Hastings and Prince Edward District School Board

Condition Assessment

Queen Elizabeth School (Picton), Building ID 6529-1

Current Backlog FCI	**8.00%**
Facility Name (SFIS)	Queen Elizabeth School (Picton)
Ministry Building Number	6529-1
GFA (m2)	4970
Year Built by Original/Additions	1953
Replacement Value - OTG	$9,618,300
Official FCI (%)	44.35
Comparable FCI (%)	49.48
Asset Address	35 Barker St.
Asset City	Picton
Asset Postal Code	K0K 2T0
-- 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
-- ENERGY CHECKLIST --	----------
Energy efficient boiler	No
Energy audit report	No
Energy efficient domestic hot water heater	No
Energy efficient recovery system	No
Energy efficient HVAC pumps and fan motors	No
Energy efficient interior lighting	No
Building Automation System	No
Energy efficient faucets	No
Energy efficient urinals and toilets	No
Architectural and Site Assessor	Chris Woodcock
Mechanical and Electrical Assessor	

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 world "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

2012 - The information regarding Queen Elizabeth School (Picton) was gathered from Hastings and Prince Edward District School Board personnel and by observations made on site by Stantec Consulting Ltd. on August 28, 2012. Queen Elizabeth School (Picton) is a two storey structure with no basement, which was constructed in two phases. The original building was constructed in 1953 and Addition 1 was constructed in 1967. The gross floor area of the building is 4,970 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 combination of steel framing and load bearing masonry walls. The exterior walls are finished with brick veneer, which forms a cavity wall that is drained and ventilated and solid brick walls. The roofing system of the building consists of built-up, asphaltic membrane assemblies with gravel cover (BURs) constructed over corrugated metal roof decking and wood decking. 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 frames. The operable units are vertical and horizontal sliding type. Exterior entrance doors consist of glazed storefront units in aluminum 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, rubber floor, hardwood, painted concrete floor and terrazzo flooring. The ceiling finishes generally consist of fixed acoustic tile ceiling, gypsum board ceilings, painted ceiling structure and suspended acoustic panel ceilings. Interior partitions are typically painted concrete masonry, brick masonry and dry walls. Interior doors for classrooms typically consist of painted wood doors in hollow metal frames. Interior doors for fire doors in stairwells, corridors, utility rooms and gymnasium are painted hollow metal doors in hollow metal frames, with many of the doors incorporating Georgian wired vision panels. The interior stairs of the building are generally pre-cast concrete framed. The stair treads are typically finished with terrazzo. Millwork is provided in classrooms and faculty areas and is generally constructed of wood products finished with paint, stains and wood laminate. Washroom partitions are laminated wood core. Prefinished metal student storage lockers are provided in the corridors. A designated substances report summarizing the quantity of identified designated substances in the building was provided by board.

2. Mechanical Executive Summary

2012 -Building comfort is provided by two natural gas-fired boilers which produce hot water that is distributed by circulation pumps to terminal units in the building. The boilers are manufactured by PK thermific, and were installed in 2000. There are two central station air handling units AHUs which contain hot water coils and supply air to designated areas. The AHUs are manufactured by Sheldons and were installed in 1968. Conditioned air is distributed through the building by a duct distribution system. Building exhaust is provided by six roof-mounted exhaust fans. An electronic building management control system monitors and controls the HVAC equipment. Domestic water is supplied by the municipality. Domestic hot water is produced by a natural gas-fired domestic hot water (DHW) heater tank. The DHW tank is manufactured by Johnwood, and was installed in 2010. The washroom fixtures consist of flush-valve water closets, wall-mounted urinals, hand-wash fountains equipped with motion sensor valves, stainless steel wash basins. Drinking fountains are installed in the hallways. Fire suppression is provided by fire extinguishers and a standpipe system. The building is provided with three handicap accessible chair lift which were likely installed in 1995. A detail designated substances report identifying the quantity of identified designated substances in the building was provided by the Board.

3. Electrical Executive Summary

2012 - Electricity is fed to the main secondary switchgear from a pad-mounted transformer. The switchgear consists of a main switchboard and distribution panel manufactured by Eaton and rated 800A at 600V. The switchgear is located in the electrical room and feeds various branch disconnects and breaker panels provided for mechanical, lighting and receptacle loads in the building. Majority of interior lighting is supplied by T8 fluorescent fixtures with electronic ballasts. Battery operated emergency lighting is strategically located in the school. Exterior lighting is provided by wall-mounted fixtures and pole-mounted lights in the parking area. The building is monitored for fire by a centralized fire alarm system. Field devices include pull stations, heat and smoke detectors with bells/horns/strobes to notify building occupants of an alarm condition. Miscellaneous electrical systems include a wired data network, a public address (PA) system, a security system, and a clock system.

4. Site Summary

2012 - The site at Queen Elizabeth School (Picton) is located at 35 Barker Street, Ontario. The site area is approximately 2.1 hectares. Asphalt paved parking area is provided on the south side of the building. Asphalt paved schoolyards are

located on the north and west side of the building. Grass covered playing field is located on north side of the building. 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.

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 blast.

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.

Digitally signed by Suzanne Santyr
DN: cn=Suzanne Santyr, o=Stantec, ou, email=Suzanne.Santyr@Stantec.com, c=CA
Date: 2012.12.07 14:23:27 -05'00'

Digitally signed by Tim Marshall
DN: cn=Tim Marshall, o=Stantec, ou, email=Tim.Marshall@Stantec.com, c=CA
Date: 2012.12.07 14:10:29 -05'00'

All Elements

A SUBSTRUCTURE

A10 Foundations

A1010 Standard Foundations

Element Instance : A1010 Standard Foundations - Parging - Original Building

Description 2012 - Review of construction drawings was not part of the scope of this assessment. Where observed, the building foundation walls appear to be poured concrete walls. The exterior exposed portion of the foundation wall has a protective layer of cement parging.

Condition Assessment 2012 - In general the building foundation walls appear to be performing as intended; however, several areas of the parging were noted to be cracked, spalled and delaminated.

Last Replacement Year	1953
Theoretical Life	12
Technical Condition	Fair

Replacement [A1010 Standard Foundations - Parging - Original Building]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [A1010 Standard Foundations - Parging - Original Building]
Estimated Cost	$10,400
Fiscal Event Year	2014
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation 2012 - To minimize possible compromise of the poured concrete masonry foundation walls and to restore aesthetics, it is recommended that the parging be replaced.

August 2012 - Deteriorated parging noted

August 2012 - Cracked parging noted

B SHELL

B20 Exterior Enclosure

B2010 Exterior Walls

Element Instance : B2010 Exterior Walls - Original Building and Addition 1

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 mortar joints are in poor condition, with areas of deteriorated mortar noted and the brick wall system is in good overall condition.

Last Replacement Year	1953
Theoretical Life	75
Technical Condition	Poor

Major Repair [B2010 Exterior Walls - Original Building and Addition 1]

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

Brief Description	Major Repair [B2010 Exterior Walls - Original Building and Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2012
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2012

Recommendation 2012 - Areas of deteriorating mortar were observed. In order to maintain the intended performance of the wall system, it is recommended to mortar repointing.

August 2012 - Deteriorated mortar joints noted

August 2012 - Missing mortar joint of exterior wall noted

Element Instance : B2010 Exterior Walls - Sealant - Original Building and Addition 1

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

Condition Assessment 2012 - Sealant was observed to be in fair condition, with moderate loss of elasticity and instances of adhesive failure. The majority of the sealants appear to be well bonded.

Last Replacement Year	1953
Theoretical Life	12
Technical Condition	Fair

Replacement [B2010 Exterior Walls - Sealant - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [B2010 Exterior Walls - Sealant - Original Building and Addition 1]
Estimated Cost	$21,840
Fiscal Event Year	2014
2011-2015 Cost	$21,840
2011-2015 Priority	High
2011-2015 Year	2014

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 window perimeter sealant noted

August 2012 - Deteriorated window perimeter sealant noted

B2030 Exterior Doors

Element Instance : B2030 Exterior Doors - Exterior Door Hardware - Original Building and Addition 1

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 is believed to be original to construction and is in fair overall condition, with wear typical of its age. To date, no door hardware replacement program has been implemented.

Last Replacement Year	1953
Theoretical Life	15
Technical Condition	Fair

Replacement [B2030 Exterior Doors - Exterior Door Hardware - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [B2030 Exterior Doors - Exterior Door Hardware - Original Building and Addition 1]
Estimated Cost	$24,960
Fiscal Event Year	2015
2011-2015 Cost	$24,960
2011-2015 Priority	High
2011-2015 Year	2015

Recommendation 2012 - The majority of the exterior door hardware has exceeded its expected useful life. Based on age and observed condition, replacement of the exterior door hardware is recommended.

August 2012 - Worn exterior door push bar noted

August 2012 - Aged exterior door handles noted

Element Instance : **B2030 Exterior Doors - Original Building and Addition 1**

Description

2012 - The exterior service and exit doors of the building are painted hollow metal and aluminum. These doors are typically installed with painted hollow metal and aluminum door frames. Typical public entrance doors have single glazed and Georgian wired vision panels and sidelites arranged in aluminum framed storefront assembly. Service doors do not include vision panels.

Condition Assessment

2012 - The exterior doors and frames of the building appear to be in fair overall condition, with faded paint, physical damage, wear and a generally aged appearance.

Last Replacement Year	1953
Theoretical Life	27
Technical Condition	Fair

Replacement [B2030 Exterior Doors - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [B2030 Exterior Doors - Original Building and Addition 1]
Estimated Cost	$62,400
Fiscal Event Year	2015
2011-2015 Cost	$62,400
2011-2015 Priority	High
2011-2015 Year	2015

Recommendation 2012 - The exterior hollow metal and aluminum 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 - Physically damaged exterior door noted

August 2012 - Aged exterior door noted

B30 Roofing

B3010 Roof Coverings

Element Instance : B3010 Roof Coverings - Section 2

Description

2012 – The roofing for Roof Section 2 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 not known.

Condition Assessment

2012 - The condition of the roofing is consistent with its age and is in fair overall condition, with areas of blueberry blisters and ridges noted at the time of the assessment. No active roof leaks were reported at the time of the assessment.

Last Replacement Year	1953
Theoretical Life	22
Technical Condition	Fair

Replacement [B3010 Roof Coverings - Section 2]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [B3010 Roof Coverings - Section 2]
Estimated Cost	$111,280
Fiscal Event Year	2014
2011-2015 Cost	$111,280
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation

2012 - The roofing has exceeded its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - Blueberry blisters noted on built-up roof

August 2012 - Riding of built-up roof noted

OLD_General view of the original building roof.

OLD_View of bleed through on the roof.

C INTERIORS

C10 Interior Construction

C1020 Interior Doors

Element Instance : C1020 Interior Doors - Interior Door Hardware - Original Building

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, worn and reportedly requires frequent maintenance and repair.

Last Replacement Year	1953
Theoretical Life	15
Technical Condition	Fair

Replacement [C1020 Interior Doors - Interior Door Hardware - Original Building]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C1020 Interior Doors - Interior Door Hardware - Original Building]
Estimated Cost	$54,080
Fiscal Event Year	2014
2011-2015 Cost	$54,080
2011-2015 Priority	Medium
2011-2015 Year	2014

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

August 2012 - Worn interior door handles noted

August 2012 - Corroded interior door hinge noted

Element Instance : **C1020 Interior Doors - Original Building and Addition 1**

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. The doors exhibit wear typical of their age, with scratched and delaminated door surfaces and a generally worn appearance. Some doors are impact damaged.

Last Replacement Year	1953
Theoretical Life	25
Technical Condition	Fair

Replacement [C1020 Interior Doors - Original Building and Addition 1]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C1020 Interior Doors - Original Building and Addition 1]
Estimated Cost	$178,880
Fiscal Event Year	2014
2011-2015 Cost	$178,880
2011-2015 Priority	Medium
2011-2015 Year	2014

Recommendation 2012 - The interior doors of the building have exceeded their expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - Worn and scratched interior wood door noted

August 2012 - Damaged interior wood door noted

OLD_View of an interior door.

OLD_View of damaged interior door.

C1030 Fittings

Element Instance : C1030 Fittings - Lockers - Original Building and Addition 1

Description 2012 – Prefinished 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 poor overall condition, with physical damage, corrosion and a generally aged appearance observed at the time of the assessment.

Last Replacement Year	1953
Theoretical Life	25
Fittings Type	Fittings & Equipment
Technical Condition	Poor

Replacement [C1030 Fittings - Lockers - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [C1030 Fittings - Lockers - Original Building and Addition 1]
Estimated Cost	$42,640
Fiscal Event Year	2012
2011-2015 Cost	$42,640
2011-2015 Priority	High
2011-2015 Year	2012

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

August 2012 - General view of lockers

August 2012 - Corroded base of locker noted

OLD_View of chalk board.

OLD_View of worn chalk tray.

OLD_View of the lockers.

OLD_View of corrosion on the lockers.

Element Instance : **C1030 Fittings - Millwork - Original Building and Addition 1**

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 stains surfaces.

Condition Assessment 2012 - The millwork appears to be original to building construction and is in fair overall condition, with a generally aged appearance. Moderate wear and deterioration of the millwork were observed at the time of the assessment. Instances of broken millwork components were noted at the time of the assessment and the functionality of the millwork has been reduced as a result.

Last Replacement Year	1953
Theoretical Life	43
Fittings Type	Millwork
Technical Condition	Fair

Replacement [C1030 Fittings - Millwork - Original Building and Addition 1]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C1030 Fittings - Millwork - Original Building and Addition 1]
Estimated Cost	$159,120
Fiscal Event Year	2014
2011-2015 Cost	$159,120
2011-2015 Priority	Medium
2011-2015 Year	2014

Recommendation 2012 - The millwork in the building has exceeded its expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of millwork

August 2012 - Damaged millwork noted

August 2012 - Poor performance of millwork noted

OLD_View of deteriorating millwork finish.

OLD_View of millwork.

OLD_View of millwork finish and hardware.

Element Instance : **C1030 Fittings - Washroom Accessories - Original Building and Addition 1**

Description	2012 – 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 delamination and a generally aged appearance observed.

Last Replacement Year	2000
Theoretical Life	15
Fittings Type	Washroom Accessories
Technical Condition	Fair

Replacement [C1030 Fittings - Washroom Accessories - Original Building and Addition 1]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [C1030 Fittings - Washroom Accessories - Original Building and Addition 1]

Estimated Cost	$31,200
Fiscal Event Year	2015
2011-2015 Cost	$31,200
2011-2015 Priority	Medium
2011-2015 Year	2015

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

August 2012 - General view of washroom partitions

August 2012 - Delaminated washroom partition noted

C30 Interior Finishes

C3020 Floor Finishes

Element Instance : C3020 Floor Finishes - Hardwood - Original Building and Addition 1

Description 2012 - Hardwood flooring is provided in the gymnasium stage and music room of the building.

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

Last Replacement Year	1953
Theoretical Life	20
Floor Finishes Type	Hardwood
Technical Condition	Fair

Replacement [C3020 Floor Finishes - Hardwood - Original Building and Addition 1]

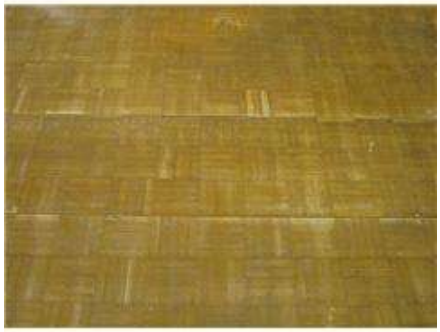
Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C3020 Floor Finishes - Hardwood - Original Building and Addition 1]
Estimated Cost	$67,600
Fiscal Event Year	2015
2011-2015 Cost	$67,600
2011-2015 Priority	Medium
2011-2015 Year	2015

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

August 2012 - Deteriorated hardwood floor of stage noted

August 2012 - Debonded hardwood floor noted



OLD_View of the stage floor.

Element Instance : C3020 Floor Finishes - Vinyl Floor Tiles - Original Building and Addition 1

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

Condition Assessment 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 and cracked floor tiles observed. According to the provided report, there are vinyl tiles which are associated with a suspect or confirmed designated substance.

Last Replacement Year	1953
Theoretical Life	20
Floor Finishes Type	Vinyl Floor Tile
Technical Condition	Fair

Replacement [C3020 Floor Finishes - Vinyl Floor Tiles - Original Building and Addition 1]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C3020 Floor Finishes - Vinyl Floor Tiles - Original Building and Addition 1]
Estimated Cost	$170,560
Fiscal Event Year	2014
2011-2015 Cost	$170,560
2011-2015 Priority	Medium
2011-2015 Year	2014

Recommendation

2012 - The majority of the vinyl tile flooring in the building has exceeded its 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.

August 2012 - Debonded vinyl floor tiles noted

August 2012 - Worn vinyl floor tiles noted

OLD_View of the vinyl floor tile.

OLD_View of the vinyl floor tile.

OLD_View of the worn vinyl floor tile.

C3030 Ceiling Finishes

Element Instance : C3030 Ceiling Finishes - Acoustic Tile Ceiling - Original Building and Addition 1

Description 2012 - Fixed acoustic tile ceilings are provided in the auditorium of the building.

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

Last Replacement Year	1953
Theoretical Life	30
Ceiling Finishes Type	Acoustic Tile Ceiling
Technical Condition	Poor

Replacement [C3030 Ceiling Finishes - Acoustic Tile Ceiling - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [C3030 Ceiling Finishes - Acoustic Tile Ceiling - Original Building and Addition 1]
Estimated Cost	$31,200
Fiscal Event Year	2013
2011-2015 Cost	$31,200
2011-2015 Priority	High
2011-2015 Year	2013

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

August 2012 - General view of acoustic tile ceiling

August 2012 - Debonded acoustic ceiling tiles noted

OLD_View of the acoustic tile ceiling.

OLD_View of loose and damaged ceiling tiles.

D SERVICES

D10 Conveying

D1010 Elevators & Lifts

Element Instance : D1010 Elevators & Lifts - Original Building and Addition 1

Description 2012 - There is a handicap accessible chair lift in the building. The lift was manufactured by Garaventa and was installed in 1995.

Condition Assessment 2012 - No major deficiencies were reported or observed. The chair lift is generally performing as intended. However, the chair lift is nearing the end of its expected useful life and is considered to be in fair condition.

Last Replacement Year	1995
Theoretical Life	30
Elevators & Lifts Type	Handicap Accessible Chair Lift
Technical Condition	Fair

Replacement [D1010 Elevators & Lifts - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [D1010 Elevators & Lifts - Original Building and Addition 1]
Estimated Cost	$93,600
Fiscal Event Year	2014
2011-2015 Cost	$93,600
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation 2012 - Based on the age, the chair lift is approaching its expected useful life, which is approximately 30 years. Replacement of the chair lift is recommended to minimize maintenance costs and potential safety hazards. No photos available.

D20 Plumbing

D2010 Plumbing Fixtures

Element Instance : D2010 Plumbing Fixtures - Original Building and Addition 1

Description 2012 - There are four student washrooms present in the building. Plumbing fixtures consist of flush-valve and flush-tank water closets, floor-mounted urinals, handwash fountain, wash basins, kitchen sink and lavatories that are original to the building construction in 1953 and 1968.

Condition Assessment 2012 - The plumbing fixtures installed in 1953 and 1968 have exceeded their expected useful life. Based on age, the plumbing fixtures are considered to be in poor condition.

Last Replacement Year	1968

Theoretical Life	25
Technical Condition	Poor

Replacement [D2010 Plumbing Fixtures - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [D2010 Plumbing Fixtures - Original Building and Addition 1]
Estimated Cost	$93,600
Fiscal Event Year	2012
2011-2015 Cost	$93,600
2011-2015 Priority	High
2011-2015 Year	2012

Recommendation 2012 - The majority of the plumbing fixtures have exceeded their expected useful life, which is approximately 25 years. Replacement of the plumbing fixtures is recommended to ensure continued operation.

August 2012 - Floor-mounted urinals

August 2012 - Handwash fountain

August 2012 - Flush-valve water closet

OLD_Stained sink and fixtures

OLD_Stained and worn hand wash fountain

OLD_Corroded valve

OLD_Worn hand wash fountain

OLD_Corroded flush valve

OLD_Leaking fixture

D2020 Domestic Water Distribution

Element Instance : D2020 Domestic Water Distribution - Plumbing Piping System - Original Building and Addition 1

Description

2012 - The majority of the water distribution system is either concealed behind interior finishes or installed behind the walls and floors. Where observed, the plumbing piping was copper and dates to the building construction in 1953 and its addition in 1968. The copper piping distributes domestic water to the various plumbing fixtures in the building.

Condition Assessment

2012 - No significant problems were reported with the building's plumbing piping system. It is uncertain if the domestic water supply system and sewer piping have been replaced since the original construction in 1953 and its addition in 1968. A study to evaluate the condition of the plumbing piping system and to provide a cost for replacement is recommended.

Last Replacement Year	1968
Theoretical Life	37
Domestic Water Distribution Type	Plumbing Piping Systems
Technical Condition	Fair

.Study [D2020 Domestic Water Distribution - Plumbing Piping System - Original Building and Addition 1]

Event Type: Study **Priority:** Medium

Brief Description	.Study [D2020 Domestic Water Distribution - Plumbing Piping System - Original Building and Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2014
2011-2015 Cost	$10,400
2011-2015 Priority	Medium

2011-2015 Year	2014

Recommendation 2012 - The plumbing piping system is mostly concealed and therefore its current condition is not fully known. With age, a plumbing piping system is known to develop pinhole leaks. Given its current age, an intrusive study is recommended to determine its condition.

August 2012 - Plumbing piping

August 2012 - Aged plumbing piping

Replacement [D2020 Domestic Water Distribution - Plumbing Piping System - Original Building and Addition 1]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [D2020 Domestic Water Distribution - Plumbing Piping System - Original Building and Addition 1]
Estimated Cost	$306,800
Fiscal Event Year	2015
2011-2015 Cost	$306,800
2011-2015 Priority	Medium
2011-2015 Year	2015

Recommendation 2012 - Repair or replacement of the plumbing piping system may be required according to the results of the proposed study. The cost provided is for budgeting purposes only. The replacement scope of work is subject to the recommendation of the study. Deferral of the replacement may result in further deterioration of the water supply.

D30 HVAC

D3040 Distribution Systems

D304001 Air Distribution, Heating & Cooling

Element Instance : D304001 Air Distribution, Heating & Cooling - Original Building and Addition 1

Description 2012 - A system of ductwork and air diffusers distributes air in the building. The ductwork is built of sheet metal and varies in size.

Condition Assessment 2012 - The duct system is in fair condition. Several ducts in the basement are starting to corrode as a result of water infiltration through the floor vents.

Last Replacement Year	1968
Theoretical Life	30
Technical Condition	Fair

.Study [D304001 Air Distribution, Heating & Cooling - Original Building and Addition 1]

Event Type: Study **Priority:** Medium

Brief Description	.Study [D304001 Air Distribution, Heating & Cooling - Original Building and Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2014
2011-2015 Cost	$10,400
2011-2015 Priority	Medium
2011-2015 Year	2014

Recommendation 2012 - In order to determine the condition and remaining expected useful life of the duct system, a study is recommended.

August 2012 - Duct system

August 2012 - Aged duct system

Replacement [D304001 Air Distribution, Heating & Cooling - Original Building and Addition 1]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [D304001 Air Distribution, Heating & Cooling - Original Building and Addition 1]
Estimated Cost	$601,120
Fiscal Event Year	2014
2011-2015 Cost	$601,120
2011-2015 Priority	Medium
2011-2015 Year	2014

Recommendation 2012 - Pending the outcome of the recommended study, a replacement of the duct system may be required. The cost provided is for budgeting purpose only. The replacement schedule, scope and cost of the system are subject to the proposed study.

D304003 Heating/Chilling water distribution systems

Element Instance : **D304003 Heating water distribution systems - Heating Piping System - Original Building and Addition 1**

Description 2012 - The heating piping system is concealed behind interior finishes and behind the walls and floors.

Condition Assessment 2012 - The condition of the piping system could not be determined during the site assessment because it was not easily accessible. The heating piping system is original to the building construction in 1953 and its addition in 1968 and has surpassed its expected useful life.

Last Replacement Year	1968
Theoretical Life	45
Technical Condition	Fair

.Study [D304003 Heating water distribution systems - Heating Piping System - Original Building and Addition 1]

Event Type: Study **Priority:** High

Brief Description	.Study [D304003 Heating water distribution systems - Heating Piping System - Original Building and Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2013
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2013

Recommendation 2012 - The heating piping system is known to develop pinhole leaks with age. In order to check the condition of the concealed heating piping system, an intrusive investigation is recommended.

August 2012 - Heating piping

August 2012 - Aged heating piping

Replacement [D304003 Heating water distribution systems - Heating Piping System - Original Building and Addition 1]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D304003 Heating/Chilling water distribution systems- Origin] [03.1-170 Heating Piping Systems
Estimated Cost	$447,200
Fiscal Event Year	2014
2011-2015 Cost	$447,200
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation 2012 - Based on the age and condition of the heating piping system, replacement is recommended. The cost provided is for budgeting purposes only. The replacement schedule, scope and cost of the system are subject to the proposed study.

D304007 Exhaust Systems

Element Instance : D304007 Exhaust Systems - Original Building

Description 2012 - The building is equipped with six exhaust fans of various makes, capacities and vintages. Approximately four exhaust fans are likely original to the building construction in 1953.

Condition Assessment 2012 - The exhaust fans have exceeded their expected useful life. Based on age, the exhaust fans are considered to be in poor condition.

Last Replacement Year	1953
Theoretical Life	22
Technical Condition	Poor

Replacement [D304007 Exhaust Systems - Original Building]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D304007 Exhaust Systems - Original Building]
Estimated Cost	$26,000
Fiscal Event Year	2012
2011-2015 Cost	$26,000
2011-2015 Priority	High
2011-2015 Year	2012

Recommendation 2012 - The exhaust fans have surpassed their expected useful life. Replacement of the aged exhaust fans is recommended to maintain indoor air quality.

August 2012 - Aged exhaust fan

OLD_Rooftop washroom exhaust fan in 1967 addition

OLD_Classroom and washroom exhaust fans in original 1953 building section

D304008 Air Handling Units

Element Instance : D304008 Air Handling Units - Central Station AHU - Addition 1

Description 2012 - There are two central station air handling units (AHUs) manufactured by Sheldons, which contain hot water coils and supply air to the designated areas. Each unit is comprised of a supply, return and exhaust fan. Most of the central station AHUs are likely original to the building addition in 1968.

Condition Assessment 2012 - The central station air handling units (AHUs) have exceeded their expected useful life. Based on age, the central station AHU are considered to be in fair condition.

Last Replacement Year	1968
Theoretical Life	35
Technical Condition	Fair

Replacement [D304008 Air Handling Units - Central Station AHU - Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [D304008 Air Handling Units - Central Station AHU - Addition 1]
Estimated Cost	$149,760
Fiscal Event Year	2014
2011-2015 Cost	$149,760
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation

2012 - Based on the age, the central station air handling units (AHUs) have exceeded the expected useful life, which is approximately 35 years. With age, the likelihood of the components failing increases, which may result in a system malfunction that will impact the indoor environment. Replacement of the aged central station AHUs is recommended.

August 2012 - Central station air handling unit (AHU)

August 2012 - Closed view of central station AHU

D3050 Terminal & Package Units

Element Instance : D3050 Terminal & Package Units - Perimeter Radiators - Original Building and Addition 1

Description

2012 - Terminal units consist of perimeter radiators in the classrooms, hallways and staircases. The terminal units are likely original to the building construction in 1953 and its addition in 1968.

Condition Assessment

2012 - The terminal units are performing as intended. No major deficiencies were observed or reported at the time of the assessment. Based on age, the perimeter radiators are considered to be in fair condition.

Last Replacement Year	1968
Theoretical Life	15
Technical Condition	Fair

Replacement [D3050 Terminal & Package Units - Perimeter Radiators - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [D3050 Terminal & Package Units - Perimeter Radiators - Original Building and Addition 1]
Estimated Cost	$312,000
Fiscal Event Year	2013
2011-2015 Cost	$312,000
2011-2015 Priority	High
2011-2015 Year	2013

Recommendation 2012 - With age, unit malfunction or breakdown is anticipated which increases maintenance costs. Replacement of the aged terminal units is recommended.

August 2012 - Perimeter radiators

August 2012 - Aged terminal unit

OLD_Termiknal heating units in gym area.

OLD_Classroom terminal heating units in 1967 addition

OLD_Terminal heating units in 1953 building section

D40 Fire Protection

D4020 Standpipe Systems

Element Instance : D4020 Standpipe Systems - Original Building and Addition 1

Description 2012 - Fire suppression is provided by a standpipe system that is connected to municipal domestic water and several fire hose cabinets in the building. Most of the standpipe system is original to the building construction in 1953 and its addition in 1968.

Condition Assessment 2012 - Most of the standpipe system is either concealed behind interior finishes or behind the walls/floors. Where observed, the standpipes are in fair condition.

Last Replacement Year	1968
Theoretical Life	47
Technical Condition	Fair

.Study [D4020 Standpipe Systems - Original Building and Addition 1]

Event Type: Study **Priority:** High

Brief Description	.Study [D4020 Standpipe Systems - Original Building and Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2013
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2013

Recommendation 2012 - Based on the age, the standpipe system has exceeded its expected useful life, which is approximately 47 years. A study to determine the condition and remaining useful life is recommended.

August 2012 - Standpipe system

August 2012 - Closed view of standpipe system

Replacement [D4020 Standpipe Systems - Original Building and Addition 1]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D4020 Standpipe Systems - Original Building and Addition 1]
Estimated Cost	$67,600
Fiscal Event Year	2014
2011-2015 Cost	$67,600
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation 2012 - In order to minimize fire hazards, annual inspection of the standpipe and fire hose is recommended.

D50 Electrical

D5010 Electrical Service & Distribution

D501002 Secondary

Element Instance : D501002 Secondary - Addition 1

Description 2012 - Two secondary transformers are provided to step down voltage for the secondary switchgear. The secondary transformers are floor-mounted and is located in the electrical room. The transformers are air-cooled type, installed in 2006 and 1968 are rated for 45 and 112.5 kVA respectively.

Condition Assessment 2012 - The transformer installed in 1968 have exceeded its expected useful life. Based on age, the transformer is considered to be in poor condition.

Last Replacement Year	1968

Theoretical Life	40
Technical Condition	Poor

Replacement [D501002 Secondary - Addition 1]

Event Type: Replacement **Priority:** Urgent

Brief Description	Replacement [D501002 Secondary - Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2012
2011-2015 Cost	$10,400
2011-2015 Priority	Urgent
2011-2015 Year	2012

Recommendation 2012 - The transformer has exceeded expected useful life. Failure of the transformer can affect operation of the building. Replacement of the transformer is recommended.

August 2012 - Secondary transformer

D501003 Main Switchboards

Element Instance : D501003 Main Switchboards - Main Distribution Panel - Original Building and Addition 1

Description 2012 - The main switchboard and two secondary distribution panel located in the electrical room and is manufactured by Eaton and is rated for 800 Amps at 600 Volts. Various commercial-grade branch disconnects and breaker panels are provided for mechanical, lighting and receptacle loads in the building are original to the building construction in 1953 and its addition in 1968.

Condition Assessment 2012 - Based on age, the secondary switchgear is in poor condition. Some reconfigurations and additions were made to the switchgear in 2006.

Last Replacement Year	1968
Theoretical Life	40

Technical Condition Poor

Replacement [D501003 Main Switchboards - Main Distribution Panel - Original Building and Addition 1]

Event Type: Replacement **Priority:** Urgent

Brief Description	Replacement [D501003 Main Switchboards - Main Distribution Panel - Original Building and Addition 1]
Estimated Cost	$52,000
Fiscal Event Year	2012
2011-2015 Cost	$52,000
2011-2015 Priority	Urgent
2011-2015 Year	2012

Recommendation 2012 - The secondary switchgear which is original to the building construction in 1953 and its addition in 1968 has exceeded expected useful life. Over time, carbon build-up and electrical arcing can occur. Replacement of the switchgear is recommended.

August 2012 - Distribution panel

August 2012 - Aged distribution panel

D5020 Lighting & Branch Wiring

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

Description

2012 – The electrical wiring in the building is standard commercial grade insulated wire in rigid metal conduit. Branch wiring in flexible conduit is provided to lighting, receptacle and mechanical loads. The majority of the wiring is concealed behind walls and floors and other interior finishes.

Condition Assessment

2012 – The electrical wiring is mostly concealed but likely dates back to the construction of the building. Based on age the wiring is in poor condition. Some wiring may have been added or replaced over time with the secondary switchgear.

Last Replacement Year	1968
Theoretical Life	40
Technical Condition	Poor

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

Event Type: Study **Priority:** High

Brief Description	.Study [D5020 Lighting & Branch Wiring - Original Building and Addition 1]
Estimated Cost	$10,400
Fiscal Event Year	2012
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2012

Recommendation

2012 – The electrical wiring has exceeded its expected useful life. Over time, deterioration of the wire insulation and the conduit can occur. Some wiring may have been added or replaced but the extent of the modifications is not clear. Given the age of the electrical wiring, a study is recommended to determine the integrity of the wiring and to provide a scope and schedule of replacement.

August 2012 - Branch wiring

August 2012 - Aged branch wiring

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

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D5020 Lighting & Branch Wiring - Original Building and Addition 1]
Estimated Cost	$644,800
Fiscal Event Year	2013
2011-2015 Cost	$644,800
2011-2015 Priority	High
2011-2015 Year	2013

Recommendation 2012 – Based on findings of the recommended study, full or partial replacement of the wiring is recommended. The replacement cost provided is for budgeting purposes only and is subject to the conclusions of the study.

D502002 Lighting Equipment

Element Instance : D502002 Lighting Equipment - Addition 1

Description

2012 – The interior lighting consists of ceiling-mounted fluorescent light fixtures installed in the building. The fluorescent light fixtures are lamped with retrofitted T8 lamps with electronic ballasts. The interior lighting is controlled by occupancy sensors. The interior lighting at the lower levels was installed in 1968.

Condition Assessment

2012 – Based on age, the interior lighting at the lower levels is in fair condition. The lighting appears to perform as intended.

Last Replacement Year	1968
Theoretical Life	30
Lighting Equipment Type	Interior Lighting
Technical Condition	Fair

Replacement [D502002 Lighting Equipment - Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [D502002 Lighting Equipment - Addition 1]
Estimated Cost	$31,200
Fiscal Event Year	2014
2011-2015 Cost	$31,200
2011-2015 Priority	High
2011-2015 Year	2014

Recommendation

2012 – The interior lighting at the lower level installed in 1968 has exceeded expected useful life. Over time, deterioration of the light fixtures may impact the learning environment. Replacement of the interior lighting is recommended.

August 2012 - Interior lighting

August 2012 - Interior lighting

D5030 Communications & Security

D503004 Public Address Systems

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

Description	2012 – The public address (PA) system consists of a central multimedia control unit, handsets and speakers. The control unit was manufactured by Dukane and is located in the office along with handsets. The speakers are located in the hallways and classrooms.
Condition Assessment	2012 – Based on age, the Public Address (PA) system is in poor condition.

Last Replacement Year	1968
Theoretical Life	8
Technical Condition	Poor

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

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D503004 Public Address Systems - Original Building and Addition 1]
Estimated Cost	$46,800
Fiscal Event Year	2012
2011-2015 Cost	$46,800
2011-2015 Priority	High
2011-2015 Year	2012

Recommendation

2012 – The public address (PA) system has exceeded its expected useful life. Replacement of the system is recommended.

August 2012 - Public address system

August 2012 - Aged speaker

OLD_Classroom communication system is outdated

OLD_Comunication console is obsolete

D503006 Clock and Program Systems

Element Instance : D503006 Clock and Program Systems - Original Building and Addition 1

Description 2012 - The clock system synchronizes all the clocks within the school. The clock system is likely original to the building construction in 1953 and its addition in 1968.

Condition Assessment 2012 - Based on age, the clock system is in poor condition. No major deficiencies were reported at the time of the assessment.

Last Replacement Year	1968
Theoretical Life	25
Technical Condition	Poor

Replacement [D503006 Clock and Program Systems - Original Building and Addition 1]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [D503006 Clock and Program Systems - Original Building and Addition 1]
Estimated Cost	$26,000
Fiscal Event Year	2012
2011-2015 Cost	$26,000
2011-2015 Priority	High
2011-2015 Year	2012

Recommendation 2012 - The clock system requires replacement at the end of its expected theoretical life, which is approximately 25 years. Replacement is recommended. Photos not available.

G BUILDING SITEWORK

G20 Site Improvement

G2030 Pedestrian Paving

Element Instance : G2030 Pedestrian Paving - Concrete Paved - Site

Description 2012 - Concrete paved walkways are provided along the east side of the building. The walkways provide access to the building and the playfields from the parking areas and city sidewalks.

Condition Assessment 2012 - The concrete paved walkways are in poor overall condition, with transverse and alligator cracking as well as ravelling observed.

Last Replacement Year	1953
Theoretical Life	25
Technical Condition	Poor

Replacement [G2030 Pedestrian Paving - Concrete Paved - Site]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [G2030 Pedestrian Paving - Concrete Paved - Site]
Estimated Cost	$10,400
Fiscal Event Year	2013
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2013

Recommendation 2012 - The concrete paved walkways are beyond their expected useful life. Based on age and observed condition, replacement is recommended.

August 2012 - General view of concrete paved walkway

August 2012 - Cracked concrete paved walkway noted

G2040 Site Development

G204007 Playing Fields

Element Instance : G204007 Playing Fields - Asphalt Paved - Site

Description 2012 - An asphalt paved schoolyards are provided along the north and west sides of the building, and includes basketball courts and common areas.

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

Last Replacement Year	1953
Theoretical Life	20
Technical Condition	Poor

Replacement [G204007 Playing Fields - Asphalt Paved - Site]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [G204007 Playing Fields - Asphalt Paved - Site]
Estimated Cost	$263,120
Fiscal Event Year	2012
2011-2015 Cost	$263,120
2011-2015 Priority	High
2011-2015 Year	2012

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 - Cracked asphalt paved playground noted

August 2012 - Ravelling noted on asphalt paved playground

OLD_View of paved playground.

OLD_Overview of cracked asphalt.

OLD_View of cracked asphalt on paved playground.

G30 Site Civil/Mechanical Utilities

Element Instance : G30 Underground Utilities - Site

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.

Last Replacement Year	1953
Theoretical Life	30
Technical Condition	Poor

.Study [G30 Underground Utilities - Site]

Event Type: Study **Priority:** Urgent

Brief Description	.Study [G30 Underground Utilities - Site]
Estimated Cost	$10,400
Fiscal Event Year	2012
2011-2015 Cost	$10,400
2011-2015 Priority	Urgent
2011-2015 Year	2012

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 Underground Utilities - Site]

Event Type: Replacement **Priority:** Urgent

Brief Description	Replacement [G30 Site Civil/Mechanical Utilities - Site]
Estimated Cost	$456,560
Fiscal Event Year	2013
2011-2015 Cost	$456,560
2011-2015 Priority	Urgent
2011-2015 Year	2013

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

G3030 Storm Sewer

Element Instance : G3030 Stormwater Management - Site

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.

Last Replacement Year	1953
Theoretical Life	44
Technical Condition	Poor

.Study [G3030 Stormwater Management - Site]

Event Type: Study **Priority:** High

Brief Description	.Study [G3030 Stormwater Management - Site]
Estimated Cost	$10,400
Fiscal Event Year	2012
2011-2015 Cost	$10,400
2011-2015 Priority	High
2011-2015 Year	2012

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.

Major Repair [G3030 Stormwater Management - Site]

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

Brief Description	Major Repair [G3030 Stormwater Management - Site]
Estimated Cost	$70,720
Fiscal Event Year	2013
2011-2015 Cost	$70,720
2011-2015 Priority	High
2011-2015 Year	2013

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.

Hastings and Prince Edward District School Board

Report Summary

Saved Report Name	Final Report Template
User Name	Stantec Consulting Ltd.
Report Type	Text With Pictures
Report Name	Condition Assessment
Start Year	2012
Number of Years	5
Priority	Default
Structure / Instance	Queen Elizabeth School (Picton), Building ID 6529-1
Filter	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 ;
Asset Photos	Default Photos Only
Current Backlog FCI	Yes
Element Photos	No Photos
Include Element ACL Criteria	No
Exclude Elements Without Events	Yes
Include Event level details	Yes
Event Photos	All Photos
Include Costlines	No
Printed Date	2012/12/05