

**Hastings and Prince Edward District School Board**

**Condition Assessment**

**C M L Snider School, Building ID 5630-1**



Facility Name (SFIS)	C M L Snider School
Ministry Building Number	5630-1
GFA (m2)	4830
Year Built by Original/Additions	1922
Replacement Value - OTG	\$8,009,490
Official FCI (%)	6.56
Comparable FCI (%)	27.13
Asset Address	240 Wellington Main St
Asset City	Wellington
Asset Postal Code	K0K 3L0

-- ACCESSIBILITY CHECKLIST --

Designated parking space	Yes
Path of travel to the main entrance door.	No
Designated entrances	Yes
Path of travel to all floors/elevations.	Yes
Elevator	Yes
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	Yes
Energy efficient recovery system	No
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 –C M L Snider School Ministry ID – 5630 - 1 was assessed on October 29 2013 by VFA Canada Corporation

Ministry ID # 5630 - 1

School Name: C M L Snider School Address: City & Province: Wellington Ontario

Total GFA M2 : 4,830 Year Built: 1922 Levels: 3 Additions: 1

Basement: None

---

Site Area: 1.2 ha

Addition 1: 1,642 sq. m Year: 1967

Typical Spaces –

General Classrooms Administration Kindergarten Gymnasium

Mechanical Services Washrooms Resource Centre Staff Room

Computer Lab Change Rooms Science Room Music Room

Additional Notes –

All area measurements are taken from drawings provided by Hastings Prince Edward DSB

In 2011 there was a renovation of 1 classroom to accommodate FDK

Construction drawings were not available at the time of the assessment

Substructure Construction:

The substructure construction of C M L Snider 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 wood and metal 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, some sections are covered with EPDM single ply roofing system.

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, acoustic ceiling panel, 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:

Concrete staircases and an elevator in the facility provide for vertical transportation between the lower, main and upper levels.

## **2. Mechanical Executive Summary**

### MECHANICAL

#### HVAC

The heating for CML Snider School is provided by two gas fired hot water boilers, each rated at 2060 MBH. The boilers provide hot water to the perimeter-heating units, hot water unit heater and an air handler unit, serving the gym.

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

#### Conveying System

The conveying system includes a handicap stair lift.

#### 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 city water main enters through the storage room# 113 via a 3-inch pipe and is distributed throughout the facility.

The domestic hot water for the facility is provided by one 75 gallon residential-grade gas-fired water heater. 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 municipal storm system.

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

#### Fire Protection

The building is protected by a light hazard wet fire standpipe system with backflow 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 400A 120/208V 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 HID wall packs.

##### **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 C M L Snider School is bounded by a residential developments.

The site area is approximately 1.2 hectares.

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

Asphalt paved schoolyards exist on the west side of the building, with a grass playing field north 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 perimeter of the site. The soft landscaping consists of shrubbery around the perimeter of the building.

School signage is wall mounted and is oriented perpendicular to the wall.

---

### **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**

**A SUBSTRUCTURE**

**A20 Basement Construction**

**A2020 Basement Walls**

**Element Instance :** A2020 Basement Walls

**Description** 2013 –In the lower level of the facility there are several areas showing signs of moisture penetration

**Condition Assessment** 2013 – At the time of the assessment it was observed in various locations in the lower level of the facility that several areas were showing signs of moisture penetration through the brick and CMU

Last Replacement Year 1922

Theoretical Life 150

**Technical Condition** Poor

**Major Repair - Damage due to moisture penetration**

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

Brief Description Major Repair - Damage due to moisture penetration

Estimated Cost \$260,000

Fiscal Event Year 2015

2011-2015 Cost \$260,000

2011-2015 Priority High

2011-2015 Year 2015

**Recommendation** 2013 - Repair as directed by the findings of the study should be undertaken to minimize further water infiltration and subsequent deterioration. The repair cost provided is for budgeting purposes only and should be confirmed in the recommended study.

11/19/2013 Major Repair - Damage due to moisture penetration



11/19/2013 Major Repair - Damage due to moisture penetration



**Study - Moisture Penetration**

**Event Type:** Study

**Priority:** High

Brief Description	Study - Moisture Penetration
Estimated Cost	\$10,400
Fiscal Event Year	2014
2011-2015 Cost	\$10,400
2011-2015 Priority	High
2011-2015 Year	2014

**Recommendation**

2013 - Continued water infiltration may result in premature deterioration and weakening of the building foundation walls, undermining of the foundation, and potential microbial issues. In order to determine the cause of the water infiltration, a study is recommended. The study may require a subsurface investigation to determine the cause of the water infiltration, the condition of the damp proofing membrane and the condition of the weeping tile system. The study should provide repair options and associated construction costs.

11/19/2013 Study - Moisture Penetration



11/19/2013 Study - Moisture Penetration



11/19/2013 Study - Moisture Penetration



---

**B SHELL**

***B20 Exterior Enclosure***

***B2010 Exterior Walls***

**Element Instance : B2010 Exterior Walls - Moisture issues**

**Description** 2013 - The walls were observed to consist of exterior brick veneer wall and concrete masonry backup walls.

**Condition Assessment** 2013 – At the time of the assessment the exterior brickwork was observed to be in need of repairs, there was obvious signs of mortar loss, miss matched bricks and the concrete window sills were showing signs of moisture damage

Last Replacement Year 1922

Theoretical Life 75

**Technical Condition** Poor

**Major Repair Exterior Walls - Moisture issues**

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

Brief Description Major Repair Exterior Walls - Moisture issues

Estimated Cost \$182,000

Fiscal Event Year 2015

2011-2015 Cost \$182,000

2011-2015 Priority High

2011-2015 Year 2015

**Recommendation** 2013 – Based on the observed condition it is recommend that brick repairs be carried out as soon as possible, these being repointing and brick replacement where necessary to maintain the integrity of the building envelope and cleaning of the original exterior building brick and concrete sills to remove organic growth. The repair cost provided is for budgeting purposes only and should be confirmed in the recommended study



11/19/2013 Major Repair Exterior Walls - Moisture issues

11/19/2013 Major Repair Exterior Walls - Moisture issues



**Study - Exterior Walls - Moisture issues**

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

Brief Description	Study - Exterior Walls - Moisture issues
Estimated Cost	\$15,600
Fiscal Event Year	2014
2011-2015 Cost	\$15,600
2011-2015 Priority	High
2011-2015 Year	2014

**Recommendation**

2013 - Based on the observed condition on the exteriors walls it is recommended that a building consultant be retained to determine what can be done to prevent the moisture penetration and buildup of organic growth on the exterior of the original building, provide the remediation costs to repair same

11/19/2013 Study - Exterior Walls - Moisture issues



**B2030 Exterior Doors**

**Element Instance :** B2030 Exterior Doors - Mid South

**Description** 2013 - Exterior doors were mostly hollow metal doors. The glazing, where provided, is single glazed wire reinforced (GWG).

**Condition Assessment** 2013 - At the time of the assessment the exterior doors were in fair condition, rusting, signs of deterioration on frames

Last Replacement Year 1967

Theoretical Life 27

**Technical Condition** Fair

**Replacement - Exterior Doors - Mid South**

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

Brief Description Replacement - Exterior Doors - Mid South

Estimated Cost \$10,400

Fiscal Event Year 2016

2011-2015 Cost \$10,400

2011-2015 Priority High

2011-2015 Year 2016

**Recommendation** 2013 - The exterior doors have surpassed there operational use, they are in fair condition, it is recommend they should be replaced

11/25/2013 Replacement - Exterior Doors - Mid South



**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 condition of the assembly system of the roof sections is consistent with its age and is in fair/poor overall condition. No roof leaks have been reported to date.

Last Replacement Year 1974

Theoretical Life 28

**Technical Condition**

Fair

**Repair - Roof Coverings**

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

Brief Description Repair -Roof Coverings

Estimated Cost \$26,000

Fiscal Event Year 2015

2011-2015 Cost \$26,000

2011-2015 Priority High

2011-2015 Year 2015

**Recommendation**

2013 - Based on the observed condition roofing repairs should be carried to maintain the roof covering integrity and there expected useful life, the recommendation is for repairs right now

11/25/2013 Repair - Roof Coverings





11/25/2013 Repair - Roof Coverings



**C INTERIORS**

**C10 Interior Construction**

**C1010 Partitions**

**Element Instance :** C1010 Partitions Interior classroom walls

**Description** 2013 – Interior classroom wall condition – moisture damage on the plaster / GWB

**Condition Assessment** 2013 – At the time of the assessment it was observed in several of the #300 classrooms moisture damage on the plaster / GWB around the windows. It appears that the moisture is entering either through the brickwork or the windows.

Last Replacement Year 1922

Theoretical Life 75

**Technical Condition** Poor

**Study - Partitions Interior classroom walls**

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

Brief Description Study - Partitions Interior classroom walls

Estimated Cost \$10,400

Fiscal Event Year 2014

2011-2015 Cost \$10,400

2011-2015 Priority High

2011-2015 Year 2014

**Recommendation**

2013 – Based on the observations and comments made by the board representative it is recommended that a building envelope study be carried out by retaining a building consultant be retained to determine what - where - and the costs for repairs might be.



11/19/2013 Study - Partitions Interior classroom walls



11/19/2013 Study - Partitions Interior classroom walls



11/19/2013 Study - Partitions Interior classroom walls

---

**C1030 Fittings**

**Element Instance : C1030 Fittings - Entire Building**

**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 1922  
 Theoretical Life 20  
 Fittings Type Unspecified

**Technical Condition**

Fair

**Replacement [C1030 Fittings - Entire Building]**

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

Brief Description Replacement [C1030 Fittings - Entire Building]  
 Estimated Cost \$189,072  
 Fiscal Event Year 2016  
 2011-2015 Cost \$189,072  
 2011-2015 Priority Medium  
 2011-2015 Year 2016

**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

11/25/2013 Replacement [C1030 Fittings - Entire Building]



**C103001 Compartments, Cubicles & Toilet Partition**

**Element Instance :** C103001 Compartments, Cubicles & Toilet Partitions - B & G Lower level

**Description** 2013 - Boys and girls washrooms were observed to be provided with hollow metal partitions.

**Condition Assessment** 2013 - At the time of the assessment the metal washroom partitions were observed to be aged worn and deteriorated, with corrosion of panels.

Last Replacement Year 1973

Theoretical Life 15

**Technical Condition** Fair

**Replacement Toilet Partitions - B & G Lower level**

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

Brief Description Replacement Toilet Partitions - B & G Lower level

Estimated Cost \$21,320

Fiscal Event Year 2016

2011-2015 Cost \$21,320

2011-2015 Priority Medium

2011-2015 Year 2016

**Recommendation** 2013 - The metal washroom partitions were observed to be aged worn and deteriorated, with corrosion of panels. Replacement is suggested.

11/26/2013 C103001 Compartments, Cubicles & Toilet Partitions - B & G Lower level



11/26/2013 C103001 Compartments, Cubicles & Toilet Partitions - B & G Lower level



11/26/2013 C103001 Compartments, Cubicles & Toilet Partitions - B & G Lower level



11/26/2013 C103001 Compartments, Cubicles & Toilet Partitions - B & G Lower level



11/26/2013 C103001 Compartments, Cubicles & Toilet Partitions - B & G Lower level



**C30 Interior Finishes**

**C3020 Floor Finishes**

**Element Instance :** C3020 Floor Finishes - Addition 1 - Music Rm

**Description** 2013 – Floor finish in music room # 101, commercial grade carpet

**Condition Assessment** 2013 – At the time of the assessment the commercial grade carpet in music room #101 was in a fair to poor condition, staining was visible and there were obvious signs of age also

Last Replacement Year	2005
Theoretical Life	10
Floor Finishes Type	Unspecified

**Technical Condition** Fair

**Replacement Floor Finishes - Addition 1 - Music Rm**

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

Brief Description	Replacement [C3020 Floor Finishes - Addition 1 - Music Rm, Library]
Estimated Cost	\$15,288
Fiscal Event Year	2016
2011-2015 Cost	\$15,288
2011-2015 Priority	Medium
2011-2015 Year	2016

**Recommendation**

2013 - The carpet flooring is beyond its expected useful life. Based on age and observed condition, replacement is recommended.

11/26/2013 Replacement Floor Finishes - Addition 1 - Music Rm



11/26/2013 Replacement Floor Finishes - Addition 1 - Music Rm



11/26/2013 Replacement Floor Finishes - Addition 1 - Music Rm



---

**Element Instance :**     **C3020 Floor Finishes - Original Building - corr & stair wells**

**Description**

2013 - Terrazzo flooring is a type of agglomerate flooring and should be treated as marble in a maintenance program. Terrazzo is a composite material poured in place or precast, which is used for floor and all treatments. It consists of marble, quartz, granite, glass or other suitable chips, sprinkled or non - sprinkled, and poured with a binder that is cementitious, chemical (such as epoxy or acrylic) or a combination of both. Terrazzo is cured, ground and polished to a smooth surface or otherwise finished to produce a uniformly textured surface. Natural stone is very porous.

**Condition Assessment**

2013 - At the time of the assessment it was observed that the terrazzo flooring has structural cracking

Last Replacement Year	1922
Theoretical Life	75
Floor Finishes Type	Unspecified

**Technical Condition**

Fair

**Study - Terrazzo floor cracking**

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

Brief Description	Study - Terrazzo floor cracking
Estimated Cost	\$10,400
Fiscal Event Year	2015
2011-2015 Cost	\$10,400
2011-2015 Priority	Medium
2011-2015 Year	2015

**Recommendation**

2013 - Due the age of the facility and the number structural cracks in the terrazzo flooring it is recommended that a study be carried to determine the possible causes of such cracks and prepare an estimate for the necessary repairs.

11/26/2013 Study - Terrazzo floor cracking





11/26/2013 Study - Terrazzo floor cracking



11/26/2013 Study - Terrazzo floor cracking



11/26/2013 Study - Terrazzo floor cracking



---

***D SERVICES***

***D20 Plumbing***

***D2010 Plumbing Fixtures***

**Element Instance : D2010 Plumbing Fixtures - Original Building**

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

**Condition Assessment** 2013 – The plumbing fixtures in the basement are from 1967 and appear to be functioning but in poor condition. Majority of fixtures have been replaced over time and in good condition.

Last Replacement Year 1988

Theoretical Life 25

**Technical Condition** Fair

**Replacement [D2010 Plumbing Fixtures - Original Building]**

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

Brief Description Replacement [D2010 Plumbing Fixtures - Original Building]

Estimated Cost \$72,800

Fiscal Event Year 2017

2011-2015 Cost \$72,800

2011-2015 Priority Medium

2011-2015 Year 2017

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

10/29/2013 5:50:30 PM Replacement [D2010 Plumbing Fixtures - Original Building]



**D2020 Domestic Water Distribution**

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

**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 with discharge to a municipal main and roof drains connected to internal rainwater leaders, which discharge to the municipal system.

**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	1967
Theoretical Life	37
Domestic Water Distribution Type	Plumbing Piping Systems

**Technical Condition** Fair

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

<b>Event Type:</b>	Replacement	<b>Priority:</b>	Medium
--------------------	-------------	------------------	--------

Brief Description	Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1]
Estimated Cost	\$208,087
Fiscal Event Year	2017
2011-2015 Cost	\$208,087
2011-2015 Priority	Medium
2011-2015 Year	2017

**Recommendation**

2013 - Plumbing piping has exceeded its theoretical service life; replacement of the plumbing piping system is recommended. Deferral may result in poor functioning or leaking of plumbing pipes, likely causing damage to other building components.

10/29/2013 5:51:06 PM Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1]



10/29/2013 5:51:18 PM Replacement [D2020 Domestic Water Distribution - Original Building & Addition 1]



10/29/2013 5:51:22 PM Replacement [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 1967

Theoretical Life 22

**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	\$50,960
Fiscal Event Year	2017
2011-2015 Cost	\$50,960
2011-2015 Priority	Medium
2011-2015 Year	2017

**Recommendation**

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

10/29/2013 5:51:44 PM Replacement [D304007 Exhaust Systems - Original Building & Addition 1]



10/29/2013 5:51:50 PM Replacement [D304007 Exhaust Systems - Original Building & Addition 1]



10/29/2013 5:51:57 PM Replacement [D304007 Exhaust Systems - Original Building & Addition 1]



**D3050 Terminal & Package Units**

**Element Instance :** D3050 Terminal & Package Units - Addition 1

**Description** 2013 - Several unit ventilators provide heating and ventilation to the addition 1 and installed in 1967.

**Condition Assessment** 2013 - The unit ventilators have exceeded their rated useful life of 15 years. Although portions have been properly maintained, the system has degraded in condition over the years. Due to age and mechanical deterioration the unit ventilators have deteriorated, causing break down and problems thus affecting the Indoor Air Quality in the school and will require replacement soon.

Last Replacement Year 1967

Theoretical Life 25

**Technical Condition** Fair

**Replacement [D3050 Terminal & Package Units - Addition 1]**

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

Brief Description Replacement [D3050 Terminal & Package Units - Addition 1]

Estimated Cost \$171,600

Fiscal Event Year 2017

2011-2015 Cost \$171,600

2011-2015 Priority High

2011-2015 Year 2017

**Recommendation** 2013 – Replace the aged unit ventilators. Consideration should be made to replace them with high efficiency units.



**Condition Assessment**

2013 - The fin-tube radiation units have exceeded their rated useful life of 15 years. Although portions have been properly maintained, the system has degraded in condition over the years. Due to age and deterioration the unit will require replacement soon.

Last Replacement Year 1967

Theoretical Life 25

**Technical Condition** Fair

**Replacement [D3050 Terminal & Package Units - Original Building & Addition 1]**

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

Brief Description Replacement [D3050 Terminal & Package Units - Original Building & Addition 1]

Estimated Cost \$104,047

Fiscal Event Year 2017

2011-2015 Cost \$104,047

2011-2015 Priority High

2011-2015 Year 2017

**Recommendation**

2013 - Although terminal units have surpassed their typical service life they remain in fair condition at this time. Planning for renewal is recommended only during the latter portion of the tactical planning period.

10/29/2013 5:55:04 PM Replacement [D3050 Terminal & Package Units - Original Building & Addition 1]





10/29/2013 5:55:10 PM Replacement [D3050 Terminal & Package Units - Original Building & Addition 1]



10/29/2013 5:55:21 PM Replacement [D3050 Terminal & Package Units - Original Building & Addition 1]



**D50 Electrical**

**D5010 Electrical Service & Distribution**

**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 has exceeded the rated useful life and should be replaced due to age and reliability.

Last Replacement Year 1967

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 \$243,225  
Fiscal Event Year 2017  
2011-2015 Cost \$243,225  
2011-2015 Priority High  
2011-2015 Year 2017

**Recommendation**

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

10/29/2013 5:55:38 PM Replacement [D501005 Panels - Original Building & Addition 1]



10/29/2013 5:55:47 PM Replacement [D501005 Panels - Original Building & Addition 1]



10/29/2013 5:55:53 PM Replacement [D501005 Panels - Original Building & Addition 1]



**D5020 Lighting & Branch Wiring**

**Element Instance :** D5020 Lighting & Branch Wiring - Original Building & Addition 1

**Description** 2013 - The cabling raceways and bus ducts are for the most part are original to their construction dates. The system includes cable, conduit, wall outlets and raceway.

**Condition Assessment** 2013 – Although maintained properly, the branch wiring should be replaced due to age and reliability.

Last Replacement Year 1967  
 Theoretical Life 25

**Technical Condition** Fair

**Replacement [D5020 Lighting & Branch Wiring - Original Building & Addition 1]**

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

Brief Description Replacement [D5020 Lighting & Branch Wiring - Original Building & Addition 1]  
 Estimated Cost \$291,870  
 Fiscal Event Year 2017  
 2011-2015 Cost \$291,870  
 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.

10/29/2013 5:56:04 PM Replacement [D5020 Lighting & Branch Wiring - Original Building & Addition 1]



10/29/2013 5:56:10 PM Replacement [D5020 Lighting & Branch Wiring - Original Building & Addition 1]



10/29/2013 5:56:19 PM Replacement [D5020 Lighting & Branch Wiring - Original Building & Addition 1]



**Study [D5020 Lighting & Branch Wiring - Original Building & Addition 1]**

**Event Type:** Study

**Priority:** Medium

Brief Description

Study [D5020 Lighting & 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 electrical distribution systems have surpassed their theoretical service life, but remain in service. A study is recommended to determine the condition, remaining service life, current service requirements and cost of replacement.

10/29/2013 5:56:26 PM Study [D5020 Lighting & Branch Wiring - Original Building & Addition 1]



10/29/2013 5:56:32 PM Study [D5020 Lighting & Branch Wiring - Original Building & Addition 1]



**D502002 Lighting Equipment**

**Element Instance :** D502002 Lighting Equipment - Original Building & Addition 1

**Description** 2013 – The interior lamps were upgraded to T8 with electronic ballast using the fluorescent lighting fixtures which are original to the building’s construction date. Occupancy motion sensors were included when lighting retrofit were done.

**Condition Assessment** 2013 - Lighting system includes a mix of recessed and suspended T8 fluorescent fixtures, CFL fixtures, conduit and wire. The system is in excellent condition however the light fixture in basement are in poor condition and should be replaced.

Last Replacement Year 1967  
 Theoretical Life 30  
 Lighting Equipment Type Interior Lighting

**Technical Condition** Fair

**Replacement [D502002 Lighting Equipment - Original Building & Addition 1]**

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

Brief Description Replacement [D502002 Lighting Equipment - Original Building & Addition 1]  
 Estimated Cost \$170,258  
 Fiscal Event Year 2017  
 2011-2015 Cost \$170,258  
 2011-2015 Priority High  
 2011-2015 Year 2017

**Recommendation**

2013 – Replace the aged fluorescent fixtures in basement. Consideration should be made to replace them with high efficiency and reliable interior lighting fixtures including occupancy motion sensors in the installation.

10/29/2013 5:57:31 PM Replacement [D502002 Lighting Equipment - Original Building & Addition 1]



10/29/2013 5:58:26 PM Replacement [D502002 Lighting Equipment - Original Building & Addition 1]



10/29/2013 5:58:34 PM Replacement [D502002 Lighting Equipment - Original Building & Addition 1]



**D5030 Communications & Security**

**D503004 Public Address Systems**

**Element Instance :** D503004 Public Address 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 1969

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 - Communication system is 40 years old 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.

10/29/2013 5:58:53 PM Replacement [D503004 Public Address Systems - Original Building & Addition 1]



10/29/2013 5:59:10 PM Replacement [D503004 Public Address Systems - Original Building & Addition 1]





10/29/2013 5:59:37 PM Replacement [D503004 Public Address Systems - Original Building & Addition 1]



**D503099 Other Communications & Alarm Systems**

**Element Instance :** D503099 Other Communications & Alarm 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 10 years and in fair to poor condition. Replacement of the system is recommended.

Last Replacement Year 1990  
 Theoretical Life 10

**Technical Condition** Fair

**Replacement [D503099 Other Communications & Alarm Systems - Original Building & Addition 1]**

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

Brief Description Replacement [D503099 Other Communications & Alarm Systems - Original Building & Addition 1]  
 Estimated Cost \$52,000  
 Fiscal Event Year 2017  
 2011-2015 Cost \$52,000  
 2011-2015 Priority Medium  
 2011-2015 Year 2017

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

10/29/2013 6:00:10 PM Replacement [D503099 Other Communications & Alarm Systems - Original Building & Addition 1]



10/29/2013 6:00:16 PM Replacement [D503099 Other Communications & Alarm Systems - Original Building & Addition 1]



# 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>	C M L Snider School, Building ID 5630-1
<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