior Stair Construction - Original Building and Addition 2]

Details	Values
Brief Description	Replacement [C201001 Interior Stair Construction - Original Building and Addition 2]
Estimated Cost	$150,000
Fiscal Event Year	2016
GPL Priority	Null

Recommendation

2012 - The metal framed interior stairs are approaching their expected useful life. Further deterioration of the stair framing and treads may result in loss of structural integrity as well as increase slipping and tripping hazards. Based on age and observed condition, replacement is recommended.

August 2012 - General view of concrete finished stairs

August 2012 - Worn and aged rubber treads observed

August 2012 - Damaged and deteriorated stair treads observed

OLD_View of the interior stairs.

OLD_View of the interior stairs.

OLD_View of the interior stairs.

C3010 Wall Finishes - Acoustic Paneled Wall Finish - Gymnasium A

Details	Values
Technical Condition	Poor
Last Replacement Year	1967
Wall Finishes Type	Acoustic Wall Treatment

Description

Condition Assessment

2012 - Acoustic wall panels were observed on the upper half of the Gymnasium A's walls. The panels are wood framed with insulation and are finished with fabric.

2012 - The acoustic panels are reported to be original to construction and are in poor condition, with staining, deterioration and physical damage observed at the time of the assessment.

According to the provided report, there are acoustic panels which are associated with a suspect or confirmed designated substance.

Replacement [C3010 Wall Finishes - Acoustic Paneled Wall Finish - Gymnasium A]

Details	Values
Brief Description	Replacement [C3010 Wall Finishes - Acoustic Paneled Wall Finish - Gymnasium A]
Estimated Cost	$55,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 – The acoustic wall panels have exceeded their expected useful life. Based on their age and observed condition, replacement of the acoustic wall panels is recommended.

The budget cost, which was calculated based on the provided designated substance report, includes abatement of the identified designated substances.

August 2012 - General view of acoustic wall panels in gymnasium A

OLD_View of the interior brick wall.

C3010 Wall Finishes - Ceramic Wall Tiles - Washrooms

Details	Values
Technical Condition	Fair
Last Replacement Year	1953
Wall Finishes Type	Ceramic Wall Tile

Description

2012 - Ceramic wall tiles are provided in the washrooms of the building.

Condition Assessment

2012 - The ceramic wall tiles were reported to be original to building construction and are in fair overall condition. The tiles were observed to be cracked.

Replacement [C3010 Wall Finishes - Ceramic Wall Tiles - Washrooms]

Details	Values

Brief Description	Replacement [C3010 Wall Finishes - Ceramic Wall Tiles - Washrooms]
Estimated Cost	$10,000
Fiscal Event Year	2016
GPL Priority	Null

Recommendation

2012 – The ceramic wall tiles is beyond its expected useful life. Based on age and observed condition, replacement of the ceramic wall tiles is recommended.

August 2012 - General view of ceramic tiles in washroom

August 2012 - Damaged wall tiles observed

August 2012 - Past repairs observed

August 2012 - Cracked ceramic wall tiles observed

OLD_General view of the wall tile.

OLD_View of damaged tile.

C3010 Wall Finishes - Paint Wall Covering - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Poor
Last Replacement Year	1967
Wall Finishes Type	Paint Wallcovering

Description

2012 - Paint wall covering is provided in the building, and is applied to concrete masonry interior walls.

Condition Assessment

2012 - Approximately 60% of paint wall covering is generally in poor

condition in the building. Areas of faded, peeling and damaged painted surfaces were observed at the time of the assessment, detracting from the overall interior aesthetics of the building.

Replacement [C3010 Wall Finishes - Paint Wall Covering - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C3010 Wall Finishes - Paint Wall Covering - Original Building and Additions 1, 2 & 3]
Estimated Cost	$418,000
Fiscal Event Year	2013
GPL Priority	Medium

Recommendation

2012 - Approximately 60% of paint wall covering has exceeded its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of paint wall covering

August 2012 - Stained and patched paint finish observed

August 2012 - Faded paint wall covering observed

August 2012 - Peeling paint wall covering

OLD_View of painted wall covering.

C3020 Floor Finishes - Carpet - Music Room

Details	Values
Technical Condition	Fair
Last Replacement Year	1967
Floor Finishes Type	Carpeting

Description

2012 - Carpet flooring is provided in various areas of the building, including in the music room.

Condition Assessment

2012 - The carpet was observed to be in fair overall condition, with

frayed carpet and seams observed. Several sections of the carpet were noted to have staining, wrinkles and excessive wear.

Replacement [C3020 Floor Finishes - Carpet - Music Room]

Details	Values
Brief Description	Replacement [C3020 Floor Finishes - Carpet - Music Room]
Estimated Cost	$16,000
Fiscal Event Year	2016
GPL Priority	Null

Recommendation

2012 - The carpet flooring is approaching its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - Aged and worn appearance of carpet flooring

August 2012 - Stained carpet observed

C3020 Floor Finishes - Hardwood - Original Building and Additions 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1967
Floor Finishes Type	Hardwood

Description

2012 - Hardwood flooring is provided in the gymnasium, classrooms and shops of the building.

Condition Assessment

2012 – The hardwood flooring is in fair condition overall, with stained and worn areas observed.

Replacement [C3020 Floor Finishes - Hardwood - Original Building and Additions 2 & 3]

Details	Values
Brief Description	Replacement [C3020 Floor Finishes - Hardwood - Original Building and Additions 2 & 3]
Estimated Cost	$116,000
Fiscal Event Year	2015
GPL Priority	Null

Recommendation

2012 - The hardwood flooring is beyond its expected useful life and exhibits wear typical of its age. Based on age and observed condition, replacement is recommended.

August 2012 - Stained and aged hardwood flooring observed

August 2012 - Worn and deteriorated hardwood flooring observed

August 2012 - Debonded flooring and past repair observed

C3020 Floor Finishes - Painted Concrete Floor - Weilding and Furnace Rooms

Details	Values
Technical Condition	Fair
Last Replacement Year	1962
Floor Finishes Type	Painted/Sealed Concrete Floor

Description

2012 – Painted concrete flooring is provided in the welding room and furnace room.

Condition Assessment

2012 - The painted concrete floors are in fair condition, with several

areas of worn and peeling paint noted.

Replacement [C3020 Floor Finishes - Painted Concrete Floor - Weilding and Furnace Rooms]

Details	Values
Brief Description	Replacement [C3020 Floor Finishes - Painted Concrete Floor - Weilding and Furnace Rooms]
Estimated Cost	$22,000
Fiscal Event Year	2014
GPL Priority	Null

Recommendation

2012 - The paint appears is beyond its expected useful life and exhibits significant wear. Based on age and observed condition, replacement is recommended.

August 2012 - General view of painted concrete floor

August 2012 - Excessive wear of painted concrete floor observed

August 2012 - Damaged painted floor finish observed

C3020 Floor Finishes - Sheet Vinyl Flooring - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1967
Floor Finishes Type	Sheet Vinyl Floor

Description

Condition Assessment

2012 - Sheet vinyl flooring is provided in various areas in the building, including cafeteria, and classrooms.

2012 - The sheet vinyl flooring is in poor overall condition, with areas of curling, delaminating and debonding of the sheet vinyl observed.

Replacement [C3020 Floor Finishes - Sheet Vinyl Flooring - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C3020 Floor Finishes - Sheet Vinyl Flooring - Original Building and Additions 1, 2 & 3]
Estimated Cost	$34,000
Fiscal Event Year	2015
GPL Priority	Null

Recommendation

2012 - The sheet vinyl flooring is generally aged and deteriorating. Further deterioration may result in unsafe conditions. Based on age

and observed condition, replacement of the sheet vinyl is recommended.

August 2012 - Curling of sheet vinyl flooring

August 2012 - Debonded sheet vinyl flooring observed

C3020 Floor Finishes - Vinyl Floor Tiles - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953
Floor Finishes Type	Vinyl Floor Tile

Description

Condition Assessment

2012 - Vinyl tile flooring is provided in classrooms, the cafeteria and faculty areas in the building.

2012 - The vinyl tile flooring is of various vintages, with some recent installations but appears to be mainly original to the construction of the building. The tile is in fair overall condition, with worn floor tiles observed.

According to the provided report, there are vinyl tiles which are associated with a suspect or confirmed designated substance.

Replacement [C3020 Floor Finishes - Vinyl Floor Tiles - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C3020 Floor Finishes - Vinyl Floor Tiles - Original Building and Additions 1, 2 & 3]
Estimated Cost	$743,000
Fiscal Event Year	2015
GPL Priority	Null

Recommendation

2012 - The majority of the vinyl tile flooring in the building is beyond its expected useful life, exhibiting wear and deterioration typical of its age. Based on age and observed condition, replacement is recommended.

The budget cost, which was calculated based on the provided designated substance report, includes abatement of the identified designated substances.

August 2012 - General view of vinyl tile flooring

August 2012 - Damaged and deteriorated vinyl floor tiles observed

August 2012 - Aged and worn appearance of floor tiles

C3030 Ceiling Finishes - Acoustic Tile Ceiling - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Poor
Last Replacement Year	1953
Ceiling Finishes Type	Acoustic Tile Ceiling

Description

Condition Assessment

2012 - Fixed acoustic tile ceilings are provided in the building, including classrooms, gymnasium and faculty areas.

2012 - The fixed acoustic tile ceilings appear to be original to building construction and are in poor overall condition, with stained and debonded tiles observed.

According to the provided report there are fixed acoustic ceiling tiles, which are associated with a suspect or confirmed designated substance.

Replacement [C3030 Ceiling Finishes - Acoustic Tile Ceiling - Original Building and Additions 1, 2 & 3]

Details	Values
Brief Description	Replacement [C3030 Ceiling Finishes - Acoustic Tile Ceiling - Original Building and Additions 1, 2 & 3]
Estimated Cost	$670,000
Fiscal Event Year	2013
GPL Priority	Medium

Recommendation

2012 - The fixed acoustic tile ceilings are beyond their expected useful life. Based on age and observed condition, replacement is recommended.

The budget cost, which was calculated based on the provided designated substance report, includes abatement of the identified designated substances.

August 2012 - General view of acoustic tile ceiling

August 2012 - Past repairs observed

August 2012 - Stained and aged ceiling tiles observed

August 2012 - Debonded and deteriorated ceiling tiles observed

OLD_View of damaged ceiling tile.

OLD_View of damaged ceiling tile.

C3030 Ceiling Finishes - Suspended Acoustic Panel Ceiling - Original Building and Additions 1, 2 & 3

Details	Values
Technical Condition	Fair
Last Replacement Year	1953
Ceiling Finishes Type	Suspended Acoustic Panel Ceiling

Description

2012 - Suspended acoustic panel ceilings are provided in various areas in the building, including corridors, classrooms and faculty areas.

Condition Assessment

2012 - The suspended acoustic panel ceilings are in fair condition, with sagging, physical damaged, water damaged and discoloured observed.

Replacement [C3030 Ceiling Finishes - Suspended Acoustic Panel Ceiling - Original Building and Additions 1, 2 & 3]

Details	Values

Brief Description	Replacement [C3030 Ceiling Finishes - Suspended Acoustic Panel Ceiling - Original Building and Additions 1, 2 & 3]
Estimated Cost	$408,000
Fiscal Event Year	2014
GPL Priority	Medium

Recommendation

2012 - The suspended acoustic panel ceilings are approaching their expected useful life and exhibit wear and deterioration typical of their age. Based on age and observed condition, replacement is recommended.

August 2012 - General view of suspended acoustic panel ceiling

August 2012 - Stained and aged ceiling panels observed

August 2012 - Discoloured t-bars and panels observed

OLD_View of suspended acoustic ceiling.

OLD_View of a damaged suspended acoustic ceiling.

G BUILDING SITEWORK

G2010 Roadways - Asphalt Paved - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

2012 - An asphalt paved driveway with perimeter concrete curbs is provided on the south and east sides of the building. The driveway also serves as a student drop off area.

Condition Assessment

2012 - The asphalt paved driveway is in poor overall condition, with longitudinal cracking, potholes and raveling observed at the time of the assessment. Concrete curbing was noted to be deteriorated, cracked and spalled.

Replacement [G2010 Roadways - Asphalt Paved - Site]

Details	Values
Brief Description	Replacement [G2010 Roadways - Asphalt Paved - Site]
Estimated Cost	$122,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 - The asphalt pavement and associated concrete curbing of the driveway is beyond its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of asphalt paved roadway

August 2012 - Heaved, cracked and uneven asphalt pavement observed

August 2012 - Longitudinal, transverse and alligator cracking observed

August 2012 - Ravelled and rutting observed on asphalt paved roadway

G2020 Parking Lots - Asphalt Paved - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

Condition Assessment

2012 - An asphalt paved parking areas are provided on the south, east and west sides of the building.

2012 - The asphalt paved parking areas of south and west sides of the building are in poor overall condition, with transverse, longitudinal, map and alligator cracking observed. Potholes, raveling and heaving areas of pavement were also noted, indicating general failure of the pavement structure. Asphalt paved parking area of the east side of the building is in good condition.

Replacement [G2020 Parking Lots - Asphalt Paved - Site

Details	Values
Brief Description	Replacement [G2020 Parking Lots - Site]
Estimated Cost	$290,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 - The asphalt pavement of the parking lot of south and west

sides has exceeded their expected useful life. Based on age and observed condition, replacement of the asphalt parking surface is recommended.

August 2012 - General view of asphalt paved parking lot

August 2012 - Heaved and ravelled asphalt pavement as well as pothole observed

August 2012 - Damaged and deteriorated concrete curbing observed

August 2012 - Pothole and rutting of asphalt pavement observed

August 2012 - Uneven asphalt surface of parking lot

G2030 Pedestrian Paving - Concrete and Asphalt Paved - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1953

Description

2012 - Asphalt and concrete paved walkways are provided along the south and north sides of the building. The walkways provide access to the building and the playfields from the parking areas and city sidewalks.

Condition Assessment

2012 - The asphalt and concrete paved walkways are in poor overall condition, with ma and alligator cracking observed. Areas of heaved, spalled, crumbling concrete were also noted at the time of the assessment.

Replacement [G2030 Pedestrian Paving - Concrete and Asphalt Paved - Site

Details	Values
Brief Description	Replacement [G2030 Pedestrian Paving - Concrete and Asphalt Paved - Site]
Estimated Cost	$23,000
Fiscal Event Year	2013
GPL Priority	Medium

Recommendation

2012 - The asphalt and concrete paved walkways are beyond their expected useful life, with cracked and heaved areas considered potential tripping hazards of concrete curbs. Based on age and observed condition, replacement is recommended.

August 2012 - General view of asphalt paved walkway

August 2012 - General view of concrete paved walkway

August 2012 - Map cracking and ravelled asphalt pavement observed

August 2012 - Cracked concrete pavement observed

August 2012 - Vegetation growth on asphalt pavement observed

August 2012 - Exposed reinforcement in concrete curbing observed

August 2012 - Spalled and deteriorated concrete curbing observed

OLD_General view of the paved area.

OLD_View of potholes and alligator cracking.

G204001 Fencing & Gates - Chain-link Fencing - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1953

Description

Condition Assessment

2012 – Chain-link fencing is provided around the tennis court and along the south side driveway.

2012 - The chain-ink fencing of the site is in poor overall condition, with corrosion and frost jacked posts observed at the time of assessment.

Replacement [G204001 Fencing & Gates - Chain-link Fencing - Site]

Details	Values
Brief Description	Replacement [G204001 Fencing & Gates - Chain-link Fencing - Site]
Estimated Cost	$26,000
Fiscal Event Year	2013
GPL Priority	Medium

Recommendation

2012 - The chain-link fencing is beyond its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of chain-link fencing

August 2012 - Corroded posts and rails observed

August 2012 - Damaged and deteriorated post observed

August 2012 - Leaning posts along the tennis court fencing

OLD_View of fence around tennis court.

G204002 Retaining Walls - Concrete - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Description

2012 - A cast-in-place retaining wall is provided to the north side of the building.

Condition Assessment

2012 - The cast-in-place concrete retaining wall is in poor overall condition. At the time of the assessment, the retaining wall was observed to be cracking and spalling and crumbling in some locations.

Replacement [G204002 Retaining Walls - Concrete - Site]

Details	Values
Brief Description	Replacement [G204002 Retaining Walls - Concrete - Site]
Estimated Cost	$40,000
Fiscal Event Year	2012
GPL Priority	Medium

Recommendation

2012 - The cast-in-place concrete retaining wall has exceeded its expected useful life. Based on observed conditions, it appears the structural integrity of the wall is reduced and it is no longer functioning as intended. Replacement is recommended.

August 2012 - General view of cast-in-place concrete retaining wall

August 2012 - Spalled and deteriorated concrete wall observed

OLD_View of the retaining wall.

OLD_View of the retaining wall.

G204007 Playing Fields - Asphalt Paved - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1967

Event Details for Events that are in any status other than “Not Approved” are highlighted in grey

Description

2012 - An asphalt paved schoolyard is provided along the west side of the building, and includes tennis courts.

Condition Assessment

2012 - The asphalt paved schoolyard is in poor overall condition. At the time of the assessment, transverse and longitudinal cracking was noted. All of which indicates that the pavement and its sub-structure is beginning to fail.

Replacement [G204007 Playing Fields - Asphalt Paved - Site]

Details	Values
Brief Description	Replacement [G204007 Playing Fields - Asphalt Paved - Site]
Estimated Cost	$143,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 - The asphalt paved schoolyard is beyond its expected useful life. Based on age and observed condition, replacement of the asphalt is recommended.

August 2012 - General view of asphalt paved tennis court

August 2012 - Vegetation growth observed

August 2012 - Cracking on asphalt pavement observed

G30 Site Civil/Mechanical Utilities - Underground Utilities - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1962

Description

2012 - The underground utilities at the building include domestic water supply, sanitary sewer and storm sewer systems. The underground utilities are connected to the municipal services.

Condition Assessment

2012 - No deficiencies or issues were reported at the time of the assessment. Information on an update of the underground utilities since original construction is not available. The utilities were not directly observed, but are expected to be beyond their expected useful life.

.Study [G30 Site Civil/Mechanical Utilities - Underground Utilities - Site]

Details	Values

Event Details for Events that are in any status other than “Not Approved” are highlighted in grey

Brief Description	.Study [G30 Site Civil/Mechanical Utilities - Underground Utilities - Site]
Estimated Cost	$10,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - No current issues exist with the underground utilities. Since their last replacement date is unknown and they are estimated to be beyond or at their expected useful life, a study is recommended to gauge the condition of the underground utilities. The study should include replacement options along with associated costs.

Replacement [G30 Site Civil/Mechanical Utilities - Underground Utilities - Site]

Details	Values
Brief Description	Replacement [G30 Site Civil/Mechanical Utilities - Underground Utilities - Site]
Estimated Cost	$1,550,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 - Replacement cost provided is for budgeting purposes only. More accurate cost data will depend on the results from the condition study.

G303007 Stormwater Management - Site

Details	Values
Technical Condition	Poor
Last Replacement Year	1953

Description

2012 - The site storm water management system consists of collection of storm water by catch basins located in asphalt paved areas and by natural infiltration and overland flow (via swales and site grading) in unpaved areas. Storm water collected by the catch basins is drained through the site storm sewer system to the municipal services.

Condition Assessment

2012 - Ponding water and poor surface drainage was indicated to occur after significant rainfall/snowfall events (particularly in the Spring) adjacent to the building on the north side.

.Study [G303007 Stormwater Management - Site]

Details	Values
Brief Description	.Study [G303007 Stormwater Management - Site]
Estimated Cost	$8,000
Fiscal Event Year	2012
GPL Priority	Null

Recommendation

2012 - A storm water management study is recommended in order to determine the scope of the required remedial work to correct the drainage and ponding issues. The study should include repair options along with associated construction costs.

August 2012 - Poor graded ground observed

August 2012 - Catch basins in paved area and uneven asphalt pavement observed

Major Repair [G303007 Stormwater Management - Site]

Details	Values
Brief Description	Major Repair [G303007 Stormwater Management - Site]
Estimated Cost	$112,000
Fiscal Event Year	2013
GPL Priority	Null

Recommendation

2012 – The repair cost provided is for budgeting purposes only. More accurate cost data will depend on results from the storm water management study.