Waterloo Region
District School Board

Sale by Tender:

Surplus Property Disposition

Three Bridges Public School

Tender No.: 6715-KP-16
Issued: February 4, 2016

Closing Date: March 8, 2016
Closing Deadline: 2:00:00 p.m. local time

Black out Period

Deadline for Questions/Queries to Bid Award Notification

TABLE OF CONTENTS

1.0 INVITATION TO BIDDERS

1.1 INTRODUCTION

The Waterloo Region District School Board, herein after referred to as the "Board" would be pleased to receive a bid for: **Surplus Property Disposition-Three Bridges Public School.**

Read the entire package very carefully before preparing a bid.

1.2 EXAMINATION

Immediately notify the Board contact upon finding design errors, inconsistencies or omissions in the Tender Documents and/or site examination. The Board will not accept claims for extras from the Bidder, based on the failure to detect and report same found in the Tender Documents, and/or site examination before Tender closing.

1.3 BACKGROUND

The Board is one of the larger school boards in Ontario operating approximately 120 school Board locations and serving more than 60,000 full time students in the Region of Waterloo. The Board provides quality education programs and services for learning of all ages in a safe and caring school environment empowering lifelong learners who strive for excellence in a changing world.

1.4 SITE VISIT

Due to the nature of this Tender, a NON mandatory site visit may be scheduled based on feedback from Bidders.
Failure to attend and register at the time and location(s) specified would NOT result in disqualification.
The Board at its sole discretion may schedule additional site visits.
Bidders are to meet at the Main office.
Meeting time and date if required will be forwarded via email.

1.5 PROCUREMENT SERVICES DOCUMENT CONTACT

1.5.1 Board Contact

For the purpose of this Sale by Tender, the only contact for all Bidders, for all queries, questions and notifications including requests for an interior building site meet, from the Tender issue date to the bid award notification date is: **Klaus Padaric**

All communication is to be: **faxed to 519-742-1451 or email to procurementservices@wrdsb.on.ca**
Reference the Board contact name, as well as the Tender number and Tender name in the communication header.

Responses will be via addenda.

1.5.2 From Issue Date to Deadline for Questions/Queries

Bidders shall forward questions; report any errors, omissions or ambiguities to the Board contact.

1.5.3 Blackout Period: From Deadline for Questions/Queries to Bid Results Notification

Bidders will not attend the opening of the Bid Submission. No other contact with the Board or Consultant is permitted. All communication from the Bidder to the Board are prohibited during the blackout period, unless initiated by the Board's contact.

1.5.4 After the release of the Bid Results Notification

Bidders submitting a bid are entitled to a debriefing. Bidders have 60 days from the issue date of the bid results notification to request a debriefing. Bidders are to forward a written request for debriefing to the Board Contact. Telephone debriefings are not permitted.

1.5.5 Consequences of not following the Bidder Contact Protocol

Communication initiated by the Bidder during the blackout period, to the Board may be grounds for disqualification from the Sale by Tender.

1.6 TIME TABLE

Issue Date of Tender	**February 4, 2016**
NON-Mandatory Site Visit	**To be scheduled if required.**
Deadline for Questions/Queries	**February 26, 2016**
Deadline for Issuing Addenda	**February 29, 2016**
Closing Deadline	**March 8, 2016, 2:00:00 P.M.**
Blackout Period	**Deadline for Questions/Queries to Bid Award Notification**
Approximate Board of Trustees Approval	**June 18, 2016**

1.7 WARRANTY

Property is sold "as is". The Board is not responsible for changes or property improvements whatsoever, nor shall it be required to permit such terms prior to disposition.

1.8 FORM OF AGREEMENT

The form of agreement will be the industry standard OREA Ontario Real Estate Association – Commercial. The highest compliant bidder shall execute the form of Agreement of Purchase and Sale for the applicable property within five (5) business days after notification from the Board. At the time the Agreement is signed, the successful bidder shall submit a deposit (by certified cheque or bank draft payable to "Miller Thomson LLP In Trust") in the amount of ten percent (10%) of the purchase price. The sale would not be subject to financing. The sale would have a closing date of no more than 90 (ninety) days.

END OF SECTION

1.0 PROPERTY

1. **Three Bridges Public School**

- 2043 Three Bridges Road, Woolwich Township in the Region of Waterloo

END OF SECTION

TERMS AND CONDITIONS

1.0 PROVISIONS

1.1 Proceedings against the Board

The Bidder represents and warrants that the Bidder is not a party to any suits, actions, litigation proceedings, arbitration's, alternative dispute resolutions, investigations or claims by or against or otherwise involving the Board and the Bidder. The Board will reject the bid in the view of the current, pending or threatened litigation, arbitration, alternative dispute resolution or disputes involving the Board and Bidder. The Awarded Bidder may also be required, at the discretion of the Board, to sign a Certificate in a form satisfactory to the Board confirming that the Awarded Bidder is not associated with any company involved in litigation with the Board.

1.2 Standard of Behavior

The Board will not knowingly sell property to Bidders who operate in contravention of local and international laws. Bidders submitting bids are in fact agreeing that they are not in contravention of local and international laws. If the Board discovers the Bidder to be in contravention, the Board reserves the right to rectify the issue with the Bidder that may include the cancellation of the sale of property.

1.3 Paramountcy Clause

Bidders who have additional and/or supplementary agreements that require the Board's signature prior to providing the required products and/or services to the Board must submit that said draft agreement with their bid. No additional agreements will be accepted by the Board after the closing date Tender time of the Tender. In the event of any conflict between the provisions of the terms of the Awarded Bidder's additional and/or supplementary agreement(s) and the provisions of this Tender document, the terms of the Tender contract shall govern.

1.4 Freedom of Information

To comply with the Freedom of Information and Protection of Privacy Act, all bids submitted to the Board become the property of the Board, and as such, are subject to the Freedom of Information and Protection of Privacy Act. Clearly identify any portion of the bid submission that could cause injury if disclosed.

2.0 COMMUNICATION

2.1 Verbal Communication

The Board will not provide verbal direction or clarification during the tender process. As a result, verbal recollections will not be considered valid.

2.2 Addenda

If the Board determines that it is necessary to provide additional information relating to this Tender, such information will only be communicated to all Bidders by addenda. Such addenda may contain important information including significant changes to this tender.

2.3 Request for Clarification

The Board reserves the right to seek clarification and supplementary information from Bidders after the Bid Submission Deadline. The response received by the Board from a Bidder shall, if accepted by the Board, form an integral part of that Bidder's proposal.

3.0 BID PREPARATION

The Board will not be liable for any costs incurred by the Bidder for the preparation of their bid.

3.1 Bid Price Form

Bidders may bid on any or all properties listed. Bids shall be submitted on the bid forms as attached. The bid form should be completely filled out. Bid submissions which are arithmetically incorrect, incomplete, without signatures, conditional or obscure, or which contain any additions or alterations not called for, may be rejected.

The bid must bear the written signature of the Bidder and the name and title must be clearly printed or typed under that signature. The bidder's signature has the authority to bind the Bidder.

3.2 Bid Price

Harmonized Sales Tax ("HST"), Land Transfer Tax and any other applicable taxes are in addition to the bid price and shall be the responsibility of the bidder. In the event the successful bidder is registered for HST, the Board may, in its sole discretion, accept an HST indemnity from the successful bidder, in a form acceptable to the Board's lawyers, which HST indemnity will permit the successful bidder to self-assess for HST payable.

Bid prices must be in Canadian Funds.

4.0 BID SUBMISSION

Appendix B – Bid sheet must be received and date stamped prior to the deadline identified in this tender document at the reception desk in Procurement Services, 2nd floor Building 2.

Appendix C may be completed and submitted with the bid submission. This form must be completed and submitted prior to bid award.

Appendix D is included to provide a label that may be affixed to the sealed bid submission envelope.

Appendix E is a handy reference sheet that may be used and submitted at the time of bid submission.

Deposit Cheque: It is common practice to submit a deposit cheque with the bid submission. Bidders may submit a deposit (by certified cheque or bank draft payable to "Miller Thomson LLP In Trust") in the amount of ten percent (10%) of the purchase price. A deposit cheque is not a mandatory requirement with the bid submission.

The main entrance to the Education Centre is a controlled entrance, and it is the Bidder's responsibility to allow ample time to reach the reception desk in Procurement Services, 2nd floor Building 2.

Bids received by the Board after the time established herein for the tender closing will be deemed informal, regardless of the cause of delay. Such bids shall be promptly returned unopened, with a written explanation as to its rejection.

Electronically transmitted bids will not be permitted or accepted.

5.0 BID WITHDRAWAL

Bids may be withdrawn prior to the closing of the sale by tender.

6.0 BID EVALUATION

Bids will not be opened in public.

Fair market value as determined by a 3rd party appraisal will not be publicized and will be used "in camera" as the Board's reserve bid price to evaluate all other bids.

In the event that the reserve bid is not attained, at the discretion of the Board, formalities under the public sale process including the reserved bid requirement may be waived and the Board may accept a bid which substantially complies with the requirements of the tender.

Preference will be given to the highest compliant bid.

The "highest bid price" shall be a factor used to determine the highest compliant bid.

All offers must note that the sale is conditional upon the Board of Trustee's approval (minimum 45 day conditional period).

In the event of tie compliant bids, the Bidder with the earliest date time stamp will be considered the highest compliant bid.

7.0 BID RESULTS NOTIFICATION

Results notification will be forwarded after the sale has concluded.

8.0 RIGHTS OF THE BOARD

In addition to any other express rights or any other rights which may be implied in the circumstances, the Board reserves the right to:

(i) Reject any bid received from a Bidder which is party to any past or existing suits, actions, and litigation proceedings, arbitration's, alternative dispute resolutions, investigations, vendor performance evaluations that are below expectations or claims by or against or otherwise involving the Board and the Bidder. Note: the successful Bidder(s) may also be required, at the discretion of the Board, to sign a Certificate in a form satisfactory to the Board confirming that the successful Bidder(s) is not associated with any company involved in litigation with the Board.

(ii) make public the names of any or all Bidders;

(iii) request written clarification or the submission of supplementary written information from any Bidder;

(iv) waive formalities and accept Bids which substantially comply with the requirements of this tender;

(v) verify with any Bidder or with a third party any information set out in a Bid;

(vi) disqualify any Bidder whose Bid contains misrepresentations or any other inaccurate or misleading information;

(vii) disqualify any Bidder or the Bid of any Bidder who has engaged in conduct prohibited by this sale by tender;

(viii) make changes, including substantial changes, to this tender provided that those changes are issued by way of addenda in the manner set out in this sale by tender;

(ix) accept or reject a Bid if only one Bid is submitted;

(x) not necessarily accept the highest or any bid;

(xi) cancel this sale by tender process at any stage;

(xii) discuss with any Bidder different or additional terms to those contemplated in this tender or in any Bidder's Bid;

(xiii) reject any or all Bids in its absolute discretion;

By submitting its Bid, the Bidder authorizes the collection by the Board of the information set out under (v), (vi) and (vii) in the manner contemplated in those subparagraphs.

END OF SECTION

APPENDIX A – BUSINESS CONDUCT
FOR BOARD EMPLOYEES

1. Preamble

The Principles of Business Conduct procedure describes the manner in which the Board does business and specifies the standards of behaviour expected from employees. They are a formal guide to ethical practices to be followed in all business dealings. They are not a substitute for personal integrity and good judgement; they are intended to serve as a minimum standard of behaviour.

The Principles of Business Conduct provide guidance to Board employees to ensure its relationship with the private sector is beyond reproach. The overall image of the Board would clearly be harmed by cases of employees receiving, or perceived to be receiving, any undue benefits or otherwise benefiting or appearing to benefit, from their relationships with the private sector.

2. General

The Board is committed to the highest level of personal and corporate ethical standards in the conduct of doing business. A key ingredient in its business dealings is the treatment of all suppliers in a fair and equitable manner.

3. Principles

3.1. Board employees must act honestly and uphold the highest ethical standards. This will maintain and enhance public confidence and trust in the integrity, objectivity and impartiality of the Board.

3.2. Board employees are obligated to perform their official duties and conduct themselves in a manner that will bear the closest public scrutiny.

3.3. When dealing with suppliers, Board employees must declare any conflict of interest (i.e., where an employee's personal interest may be in conflict with the employee's role and responsibility for the Board).

3.4. Civil or criminal action may be taken against any employee who fails to comply with the Board's rules of conduct. If an employee fails to comply with the Principles of Business Conduct, the employee will be disciplined, as appropriate, up to and including dismissal.

4. Guidelines

4.1. *Personal Benefits*

4.1.1. Board employees shall not have private interests in companies that either supply the Board or wish to supply the Board with goods and/or services that would be affected particularly or significantly by Board actions in which the employees participate.

4.1.2. An employee must not use confidential information obtained as part of their job for personal benefit.

4.1.3. Nor should the employee use their influence to award a contract or other commitment to a relative (i.e., family member or friend).

4.2. ***Gifts, Hospitality and other Benefits***

4.2.1. An employee must refuse from any persons or organizations doing business with the Board all personal gifts, benefits or hospitality.

4.3. ***Bribery and Fraud***

4.3.1. To conform to the laws of Canada an employee must not accept or offer money, valuable consideration, office, place or employment for themselves or someone else while doing their job.

4.3.2. Employees will not give, offer or agree to give, offer, demand, accept or agree to accept a loan, reward, advantage or benefit of any kind as consideration for cooperation, assistance, exercise of influence or an act of omission in connection with the transaction of procurement or a claim against the Board regardless whether the employee has the ability to do so or not.

4.4. ***Preferential Treatment***

4.4.1. An employee must not give any advantage or preferential treatment to anyone.

4.4.2. An employee must not enter a contract on the Board's behalf with a friend(s) or family member(s).

4.4.3. An employee must refuse to help outside entities or organizations in any transactions or dealing with the Board in a way that contravenes the provisions of the Principles of Business Conduct.

4.5. ***Discrimination***

4.5.1. An employee must not knowingly participate in acts of discrimination or harassment towards any person with whom that employee has business relations.

4.6. ***Environmental Issues***

4.6.1. Employees should recognize their responsibility to environmental issues/conflicts consistent with the Board's goals or mission.

When in doubt on the interpretation of the above, the employee should consult with the Executive Superintendent of Business Services and Treasurer.

END OF SECTION

Waterloo Region
District School Board

51 Ardelt Ave., Kitchener, Ontario N2C 2R5
Fax: 519 742-1451

APPENDIX B – BID PRICE FORM

Tender #6715-KP-16 Surplus Property Disposition- Three Bridges Public School

Closing Date and Time: March 8, 2016, 2:00:00 P.M. local time

PROPERTY	BID PRICE
Surplus Property Disposition – Three Bridges Public School	$

Name of Bidder: _____

Address: _____ _____
Postal Code

I/We have carefully examined Tender documents and any Addenda thereto, and have a clear and comprehensive knowledge of the terms of the sale of the properties.
By submitting the bid form, we agree and consent to the terms, conditions and provisions of the tender. I/We declare that neither our firm nor our employees have a situation with the Board or its employees, management or trustees that may be interpreted as a conflict of interest or potential conflict of interest. On behalf of the company, all of our employees that will be interacting with Board employees have been made aware of the Board's "Principles of Business Conduct" and will comply.

Blackout Period Protocol is understood and will be adhered to.

Authorized Signature: _____ Title: _____

Name (Print/Type): _____ Date: _____

Telephone: _____ Fax #: _____

Email: _____ Cellular #_____

I have the authority to bind the Bidder.

END OF SECTION

APPENDIX C – TAX DECLARATION

Government of Ontario

Tax Compliance Declaration

The Ontario Government expects all proponents to pay their provincial taxes on a timely basis. In this regard, proponents are advised that any contract with the Ontario Government will require a declaration from the successful proponent that his/her company's provincial taxes are in good standing.

In order for a company to be considered for a contract award, the proponent must complete and submit a signed copy of this Tax Compliance Declaration form along with its bid documentation.

Declaration

I/We hereby certify that _____ at the time of
(legal name of proponent company)

submitting its quotation, is in full compliance with all tax statutes administered by the Ministry of Finance for Ontario and that, in particular, all returns required to be filed under all provincial tax statutes have been filed and all taxes due and payable under those statutes have been paid or satisfactory arrangements for their payment have been made and maintained.

Consent to Disclosure

I/We consent to the Ministry of Finance releasing the taxpayer information described in this Declaration to ***The Waterloo Region District School Board*** for the purpose of verifying that
_____is in full compliance with all tax statutes administered
(legal name of proponent company) by the Ministry of Finance.

Dated at _____this_____ day of_____, 20__.

_____
(Signature of Authorized Signing Officer)

_____
(Name and Title of Authorized Signing Officer)

(Phone number) _____

END OF SECTION

APPENDIX D – BID SUBMISSION LABEL

SAMPLE:

Contact Name Your Company Name Your Address City, Province, Postal Code SAMPLE PROCUREMENT SERVICES C/O Klaus Padaric *Waterloo Region District School Board* Education Centre, 51 Ardelt Avenue, Building 2, 2nd Floor **Kitchener, Ontario N2C 2R5** **Full Bid Number & Name** **Closing Date: (see cover page)** **Closing Time: (see cover page)**

NOTE: For your convenience you may affix the label below onto your bid submission envelope.

From:

____

____

____

____

PROCUREMENT SERVICES
C/O Klaus Padaric
Waterloo Region District School Board
Education Centre, 51 Ardelt Avenue,
Building 2, 2nd Floor
Kitchener, Ontario N2C 2R5

Tender #6715-KP-16 Surplus Property Disposition – Three Bridges P.S.
Closing Date: March 8, 2016
Closing Deadline: 2:00:00 p.m. local time

APPENDIX E

☑ BID SUBMISSION CHECKLIST ☑

May be returned with Bid Submission

- ❑ **APPENDIX B - Bid Form**
- ❑ **APPENDIX C - Tax Declaration Form**
- ❑ **APPENDIX D – Use this as your label on the envelope**
- ❑ **APPENDIX E - Bid Submission Checklist**
- ❑ **Deposit Cheque**

There is no need to return the balance of the bid package to the Board

_____

Company Name

END OF SECTION

Waterloo Region District School Board

Condition Assessment

Three Bridges PS, Building ID 6946-1

Current Backlog FCI	**25.82%**
GFA (m2)	1206
Year Built by Original/Additions	1872

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

THREE BRIDGES Public School: The original country school house was a single room single storey structure of wood construction with exterior stone and brick cladding and a full basement. The original school house was constructed in 1872. In 1953, a second classroom with and adjoining full basement, was added to the south side of the original building. A second addition was then added in 1981 which included two additional classrooms and a general purpose room. The total floor area of the building is 1,278 square metres. The roof of the original school house and the general purpose room in the 1981 addition are pitched with shingle tile covering, whereas the 1951 addition and the classrooms in the

1981 addition are flat. Overall, the architectural components appear in fair condition.

During the current planning period (2011 to 2015) the following components have been identified as requiring repair or replacement for a total estimated cost of $108,700

- Superstructure original school
- Exterior wall
- Roof coverings
- Toilet Partitions
- Wall paneled wall finishes
- Ceilings
- Exterior doors
- Millwork

****

Basic Life Safety Study

1.0 General Summary:

The subject site is a single storey structure with a small basement area under the original 1872 structure and 1953 Addition which houses a small office, computer lab and service area. Another additions was constructed in 1981.There is also a small wood frame outbuilding (storage) on site that is not connected to the Fire system. There are 3 portable units, one of which serves as a Woodworking Shop. There is no Municipal Fire Protection.PrimaryLife Safety Systems provisions include fire alarm system, emergency and exit lighting, and fire-fighting capability (fire extinguishers). Secondary provisions include a Defibrillation Unit.

The inspection was conducted on December 21, 2011 with the assistance and cooperation of the on-site Custodian.

Significant Observations:

1.1 There was no formal or posted Fire Safety Plan at the site.
1.2 Some lamps in Exit Lighting are burned out.

2.0 Methodology:

The inspection was not a formal Code Compliance Audit, but was undertaken to identify areas of concern related to Life Safety, for further investigation where warranted. The inspection was conducted visually, and non-destructive testing (NDT) was not performed. The general operating condition and conformanceonly was verified for the following:

- Emergency lighting
- Exit lighting
- F/A Systems
- Fire Suppression Systems
- Fire Fighting Systems

- Building Egress
- Other hazards

Building egress was inspected, including for general conformance to the Ontario Building Code and Access for Ontarians with Disabilities Act.
A general review was also undertaken to identify any situations that could potentially affect the Health and Safety of occupants.

3.0 Observations:

FIRE ALARM SYSTEMS
The fire alarm system is an Edwards / G.E. #6616 4 zone system (2 of which are assigned to the Portable Units), with bell and horn annunciation and pull stations.The system has been recently upgraded. The master unit is located in the Basement Electrical Room. It isunder a maintenance / inspection contract, last inspected in JULY of 2011. Related documentation was in place and current, with the exception of a formal Fire Safety Plan. Fire Drills are conducted 6 times per year, in accordance with Board policy.
A formal Fire Safety Plan should be posted near the main fire alarm panel.

EMERGENCY LIGHTING
The emergency lighting system is present throughout the school. Fixtures are generally remote heads with central battery, and integral units (Staff Room). Units are tested monthly by local maintenance staff.
No deficiencies were identified.

EXIT LIGHTING
Exit lighting is general older incandescent fixtures. All exits and travelways were covered. The system is inspected monthly.
Some lamps were noted to be burned out.

FIRE SUPPRESSION and FIGHTING SYSTEMS
There is noMunicipal water system serving the site.There are no sprinkler or standpipe systems.
Fire extinguishers are present throughout the school, and are under contract for annual inspection. Monthly inspections are conducted and recorded by local maintenance staff. Extinguishers in corridors are in steel tubs recessed in the block walls and are not identified.
No deficiencies were identified in any of the suppression systems.

BUILDING EGRESS
Primary egress points are well identified, and all exits with the exception of the main front entrance and Exit #3 are to flat grade. Doors are manual with operable panic bars.
Exterior lighting is provided at all exits.

The exit from the Basement area consists of a stairwell and steps up to a grade exit. Although the configuration is approved, and emergency lighting is provided in the stairwell, there should be a permanent light installed in the stairwell, as it is unlit.

OTHER
A defibrillation unit is located on site, and staff have been trained in its use.

4.0 Recommendations:

1. Recessed wall fire extinguisher should be clearly outlined and placarded.

2. Provide additional lighting in Basement exit stairwell

3. A master Fire Safety Plan should be posted near the F/A panel near the main entrance.

4. Fire drills should be conducted when the basement area is occupied, if possible.

****

2. Mechanical Executive Summary

Overall, the mechanical equipment is in fair to good condition. Heating is provided by three gas-fired air handling units supplying hot air through ducts to the vents throughout the school. We understand that the Renzor air handling unit serving the original school and addition 1 was installed in approximately 1997 and is therefore approaching the end of its theoretical service life. The air handling unit serving the general purpose room is likely to have been commissioned during the construction of addition 2 in 1981. The unit serving the classrooms in the 1981 addition appears to be relatively new. The basement area of the 1953 addition is heated and cooled by a unit ventilator with an attached air conditioning unit. Other than washroom extract there is no general ventilation for the building. An automated well water system provides the domestic water for the school. Water is pumped from an on-site well, filtered and fully treated before distribution. Hot water is provided by one gas-fired Rheem water heater. Septic system is used for waste water with a filter bed on the north side of the school.

During the current planning period (2011 to 2015) the furnace in the original section of the school is the only item that has been identified as requiring replacement for a total estimated cost of $7,200.

3. Electrical Executive Summary

The Building is in good condition electrically. The main electrical feed is 400 amps, single phase at 208/120 volts. The fire alarm system is based on an Edward ESI 6616 panel with 3 zones and

applicable pull stations, smoke/heat sensors and bells. Surface mounted T8 fluorescent lighting fixtures provide internal lighting. Localized incandescent lamps were found in isolated areas. The emergency lighting consists of hardwire lamps connected to central battery source. We understand that it is tested monthly and reported to be in operational working condition. No significant deficiencies were noted with the electric components and other than routine maintenance, no replacements have been identified as being required within the next 5 years.

4. Site Summary

The site is 1.17 hectares and overall in fair to poor condition. Asphalt-paved general parking areas are provided in the front and south sides of the school and there is parking for approximately 10 vehicles. The playground area is grass and asphalt and includes a baseball diamond and a soccer pitch.

During the current planning period (2011 to 2015) the following components have been identified as requiring repair or replacement for a total estimated cost of $32.000
- Paved Parking
- Paved Play area
- Fences.

5. Pre 2011 Narratives

THREE BRIDGES Public School: The original facility is a single storey structure of wood construction with exterior brick cladding. The building has a full basement. The original building was constructed in 1872. Addition 1, which also has a full basement, was completed in 1953 to the south side of the original building. Addition 2 which was completed in 1981, is located on the east side of the original and addition 1 building consisting of a general purpose room. The total floor area of the building is 1,278 square metres. Overall, the architectural components appear in fair condition. No roof access was available at the time of visit, but the majority of the roofing was indicated to be replaced in 1995. Windows in the original and addition 1 building were replaced with single glazed double slider units around 1995. Comments on exceptions: Replacement/repair of the below listed events or components are required or recommended for the school renewal process: - Mortar joints were indicated to be deteriorated on the brick exterior walls; - Painted wall coverings were noted to be faded, scuffed up and unpainted in portions. Based on age, is approaching the end of its useful life of 10 years; - Acoustic 12x12 ceiling panels observed on the addition 1 building were noted to be stained and discolored. Based on age, has surpassed its useful life of 20 years; - Carpeting in the school was stained, discolored and worn throughout. Based on age, has surpassed the end of its useful life of 10 years; - The majority of the vinyl floor tiles have surpassed their useful life of 20 years (since 1981 addition); - Exterior and interior doors throughout the building were noted to be deteriorated with damages to the edges and surfaces; - Washroom partitions were in poor condition. Corrosion at the underside of the partition panels and overall deterioration to the washroom itself was encountered; and - The millwork in the classrooms were noted to be original to the time of building construction. Based on age, has surpassed it useful life of 20 years. The site is approximately 1.17 hectares and overall in fair condition. Stormwater management systems were re graded in 2002. Paved parking areas to the south side of the building were resurfaced in 2002. Playscapes were added to the northeast side of the building in 2002. Comments on exceptions: - Unpaved playgrounds around the

site were observed to be overused, with poor grass growth. Replacement of sod and grass areas are recommended; - Interlocking stone walkways date back to 1981 and were observed to be cracked with grass growth. Heaved and uneven sections of walkways were noted. Reconstruction of walkways are required to prevent future tripping hazards; - Site improvements including perimeter chain link fencing was observed to be corroded. Out of plumb fence posts were noted. Replacement of the perimeter chain link fencing is recommended for the school renewal process. The following events and components were replaced or have no significant deficiencies. Hence replacement in the next five years (tactical planning window) is not anticipated: - The majority of the landscaped areas were observed to be in fair condition; - Stormwater management systems were re graded in 2002. No reported problems were encountered at the time of visit; - Paved parking lots were resurfaced in 2002; - Roofing was indicated to be replaced around 1995. No reported problems at the time of visit; - Partition walls were observed to be in good structural condition; - The majority of the fittings and equipment were observed to be in a fair condition; - Hardwood flooring was not observed in the building, however, quarry tiles were noted in the corridors and in fair condition; - Window coverings consisting of vinyl window coverings appear to be replaced around 1995 during the replacement of the windows; - Interior stairs consisting of concrete stairs which lead to the basement level were observed to be in good structural condition. Carpet stair coverings to be replaced during the replacement of carpeting in the building.

Overall, the mechanical equipment is in good condition with most of the mechanical equipment installed or upgraded in the past several years. Heating is provided by three gas-fired air handling units supplying hot air through ducts to the vents in the building. The Renzor air handling unit was installed in approximately 1997. The two other air handling units from EnMar systems and ClimateMaster are likely to have been commissioned during the second addition in 1981. Ventilation for the original building is provided by the three above mentioned air handling units and six exhaust fans. There is no air conditioning in the building. Domestic hot water is provided by one gas-fired Rheem water heater. The water heater was installed in approximately 1999. Comments on exceptions: The mechanical systems are generally in fair condition. The following components were identified as requiring replacement or repair with the tactical planning window (next 5 years) based on age and observed condition: - exhaust fans; Recommended replacement of plumbing piping system should be based on a study. No significant deficiencies were noted with the air handling units, duct systems, domestic hot water heater and water distillation/softener system. Replacement of these components is not anticipated in the next 5 years. Following components were not found in the building, - boiler fuel supply system; - heat exchangers; - HVAC pumps; and - DX split & packaged units.

The building is in good condition electrically, with regular upgrades having been completed. The fire alarm system is a micro-processor controlled ESI 6616 and it appears to be in good working condition. Fire alarm system has sixteen zones. The emergency lighting consists of hardwire lamps connected to central battery source. The emergency lighting was indicated to be in fair condition. The lighting within the building is in fair condition. The interior lighting was upgraded to T8 technology in approximately 1995. Comments on exceptions: The electrical systems are generally in fair condition, with the following components identified as requiring replacement or repair within the tactical planning window based on age and observed condition. - exterior lighting system; and - emergency lighting. No significant deficiencies were noted with the electric ground services and special systems. Replacement of these components is not anticipated in the next 5 years.

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

A10 Foundations

A1010 Standard Foundations

Element Instance : A1010 Standard Foundations

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [A1010 Standard Foundations]

Event Type: Replacement **Priority:** N/A

Brief Description	Replacement [A1010 Standard Foundations]
Estimated Cost	$66,732
Fiscal Event Year	2022
Event Data Origin	Routine Data Entry

Recommendation

B SHELL

B10 Superstructure

B1010 Floor Construction

B101001 Structural Frame

Element Instance : B101001 Structural Frame - Original School

Description

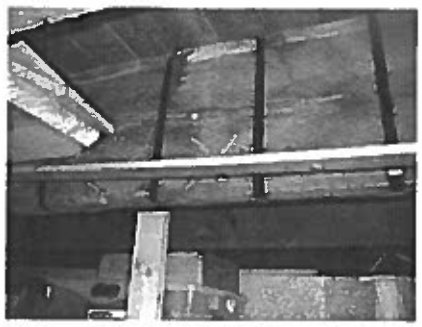
The first floor of the original school is wood post and beam construction with joist supporting plank flooring.

Condition Assessment

Cracked and broken beams, joists and posts were observed during the assessment. One main beam has been metal strapped in an attempt to limit further deterioration and steel posts, without foundations, have been added for additional floor support.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Split beam with metal strapping



Split beam with metal strapping

Replacement [B101001 Structural Frame]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [B101001 Structural Frame - Original School]
Estimated Cost	$49,920
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

It is recommended, that repairs as directed by the study be undertaken. The budget cost provided in this event is an estimate, which should be confirmed by the study.

Mar 2012 Split beam with metal strapping

Mar 2012 Rotted floor joist

Mar 2012 Split beam with metal strapping

Mar 2012 Added steel support jack resting on basement floor slab (no foundation)

Study B101001 Structural Frame - Original School

Event Type:	Study	**Priority:**	High

Brief Description	Study B101001 Structural Frame - Original School
Estimated Cost	$4,992
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

A study is recommended in order to determine the condition of the building structural elements. Deferral of the study could result in further deterioration, which may affect the stability of the building structure.

B20 Exterior Enclosure

B2010 Exterior Walls

Element Instance : **B2010 Exterior Walls**

Description

The exterior wall of the original 1872 building consists of a solid, mass brick wall constructed using several wythes of brick. The 1995 addition appears to be of brick and concrete block construction finished on the inside with either wood panelling or plaster. The 1981 addition is of architectural block construction.

Condition Assessment

Cracks have developed in the external walls of the original school building.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Major Repair [B2010 Exterior Walls]

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

Brief Description	Major Repair [B2010 Exterior Walls]
Estimated Cost	$9,984
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Deteriorated mortar joints along with chipped brick exteriors were indicated on the exterior walls. Replacement of deficient brick and repointing of the deficient exterior wall is recommended.

Mar 2012 Deteriorating Brickwork on original school

Mar 2012 Deteriorating Brickwork on original school

Mar 2012 Deteriorating Brickwork on original school

B2020 Exterior Windows

Element Instance : B2020 Exterior Windows

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [B2020 Exterior Windows]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [B2020 Exterior Windows]
Estimated Cost	$80,037
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

B2030 Exterior Doors

Element Instance : B2030 Exterior Doors and Hardware

Description

The school has five hollow metal exterior doors, some fitted with vision panels. The main front entrance is constructed of hollow metal frames with glazing and a single glazed door with applicable hardware.

Condition Assessment

Three of the external hollow metal doors have exceeded their estimated useful life of 20 years and the doors and frames are in poor condition. Signs of aging, deterioration and corrosion were evident on the base of the metal doors and doorframes. The remaining doors are in fair condition and replacement of these units is not anticipated to be necessary within the current tactical planning period. The main front entrance hollow metal frames and door are in fair condition with some minor corrosion.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Replacement B2030 Exterior Doors and Hardware

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [B2030 Exterior Doors and Hardware]
Estimated Cost	$7,788
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Progressive corrosion may result in metal perforation, which may weaken the door and doorframe. Given conditions observed during the assessment, replacement of the three deteriorated doors, frames and hardware, is recommended.

Mar 2012 Corroding hollow metal door frame

Mar 2012 Corroding hollow metal door frame

Replacement B2030 Exterior Doors and Hardware - Main Entrance

Event Type: Replacement **Priority:** High

Brief Description	Replacement B2030 Exterior Doors and Hardware
Estimated Cost	$15,974
Fiscal Event Year	2015
Event Data Origin	Board Inspection

Recommendation

With exposure to the elements, the observed deterioration and corrosion of the hollow metal frames may progress, and weaken the door and door support. It is therefore recommended that planning for complete replacement of the hollow metal frames and door forming the main entrance lobby be made.

Mar 20122 main entrance lobby enclosed by hollow screen frame with door

B30 Roofing

B3010 Roof Coverings

Element Instance : B3010 Roof Coverings - 1953 Addition

Description

The roof assembly system is a 4- ply conventional built-up roof (BUR) assembly system with gravel cover. The roof assembly likely includes rigid insulation on the roof deck. The presence of a vapour barrier is not known.

Condition Assessment

The built-up roof membrane assembly system is in fair condition. No active leaks were reported or observed at the time of the assessment. Deficiencies, such as severe water ponding and split membrane were observed.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement - B3010 Roof Coverings - 1953 Addition

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement - B3010 Roof Coverings - 1953 Addition
Estimated Cost	$9,984
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Conventional built-up roof membrane assembly systems are known to provide a service life of approximately 22 years, after which, the membrane starts to deteriorate and roof leaks may occur. With exposure to the elements further deterioration of the roof membrane is anticipated. Based on age and the observed conditions, a replacement of the roofing assembly system is recommended in approximately 2014

Mar 2012 Ponding on the 1953 roof

Mar 2012 Vegetation growth on roof

Element Instance : **B3010 Roof Coverings - 1981 Addition - Flat Roof**

Description

The roof assembly system is a 4- ply conventional built-up roof (BUR) assembly system with gravel cover. The roof assembly likely includes rigid insulation on the roof deck. The presence of a vapour barrier is not known.

Condition Assessment

The built-up roof membrane assembly system is consistent with its age and in fair to poor condition with excessive vegetation growth. No active leaks were reported or observed at the time of the assessment.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Replacement - B3010 Roof Coverings - 1981 Addition - Flat Roof

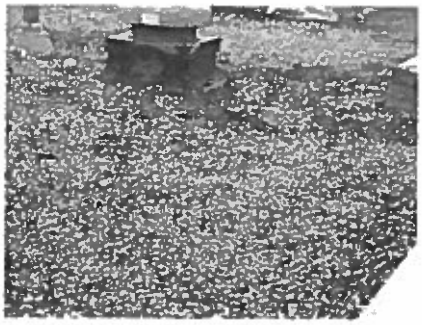
Event Type: Replacement **Priority:** Urgent

Brief Description	Replacement - B3010 Roof Coverings - 1981 Addition - Flat Roof
Estimated Cost	$22,364
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Conventional built-up roof membrane assembly systems are known to provide a service life of approximately 22 years, after which, the membrane starts to deteriorate and roof leaks may occur. With exposure to the elements further deterioration of the roof membrane is anticipated. Based on age and the observed conditions, a replacement of the roofing assembly system is recommended in approximately 2013.

Mar 2012 Vegetation growth on 1981 roof



Element Instance : B3010 Roof Coverings - Original School

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [B3010 Roof Coverings]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [B3010 Roof Coverings - Original School]
Estimated Cost	$24,960
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

Mar 2012 original school roof

Element Instance : B3010 Roof Coverings 1981 Addition Gym Roof

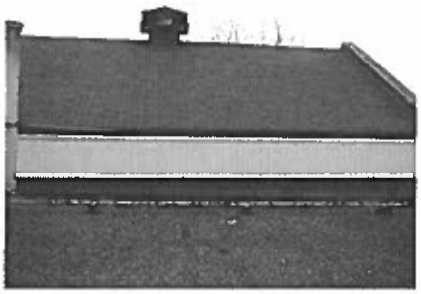
Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement - B3010 Roof Coverings 1981 Addition Gym Roof

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement - B3010 Roof Coverings 1981 Addition Gym Roof
Estimated Cost	$35,672
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Mar 2012 Gym Roof



C INTERIORS

C10 Interior Construction

C1010 Partitions

Element Instance : C1010 Partitions

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [C1010 Partitions]

Event Type: Replacement **Priority:** Low

Brief Description	Replacement [C1010 Partitions]
Estimated Cost	$61,819
Fiscal Event Year	2018
Event Data Origin	Board Inspection

Recommendation

C1020 Interior Doors

Element Instance : C1020 Interior Doors

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [C1020 Interior Doors]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [C1020 Interior Doors]
Estimated Cost	$29,744
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

The majority of the interior doors are original to the time of building construction. Chipped and damaged edges of the interior wooden doors and frames were encountered. Based on age, the interior doors are approaching the end of its useful life. Planning for replacement is recommended.

Mar 2012 Damaged door o classroom

C1030 Fittings

Element Instance : C1030 Fittings

Description

Toilet partition in male and female student washrooms.

Condition Assessment

The toilet partitions in the student male and female washrooms are in poor condition. Hinges are broken, frames are bent and the internal supporting core has collapsed.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Replacement [C1030 Fittings]

Event Type:	Replacement	**Priority:**	High

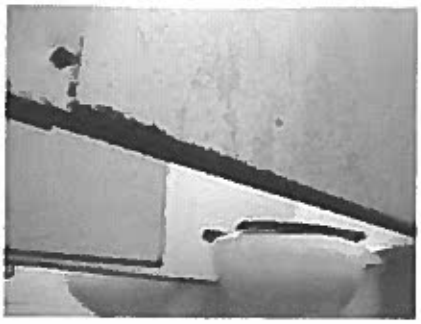
Brief Description	Replacement [C1030 Fittings]
Estimated Cost	$5,990
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Washroom partitions have surpassed useful service life. Damage and corrosion was observed. Based on age and condition, replacement is recommended.

Mar 2012 Toilet partitions in student washroom

Mar 2012 Corrosion on base of toilets partitions



Element Instance : **C1030 Fittings - Millwork**

Description

Classroom are equipped with various types of wooden cabinetry workstations , book shelving, cupboards and chalk blackboards. Each classroom is individual fitted out.

Condition Assessment

The millwork in the classrooms appears to be of a various vintages, some possibly dating back to the dates of original construction of the school and the additions.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [C1030 Fittings - Millwork]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [C1030 Fittings - Millwork]
Estimated Cost	$11,981
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Based on age and observed conditions, replacement of the deteriorated millwork in classrooms 1 and 2 is recommended.

Mar 2012 Classroom millwork

Mar 2012 Classroom millwork

Element Instance : **C1030 Fittings Window Coverings**

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [C1030 Fittings]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C1030 Fittings Window Coverings]
Estimated Cost	$5,200
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

C20 Stairs

C2010 Stair Construction

C201001 Interior Stair Construction

Element Instance : C201001 Interior Stair Construction

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [C201001 Interior Stair Construction]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C201001 Interior Stair Construction]
Estimated Cost	$8,802
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

C30 Interior Finishes

C3010 Wall Finishes

Element Instance : C3010 Wall Finishes

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [C3010 Wall Finishes]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [C3010 Wall Finishes]
Estimated Cost	$15,600
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

The painted wall coverings throughout the entire school were indicated to be approaching the end of its useful life. of 10 years. Faded, discolored and deteriorated wall coverings were encountered along with scuff markings. Based on age and condition, replacement of the painted wall coverings is anticipated.

Element Instance : C3010 Wall Finishes - Wood Paneling

Description

There are wood paneling wall finishes located in the original school classroom and the classroom in addition 1. The wall panels are half height and appears p be original to the time of building construction.

Condition Assessment

There are wood paneling wall finishes located in the original school classroom and the classroom in addition 1. The wall panels are half height and appears p be original to the time of building construction.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Replacement [C3010 Wall Finishes - Wood Paneling]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [C3010 Wall Finishes - Wood Paneling]
Estimated Cost	$4,992
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Based on age and observed conditions, repair and refinishing of the wood paneling is recommended.

Mar 2012 Wood panelling under blackboard

Mar 2012 Wood panelling

C3020 Floor Finishes

Element Instance : C3020 Floor Finishes - Carpet

Description

Carpet flooring is located in the administration area and the teaching area of the basement

Condition Assessment

The carpet is generally in fair condition. Some minor staining and deterioration was observed.

Assessment Criteria Level	ACL 1
Technical Condition	Critical

Replacement - C3020 Floor Finishes - Carpet

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [C3020 Floor Finishes - Carpet]
Estimated Cost	$13,000
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

The carpet located throughout the building is subjected to frequent foot traffic. It appears that the carpeting in the building dates back to 1981 and as such, has surpassed the end of its useful life of 10 years. However, iln general the basment carpet was in fair condition. Planning for replacement is recommended.

Mar 2012 Carpet in Basement teaching area

Replacement - C3020 Floor Finishes - Carpet

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement - C3020 Floor Finishes - Carpet
Estimated Cost	$1,498
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Some stained, discolored and worn sections of carpeting was observed, in the principals office. Replacement is recommended

Mar 2012 Carpet in Principals office

Element Instance : C3020 Floor Finishes - Quarry Tiles

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Mar 2012 Quarry Tiles in Main corridor, and washrooms

Replacement - C3020 Floor Finishes - Quarry Tiles

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement C3020 Floor Finishes - Quarry Tiles
Estimated Cost	$18,720
Fiscal Event Year	2020
Event Data Origin	Board Inspection

Element Instance : **C3020 Floor Finishes VCT**

Description

There are 12"x12" vinyl composite tiles (VCTs) located in the general purpose room (gymnasium),classrooms and various staff and service areas throughout the school.

Condition Assessment

The VCTs are generally in fair condition. some minor chipped edges, and mismatched tiles were observed

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [C3020 Floor Finishes - VCT]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [C3020 Floor Finishes - VCT]
Estimated Cost	$29,640
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

The majority of the vinyl floor tiles were installed at the time of addition 2 construction in 1981. As result age, has surpassed its theoretical useful life of 20 years. Worn surfaces of the vinyl floor tiles were noted. Based on age and condition, replacement of the vinyl floor tiles is anticipated.

Mar 2012 VAT in classroom

Mar 2012 VAT in Gymnasium

Mar 2012 VAT in Gymnasium

C3030 Ceiling Finishes

Element Instance : **C3030 Ceiling Finishes**

Description

There are 2'x4' acoustic ceiling panels located in approximately 75% of the schools finished ceiling spaces. There is also 12"x12" acoustic ceiling panels located in the classroom of the 1953 addition.

Condition Assessment

The acoustic tile ceilings are in fair condition. Discolored, stained and cupping acoustic panels were observed.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [C3030 Ceiling Finishes]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [C3030 Ceiling Finishes]
Estimated Cost	$2,496
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Based on age and observed condition, replacement of the ceiling panels in the ground floor corridor is recommended.

Mar 2012 Stained ceiling tiles in corridor

D SERVICES

D20 Plumbing

D2010 Plumbing Fixtures

Element Instance : D2010 Plumbing Fixtures

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D2010 Plumbing Fixtures]

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [D2010 Plumbing Fixtures]
Estimated Cost	$49,126
Fiscal Event Year	2022
Event Data Origin	Routine Data Entry

Recommendation

D2020 Domestic Water Distribution

Element Instance : **D2020 Domestic Water Distribution**

Description

Domestic water systems refer to the hot and cold water and respective sanitary drainage services from the point of entry to the facility to washrooms, sinks, drinking fountains etc.

Condition Assessment

The plumbing piping systems are mostly concealed and therefore their condition cannot be fully assessed. The major portion of this pipework dates to the original construction of the school and additions and therefore is in excess of their expected service life of approximately 37 years.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [D2020 Domestic Water Distribution]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [D2020 Domestic Water Distribution]
Estimated Cost	$29,952
Fiscal Event Year	2015
Event Data Origin	Board Inspection

Recommendation

The plumbing piping systems have surpassed their theoretical service life. It is recommended that provision for its replacement be made, based on the results of the recommended study. The cost provided in this event is an estimate to be confirmed by this study.

Study [D2020 Domestic Water Distribution]

Event Type:	Study	**Priority:**	Medium

Brief Description	Study [D2020 Domestic Water Distribution]
Estimated Cost	$2,995
Fiscal Event Year	2015
Event Data Origin	Board Inspection

Recommendation The plumbing piping systems have surpassed their theoretical service life. A study is recommended to be conducted to determine the condition, remaining service life and cost of replacement.

Element Instance : D2020 Domestic Water Distribution - Water Heaters

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement - D2020 Domestic Water Distribution - Water Heaters

Event Type: Replacement **Priority:** Low

Brief Description	Replacement [D2020 Domestic Water Distribution - Water Heaters]
Estimated Cost	$2,600
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

Element Instance : D2020 Domestic Water Distribution - Water Treatment and Well Pump

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D2020 Domestic Water Distribution - Water Treatment and Well Pump]

Event Type: Replacement **Priority:** N/A

Brief Description	Replacement [D2020 Domestic Water Distribution]
Estimated Cost	$13,000

Fiscal Event Year	2024
Event Data Origin	Board Inspection

Recommendation

D30 HVAC

D3010 Energy Supply

Element Instance : D3010 Energy Supply - Gas Service

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D3010 Energy Supply]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [D3010 Energy Supply - Gas Service]
Estimated Cost	$2,252
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

D3020 Heat Generating Systems

D302003 Furnaces

Element Instance : D302003 Furnaces - Original School and 1953 Addition

Description

The classrooms in the original school and addition 1 are heated by a Reznor gas fired forced air furnace, located in the basement of the original school with ducted supply to the two classrooms. No name plate was observed and the capacity and age of the furnaces is unknown. However based on previous reported information the furnace was installed in approximately 1997.

Condition Assessment

The furnace is performing as intended, however the unit appears to be older than reported.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement - D302003 Furnaces Original School and 1953 Addition

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement - D302003 Furnaces Original School and 1953 Addition
Estimated Cost	$7,188
Fiscal Event Year	2015
Event Data Origin	Board Inspection

Recommendation

Based on observed condition, planning for replacement of the heating furnace is recommended In order to ensure continued building comfort.

Mar 2012 Furnace heating the original school and addition 1

Element Instance : D302003 Furnaces - 1981 Addition

Description

The classroom and library in the 1981 addition is heated by a Bryant gas fired forced air furnace, located in the gymnasium storage room with ducted supply to all locations. Unit model # 355AAV060100, Serial # 0310A01460 with a output rating of 93,00 Btu's/hr.

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement - D302003 Furnaces - 1981 Addition

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement - D302003 Furnaces - 1981 Addition
Estimated Cost	$7,488
Fiscal Event Year	2024
Event Data Origin	Board Inspection

mar 2012 Furnace heating rooms in the 1981 addition

Element Instance : **D302003 Furnaces - Gymnasium**

Description

The classroom and library in the 1981 addition is heated by a Bryant gas fired forced air furnace, located in the gymnasium storage room with ducted supply to all locations. Unit model # 355AAV060100, Serial # 0310A01460 with a output rating of 93,00 Btu's/hr.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement - D302003 Furnaces - Gymnasium

Event Type: Replacement **Priority:** N/A

Brief Description	Replacement - D302003 Furnaces - Gymnasium
Estimated Cost	$7,488
Fiscal Event Year	2020
Event Data Origin	Board Inspection

Mar 2015 Furnace heating the gymnasium

D3040 Distribution Systems

D304001 Air Distribution, Heating & Cooling

Element Instance : D304001 Air Distribution, Heating & Cooling

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [D304001 Air Distribution, Heating & Cooling]

Event Type: Replacement **Priority:** N/A

Brief Description	Replacement [D304001 Air Distribution, Heating & Cooling]
Estimated Cost	$35,360
Fiscal Event Year	2020
Event Data Origin	Board Inspection

Recommendation

D304007 Exhaust Systems

Element Instance : D304007 Exhaust Systems

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [D304007 Exhaust Systems]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [D304007 Exhaust Systems]
Estimated Cost	$7,800
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

D50 Electrical

D5010 Electrical Service & Distribution

D501003 Main Switchboards

Element Instance : D501003 Main Switchboards

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D501003 Main Switchboards]

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [D501003 Main Switchboards]
Estimated Cost	$26,201
Fiscal Event Year	2029
Event Data Origin	Routine Data Entry

Recommendation

D5020 Lighting & Branch Wiring

D502001 Branch Wiring

Element Instance : D502001 Branch Wiring

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D502001 Branch Wiring]

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [D502001 Branch Wiring]
Estimated Cost	$54,653
Fiscal Event Year	2022
Event Data Origin	Routine Data Entry

Recommendation

D502002 Lighting Equipment

Element Instance : D502002 Lighting Equipment - Emergency Lights

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [D502002 Lighting Equipment - Emergency Lightst]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement - D502002 Lighting Equipment - Emergency Lights
Estimated Cost	$2,704
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

Element Instance : D502002 Lighting Equipment - Exit Lights

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [D502002 Lighting Equipment] t - Exit Lights

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D502002 Lighting Equipment] t - Exit Lights
Estimated Cost	$4,004
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

Element Instance : D502002 Lighting Equipment - Exterior

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [D502002 Lighting Equipment Exterior]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [D502002 Lighting Equipment] - Exterior
Estimated Cost	$3,640
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation The remaining exterior lighting have surpassed their theoretical service life, but they were indicated to be in fair working condition. However based on age and useful service life, replacement of original emergency lights is anticipated.

Element Instance : D502002 Lighting Equipment - Interior

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D502002 Lighting Equipment] - Interior

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [D502002 Lighting Equipment] - Interior
Estimated Cost	$70,720
Fiscal Event Year	2030
Event Data Origin	Board Inspection

Recommendation

D5030 Communications & Security

D503001 Fire Alarm Systems

Element Instance : D503001 Fire Alarm Systems

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D503001 Fire Alarm Systems]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [D503001 Fire Alarm Systems]
Estimated Cost	$31,200
Fiscal Event Year	2018
Event Data Origin	Board Inspection

Recommendation

D503004 Public Address Systems

Element Instance : D503004 Public Address Systems

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D503004 Public Address Systems]

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [D503004 Public Address Systems]
Estimated Cost	$63,251
Fiscal Event Year	2022
Event Data Origin	Routine Data Entry

Recommendation

D503008 Security Systems

Element Instance : D503008 Security Systems

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D503008 Security Systems]

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [D503008 Security Systems]
Estimated Cost	$2,456
Fiscal Event Year	2027
Event Data Origin	Routine Data Entry

Recommendation

F SPECIAL CONSTRUCTION & DEMOLITION

F10 Special Construction

F1060 Specialized Program Spaces

F106003 Library Resource Centre

Element Instance : F106003 Library Resource Centre - Addition 1

Assessment Criteria Level	ACL 1
Technical Condition	Good

Functional Events [F106003 Library Resource Centre - Addition 1]

Event Type:	Functional Events	**Priority:**	Low

Brief Description	Functional Events [F106003 Library Resource Centre - Addition 1]
Estimated Cost	$0
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Another view of the library resource centre. The library resource centre meets the specified space requirements based on student population.

F106007 General Purpose Room

Element Instance : F106007 General Purpose Room - Addition 2

Assessment Criteria Level	ACL 1
Technical Condition	Good

Functional Events [F106007 General Purpose Room - Addition 2]

Event Type:	Functional Events	**Priority:**	Low

Brief Description	Functional Events [F106007 General Purpose Room - Addition 2]
Estimated Cost	$0
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation

Another view of the general purpose room. The general-purpose room with an approximate area of 155 sq. m, does not meet the specified space requirements. Based on student population, the general-purpose room should be a single gymnasium with a min. area of 186 sq. m.

G BUILDING SITEWORK

G20 Site Improvement

G2020 Parking Lots

Element Instance : G2020 Parking Lots

Description

There are asphalt paved areas located on the north, west and south sides of the facility.

Condition Assessment

The asphalt paved surfaces are generally performing as intended. Deterioration in the form of alligator cracks, potholes and missing asphalt were observed in various locations.

Assessment Criteria Level	ACL 1
Technical Condition	Poor

Replacement [G2020 Parking Lots]

Event Type:	Replacement	**Priority:**	High

Brief Description	Replacement [G2020 Parking Lots]
Estimated Cost	$20,966
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Further deterioration is anticipated, especially at the asphalt paved area edge. Reconstruction of the deteriorated sections is required in order minimize pothole development. Areas recommended for repair are, the south east corners adjacent to the portable; section on the north side by the gymnasium wall and a section in the play area, for a total area of approximately 3,000 sq.

Mar 2012 Asphalt paving in south east corner

Mar 2012 Paving in general play area

Mar 2012 Paving on north side of gymnasium

G2030 Pedestrian Paving

Element Instance : **G2030 Pedestrian Paving**

Description

Concrete paving slabs on the east side of the gymnasium provides paved access to a portable.

Condition Assessment

Water infiltration and cyclical freeze and thaw appear to have contributed to the differential settlement observed on the concrete unit pavers walkway.

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [G2030 Pedestrian Paving]

Event Type:	Replacement	**Priority:**	Medium

Brief Description	Replacement [G2030 Pedestrian Paving]
Estimated Cost	$4,992
Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

In its current condition, the concrete paved walkway is a potential tripping hazard and reconstruction of the walkway, which may require improvement of the substrate, is recommended.

Mar 2012 Uneven paved walkway

G2040 Site Development

G204001 Fencing & Gates

Element Instance : G204001 Fencing & Gates

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [G204001 Fencing & Gates]

Event Type: Replacement **Priority:** High

Brief Description	Replacement [G204001 Fencing & Gates]
Estimated Cost	$9,360
Fiscal Event Year	2016
Event Data Origin	Board Inspection

Recommendation

G204007 Playing Fields

Element Instance : G204007 Playing Fields

Assessment Criteria Level	ACL 1
Technical Condition	Fair

Replacement [G204007 Playing Fields]

Event Type: Replacement **Priority:** Medium

Brief Description	Replacement [G204007 Playing Fields]
Estimated Cost	$31,200
Fiscal Event Year	2017
Event Data Origin	Board Inspection

Recommendation

G40 Site Electrical Utilities

Element Instance : G40 Site Electrical Utilities

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [G40 Site Electrical Utilities]

Event Type:	Replacement	**Priority:**	N/A

Brief Description	Replacement [G40 Site Electrical Utilities]
Estimated Cost	$12,480
Fiscal Event Year	2027
Event Data Origin	Board Inspection

Recommendation

Waterloo Region District School Board

Report Summary

Saved Report Name	None
User Name	Stephen Karley
Report Type	Text With Pictures
Report Name	Condition Assessment
Start Year	2014
Number of Years	10000
Priority	Default
Structure / Instance	Three Bridges PS, Building ID 6946-1
Asset Photos	Default Photos Only
Current Backlog FCI	Yes
Element Photos	All Photos
Include Element ACL Criteria	Yes
Exclude Elements Without Events	No
Include Event level details	Yes
Event Photos	All Photos
Include Costlines	No
Printed Date	2016/01/05

December 22, 2011
MTE File No.: 34532-300

Waterloo Region District School Board
51 Ardelt Avenue
Kitchener, ON N2C 2R5

Re: 2011 Asbestos Audit Update – Three Bridges Public School
2034 Three Bridges Road, St. Jacobs, Ontario

1.0 INTRODUCTION & SCOPE OF WORK

MTE Consultants Inc. (MTE) was authorized by the Waterloo Region District School Board (WRDSB) to conduct an asbestos audit update of Three Bridges Public School located at 2034 Three Bridges Road in St. Jacobs, Ontario.

The purpose of the assignment was to re-assess and document the location, type, and condition of identified Asbestos-Containing Materials (ACM) present within the building and make appropriate recommendations for management, abatement or remediation activities, as required. This audit update was conducted in accordance with the Ontario Ministry of Labour, *Regulation 278/05-Designated Substance-Asbestos on Construction Projects and in Buildings and Repair Operations* (Ontario Regulation 278/05). This re-assessment is required under section 8(5)a of Ontario Regulation 278/05 in order for WRDSB to meet regulatory requirements for an annual audit update. This update shall replace MTE Consultants Inc. previous report entitled: "*2008 Asbestos Audit Update – Three Bridges Public School*" dated September 29, 2008.

Authorization to proceed with the assignment was provided to MTE by the WRDSB.

The audit update process involved the following:

- Review of existing reports and documentation pertaining to ACM within the building;
- Visual inspection to assess the condition of previously identified ACM and address the condition, type and friability of any newly discovered ACM that was previously concealed by building materials and therefore not documented in the 2008 audit;
- Where necessary, collection and analysis of building material samples of newly discovered ACM not previously documented;
- Recommendations on the abatement of any damaged ACM;
- Update of asbestos Figures, tables, and database; and
- Preparation of this report.

2.0 MTE BUILDING INSPECTION

Inspection of the building on a room-by-room basis was completed by MTE on November 18, 2011. The inspection was performed with good intent and purpose to determine the location and condition of all known and accessible ACM. The inspection was non-invasive, whereby ACM could be concealed by, but not necessarily limited to; ceilings, walls, bulkheads, floors, roof systems, and/or other similar features.

2.1 Site Characteristics

The original building is a single storey structure with a full basement comprised of a wood structure and brick veneer supported by a poured concrete foundation with a peaked shingled roof. A main level addition was constructed in 1981 and comprises a concrete block structure and brick veneer with a flat built up bitumen and ballast roof.

Ceiling finishes include drywall and acoustic ceiling tiles. Wall finishes comprise of plaster, drywall, brick, wood paneling, painted concrete block, and unfinished concrete. Floor finishes include carpet, ceramic tile, concrete and vinyl tiles

3.0 PREVIOUSLY IDENTIFIED ASBESTOS-CONTAINING MATERIALS

ACM identified through visual recognition and sample analysis as identified in the previous report include:

- 12" x 12" vinyl floor tiles;
- 9" x 9" vinyl floor tiles; and
- Transite asbestos cement pipe.

Table 3, provided as an attachment to this report, combines the bulk material samples and the analytical results obtained during the 2008 report (also summarized in Table 1 of the 2008 report).

Some building materials were not sampled due to inaccessibility, or the inability to sample without significant demolition or major building alteration. The materials listed below may contain asbestos, and sampling of these materials should be performed prior to building demolition or renovation/alteration which may cause damage to them (directly or indirectly):

- Drywall joint compounds (if discovered);
- Roof felts and roofing tar;
- Soffits;
- Caulking materials;
- Concrete leveling materials;
- Resin chairs;

- Breakers in electrical equipment; and
- Vermiculite insulation (possible concealment).

A more detailed description of these finishes and their locations within the building is included in the WRDSB electronic database and the attached Figures.

It should be noted that the condition of ACM observed in the building is Good.

4.0 2011 ASBESTOS AUDIT UPDATE

4.1 Sample Collection and Analysis

During the inspection MTE did not discover any new or suspect ACM and therefore no sampling was conducted.

4.2 Damaged Asbestos-Containing Materials

No damaged ACM was observed during MTE's inspection; therefore no remedial actions are required and therefore no Table 2 ACM Requiring Abatement is present.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Visually confirmed or suspect ACM that were not sampled are assumed to contain a type of asbestos other than Chrysotile and must be managed as such in accordance with Ontario Regulation 278/05. Updates to the electronic database have been completed and provided to the WRDSB.

No damaged ACM was identified during the inspection, therefore no abatement action is required.

There are no requirements under current legislation to remove ACM from a building simply because it is present. However, Ontario Regulation 278/05 requires that an Asbestos Management Plan (AMP) be implemented and maintained where asbestos-containing materials are identified or suspected present. The AMP includes:

- Identification of ACM;
- Notification of the presence of ACM in the facility to workers, contractors and tenants;
- The control of employee exposure to asbestos fibers through;
    - Engineered controls
    - Policies
    - Procedures
    - Training
    - Personal protective equipment
    - Hygiene
- The maintenance of information regarding asbestos; and,

- Update the information in the audit at least annually and whenever new information relating to asbestos becomes known, such as removals, repairs, discovery of asbestos or testing results.

ACM that could be present in concealed locations may become apparent during construction, renovation, alteration, or maintenance activities. If any construction, renovation, alteration, or maintenance activities are required or planned, invasive inspections of concealed locations for potential ACM must be performed prior to such activities. Should any suspect ACM be discovered during the course of construction, renovation, alteration, or maintenance activities, work should cease and the materials should not be disturbed. Suspect asbestos-containing material must be treated as asbestos-containing or sampled and proven to not contain asbestos. Any activities that require disturbance of ACM must be performed in accordance with Ontario Regulation 278/05, made under the Occupational Health and Safety Act.

Annually, or more frequently if required, asbestos awareness training for staff should be provided. This training should be focused on the staff that may come in contact with ACM during routine duties or in emergency situations.

The removal or disturbance of ACM by maintenance, janitorial and other staff is not recommended. All abatement should be conducted by certified asbestos contractors trained and experienced with the type of work required.

6.0 LIMITATIONS

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and Waterloo Region District School Board. It was completed in accordance with the Scope of Work. As such, this report may not deal with all issues potentially applicable to the site and may omit issues, which are or may be of interest to the reader. MTE makes no representation that the present report has dealt with all-important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions, as they existed during the time period of the investigation. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Some areas could not be investigated due to non-destructive, non-invasive, inspection restrictions or prohibited access. Although the presence of asbestos-containing materials (ACM) has been anticipated in these areas where reasonable, the accuracy of such information must be confirmed before any potential disturbance of materials which may contain asbestos. It is also possible that ACM may be visually or physically concealed by but not necessarily limited to ceilings, walls, bulkheads, floors, roof systems or other similar features or structures.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

Sincerely,

MTE CONSULTANTS INC.

Greg Eller, BA, LEED AP (BD+C)
Project Manager

Bruce Decker, C.E.T., ROHT, BSSO
Senior Technical Advisor

GSE: ksr
Attach.
M:\34532\300\Three Bridges Public School\34532-300 - Three Bridges P.S. 2011 Audit Update-Dec 22-11.doc

MTE
More Than Engineering
25 YEARS 1985-2010

ATTACHMENTS

TABLE 3: SAMPLE SUMMARY FOR THREE BRIDGES PUBLIC SCHOOL 2008-2011

Sample ID	Material	Functional Space No.	Description	Asbestos Content (%)	Asbestos Type
32523-800-TBPS-S01A	2x4 Ceiling Tile	2010	Long Fissure Random Pinhole	ND	-
32523-800-TBPS-S01B				ND	-
32523-800-TBPS-S01C				ND	-
32523-800-TBPS-S02A	**12x12 Floor Tile**	**2003**	**Beige with Brown and Grey Fleck**	**Layer 1: 1.2 Layer 2 (mastic): ND**	**Chrysotile**
32523-800-TBPS-S02B				NA	-
32523-800-TBPS-S02C				NA	-
32523-800-TBPS-S03A	12x12 Floor Tile	2001	Beige with Brown /White/Grey Fleck	ND	-
32523-800-TBPS-S03B				ND	-
32523-800-TBPS-S03C				ND	-
32523-800-TBPS-S04A	**9x9 Floor Tile**	**2001**	**Brown**	**2.1**	**Chrysotile**
32523-800-TBPS-S04B				NA	-
32523-800-TBPS-S04C				NA	-
32523-800-TBPS-S05A	**9x9 Floor Tile**	**2001**	**Light Brown**	**2.2**	**Chrysotile**
32523-800-TBPS-S05B				NA	-
32523-800-TBPS-S05C				NA	-
32523-800-TBPS-S06A	Concrete Parging	1001	-	ND	-
32523-800-TBPS-S06B				ND	-
32523-800-TBPS-S06C				ND	-
32523-800-TBPS-S07A	Plaster	2010	-	ND	-
32523-800-TBPS-S07B				ND	-
32523-800-TBPS-S07C				ND	-

Note:
ND: No asbestos fibres detected
NA: Sample not analyzed

School Name	Notes:	Figures:
Three Bridges Public School	HM - Homogenous Material - homogeneous with previously sampled material	Basement & Level 1
Date Built:	SL - Sample Location - Material Sampled	
Original: 1872	VC - Visually Confirmed - Material not sampled, deemed ACM NF - Non-Friable F - Friable	
Additions: 1953, 1981	AMP - Asbestos Management Plan	

Functional Space Number	Room Description	Inspected Item	Inspected Material	Material Description	Material Detailed Location	Friability	Quantity	Condition	Sample / Identification Summary	Sample ID	Sample Date	% Asbestos & Fibre Type	Asbestos Classification	Recommended Action	General Notes
Basement															
1000	Stairwell	Floor	Concrete	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1000	Stairwell	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
1000	Stairwell	Ceiling	Concrete	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
1001	Library	Floor	Carpet	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1001	Library	Wall	Plaster	Parged Cement	Wall	F	-	Good	SL	TBPS-S06abc	7/18/2008	ND	Non ACM	-	
1001	Library	Ceiling	2x4 Ceiling Tile	Short Fissure Random Pinhole	Ceiling	-	-	-	-	-	-	-	Non ACM	-	Date Stamped 2007
1002	Office	Floor	Carpet	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1002	Office	Wall	Plaster	Parged Cement	Wall	F	-	Good	HM	TBPS-S06	7/18/2008	ND	Non ACM	-	
1002	Office	Ceiling	2x4 Ceiling Tile	Short Fissure Random Pinhole	Ceiling	-	-	-	-	-	-	-	Non ACM	-	Date Stamped 2007
1003	Storage	Floor	Carpet	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1003	Storage	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
1003	Storage	Ceiling	Concrete	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
1004	Storage	Floor	Concrete	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1004	Storage	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
1004	Storage	Ceiling	Wood deck	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
1005	Boiler Room	Floor	Concrete	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1005	Boiler Room	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
1005	Boiler Room	Ceiling	Wood deck	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
1006	Oil Tank Room	Floor	Concrete	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
1006	Oil Tank Room	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
1006	Oil Tank Room	Ceiling	Drywall	No joint compound	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
Level 1															
2001	Classroom 2	Floor	Vinyl Floor Tile 12"x 12"	Beige with Brown, white and grey fleck	Floor	NF	-	-	SL	TBPS-S03abc	18-Jul-08	ND	Non ACM	-	
2001	Classroom 2	Floor	Vinyl Floor Tile 9"x9"	Brown	Floor	NF	-	-	SL	TBPS-S04abc	18-Jul-08	2.1 % Chrysotile	ACM	AMP	
2001	Classroom 2	Ceiling	Vinyl Floor Tile 9"x9"	Light Brown	Floor	NF	-	-	SL	TBPS-S05abc	18-Jul-08	2.2 % Chrysotile	ACM	AMP	
2001	Classroom 2	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/18/2008	ND	Non ACM	-	
2001	Classroom 2	Ceiling	Ceiling Tile 1'x1'	Small Pinhole	Ceiling	-	-	-	-	-	-	-	Non ACM	-	Wood Fibre
2002	Classroom 3	Floor	Vinyl Floor Tile 12"x12"	Beige with Brown and Grey Fleck	Floor	NF	-	-	HM	TBPS-S02abc	18-Jul-08	1.2% Chrysotile	ACM	AMP	
2002	Classroom 3	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2002	Classroom 3	Wall	Drywall	Drywall Joint Compound	Wall	NF	-	Good		-	-	-	Suspect ACM	AMP	
2002	Classroom 3	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2002	Classroom 3	Above Ceiling	Transite	Rainwater Leader	Above Ceiling	NF	-	Good	-	-	-	-	Deemed ACM	AMP	
2003	Classroom 4	Floor	Vinyl Floor Tile 12"x12"	Beige with Brown and Grey Fleck	Floor	NF	-	-	SL	TBPS-S02abc	18-Jul-08	1.2% Chrysotile	ACM	AMP	
2003	Classroom 4	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2003	Classroom 4	Wall	Drywall	Drywall Joint Compound	Wall	NF		Good		-	-	-	Suspect ACM	AMP	
2003	Classroom 4	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2003	Classroom 4	Above Ceiling	Transite	Rainwater Leader	Above Ceiling	NF	-	Good	-	-	-	-	Deemed ACM	AMP	
2004	Foyer	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2004	Foyer	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/18/2008	ND	Non ACM	-	
2004	Foyer	Ceiling	Ceiling Tile 1'x1'	Small Pinhole	Ceiling	-	-	-	-	-	-	-	Non ACM	-	Wood Fibre
2005	Stairwell	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2005	Stairwell	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/18/2008	ND	Non ACM	-	
2005	Stairwell	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2006	Office	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2006	Office	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/18/2008	ND	Non ACM	-	
2006	Office	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2007	Office	Floor	Carpet	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2007	Office	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2007	Office	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/18/2008	ND	Non ACM	-	
2007	Office	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2008	Classroom 1	Floor	Vinyl Floor Tile 12"x12"	Beige with Brown and Grey Fleck	Floor	NF	-	-	SL	TBPS-S02abc	18-Jul-08	1.2% Chrysotile	ACM	AMP	
2008	Classroom 1	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/18/2008	ND	Non ACM	-	

2008	Classroom 1	Ceiling	2'x4' Ceiling Tile	Short Fissure Random Pinhole	Ceiling	-	-	-	-	-	-	-	Non ACM	-	Date Stamped 2007
2009	Washroom	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2009	Washroom	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2009	Washroom	Wall	Plaster	-	Wall	F	-	Good	HM	TBPS-S07	7/16/2008	ND	Non ACM	-	
2009	Washroom	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2010	Corridor	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2010	Corridor	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2010	Corridor	Wall	Plaster	-	Wall	F	-	Good	SL	TBPS-S07abc	7/16/2008	ND	Non ACM	-	
2010	Corridor	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2011	Work Room	Floor	Vinyl Floor Tile 12"x 12"	Beige with Brown, white and grey fleck	Floor	NF	-	-	HM	TBPS-S03	18-Jul-08	ND	Non ACM	-	
2011	Work Room	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2011	Work Room	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2012	Staff Room	Floor	Vinyl Floor Tile 12"x 12"	Beige with Brown, white and grey fleck	Floor	NF	-	-	HM	TBPS-S03	18-Jul-08	ND	Non ACM	-	
2012	Staff Room	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2012	Staff Room	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2013	Foyer	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2013	Foyer	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2013	Foyer	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2014	Washroom	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2014	Washroom	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2014	Washroom	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2015	Washroom	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2015	Washroom	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2015	Washroom	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2016	Janitor's Closet	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2016	Janitor's Closet	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2016	Janitor's Closet	Ceiling	Steel Deck	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
2017	Washroom	Floor	Ceramic	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2017	Washroom	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2017	Washroom	Ceiling	Ceiling Tile 2'x4'	Long Fissure Random Pinhole	Ceiling	NF	-	-	HM	TBPS-S01	18-Jul-08	ND	Non ACM	-	
2018	No Access	-	-	-	-	-	-	-	-	-	-	-	-	-	No Access
2019	Storage	Floor	Concrete	-	Floor	-	-	-	-	-	-	-	Non ACM	-	
2019	Storage	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2019	Storage	Ceiling	Steel Deck	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	
2020	Gym	Floor	Vinyl Floor Tile 12"x 12"	Beige with Brown and Grey Flecs	Floor	NF	-	-	SL	TBPS-S07abc	7/16/2008	1.2% Chrysotile	ACM	ACM	
2020	Gym	Wall	Concrete	-	Wall	-	-	-	-	-	-	-	Non ACM	-	
2020	Gym	Ceiling	Steel Deck	-	Ceiling	-	-	-	-	-	-	-	Non ACM	-	

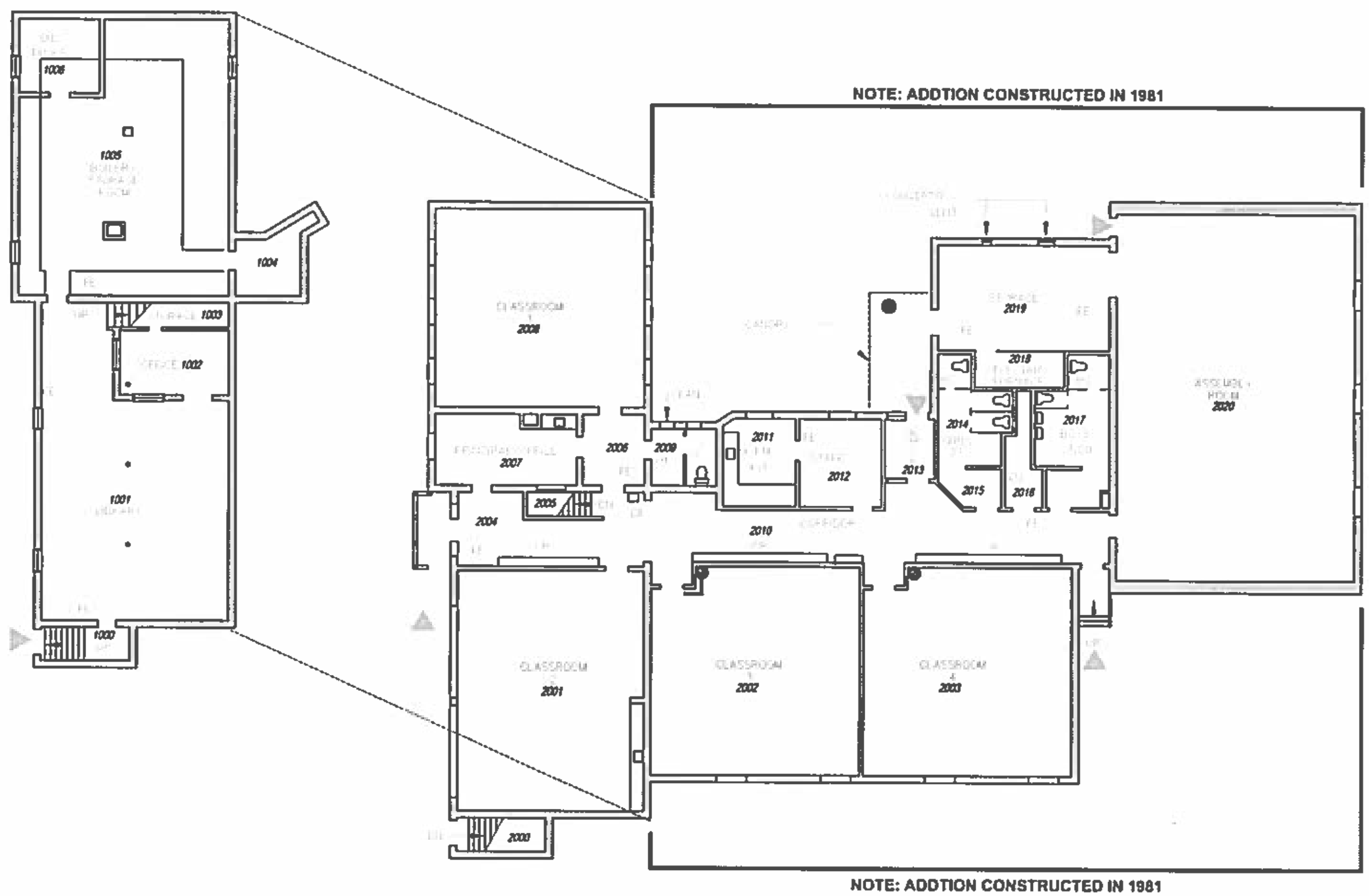
Project: 32523-800 CAD: 34532-300-BH2

Asbestos-Containing Materials Legend

- Floor Tile
- Rolled Flooring
- Ceiling Tile
- Texture Coat Ceiling
- Spray On Insulation
- Transite Board
- Transite Cement Pipe (Vertical and Horizontal)
- Pipe Insulation (Vertical and Horizontal)
- x2 Pipe Fitting with Quantity
- Boiler / Tank Insulation
- Duct Expansion Joints with Quantity
- Friable Asbestos Debris
- No Access
- Post 1987 Construction

Notes:

1. ALL DRAWINGS TO BE REFERENCED WITH THE ASBESTOS MANAGEMENT DATABASE. NOT ALL ACM AND/OR SUSPECT ACM IS DEPICTED ON DRAWINGS, INCLUDING PLASTER FINISH & DRYWALL JOINT COMPOUNDS. REFER TO THE ASBESTOS MANAGEMENT DATABASE FOR A COMPLETE LIST OF IDENTIFIED ACM & SUSPECT ACM.
2. BASEPLAN PROVIDED BY THE WRDSB (2007).



THREE BRIDGES PUBLIC SCHOOL - ST. JACOBS

MTE

Asbestos Compliance Audit - 2011

Region of Waterloo, Ontario		Waterloo Region District School Board	
NTS	34532-300	December 2011	BH2.2

January 12, 2012 – 11:02 a.m. – Plotted By: kmadsen

Full Facility Roof Report

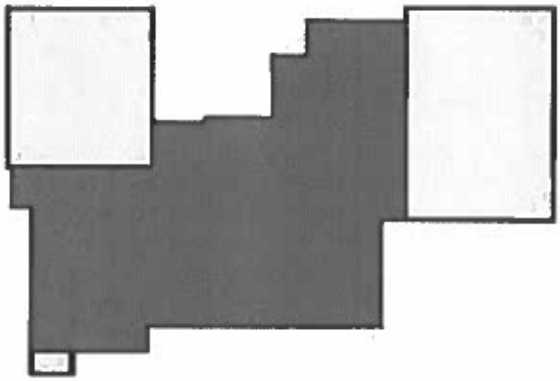
Prepared for:

Bryan Schmidt
Three Bridges Public School
2043 Three Bridges Rd.
St. Jacobs, Ontario
N0B 2N0

Prepared by:

IRC Building Sciences Group Inc.
131-4026 Meadowbrook Drive
London, ON N6L 1C7
LR09-107CR-09586
519.652.5985
519.652.9926

Three Bridges Public School



Date : February 02, 2010

Facility: Three Bridges Public School
2043 Three Bridges Rd.

St. Jacobs
Ontario
N0B 2N0
Canada

Contact Name: Bryan Schmidt

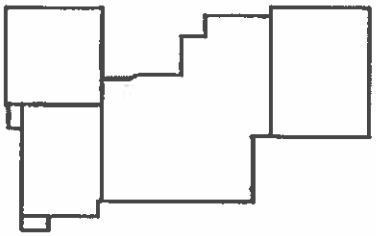
Contact Telephone: (519) 570-0003 Ext:4121

Contact Fax: (519) 576-0478

Date of Last Inspection: May 07, 2009

Type of building: Elementary School

Type of Neighborhood: Residential



Roof Section List

Photo	Section / Name / Year Installed	Size / Height	Roof Type	Condition Index/ *RCI/ ASLR(Yrs)	Estimated Replacement Value
	R-A R-A 2000	1,640 sq. ft. 15 ft.	Asphalt Shingles	Good 86 11(Yrs)	$13,120.00
	R-B R-B 1970	50 sq. ft. 10 ft.	4-Ply BUR Pitch	Poor 33 0(Yrs)	$850.00
	R-C R-C 1970	1,397 sq. ft. 15 ft.	4-Ply BUR Pitch	Poor 33 0(Yrs)	$23,749.00

Roof Section List Continued...

Photo	Section / Name / Year Installed	Size / Height	Roof Type	Condition Index/ *RCI/ ASLR(Yrs)	Estimated Replacement Value
	R-D R-D 1989	3,920 sq. ft. 15 ft.	4-Ply Tar & Gravel	Poor 61 5(Yrs)	$66,640.00
	R-E R-E 1994	2,230 sq. ft. 15 ft.	Asphalt Shingles	Fair 61 5(Yrs)	$17,840.00
	R-F R-F 1990	63 sq. ft. 8 ft.	Metal Sloped Roof	Fair 66 6(Yrs)	$1,260.00
		9,300			**$123,459.00**

*RCI Rating 0 -100 where 100 is excellent

Recommendation Summary

Section ID	Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Budget Amount
R-A	2009	Maintenance	Yes	Maintenance	Moderate	$200
R-A	2019	Replacement	No	Capital	Moderate	$13,120
R-B	2009	Maintenance	Yes	Maintenance	Moderate	$200
R-B	2010	Replacement	Yes	Capital	Moderate	$850
R-C	2009	Maintenance	Yes	Maintenance	Moderate	$1,100
R-C	2010	Replacement	Yes	Capital	Moderate	$23,749
R-D	2009	Maintenance	Yes	Maintenance	Moderate	$1,600
R-D	2010	Replacement	Yes	Capital	Moderate	$66,640
R-E	2009	Maintenance	Yes	Maintenance	Moderate	$200
R-E	2015	Replacement	Yes	Capital	Moderate	$17,840
R-F	2020	Replacement	Yes	Capital	Moderate	$1,260
						$126,759

Total Budgets - 5 Years

Section ID	2010	2011	2012	2013	2014
R-A	$0	$0	$0	$0	$0
R-B	$850	$0	$0	$0	$0
R-C	$23,749	$0	$0	$0	$0
R-D	$66,640	$0	$0	$0	$0
R-E	$0	$0	$0	$0	$0
R-F	$0	$0	$0	$0	$0
	$91,239	**$0**	**$0**	**$0**	**$0**

Roof Name: R-A

Roof Size: 1,640 sq. ft.

Est. replacement Cost: $ 13,120.00

Existing System Type: Asphalt Shingles

Year Installed: 2000

Assessed Service Life Remaining (Years) : 11

Height: 15 Ft.

Slope: 6 in 12

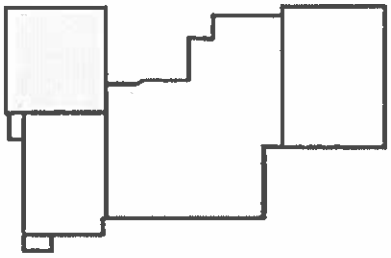
Interior Sensitivity: Low sensitivity

Drainage: Inadequate

Currently Leaking? Unknown

History of Leaking? Unknown

Drainage and Leak Details: This roof is positively drained. A sloped watershedding roof surface can tolerate minor imperfections in both design and construction and still perform it's primary waterproofing function.



Membrane Defects - Outstanding

Type Of Defect	Severity	Quantity
Sealant Deficiency	Moderate	1

It was observed that the sealant has deteriorated.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation $
2009	Maintenance	Yes	Maintenance	Moderate	$200
Remove and replace sealant.					
2019	Replacement	No	Capital	Moderate	$13,120
We recommend complete roof replacement. Remove all roofing materials down to the deck and then install a new roofing system.					
					$13,320

Roof Name: R-B

Roof Size: 50 sq. ft.

Est. replacement Cost: $ 850.00

Existing System Type: 4-Ply BUR Pitch

Year Installed: 1970

Assessed Service Life Remaining (Years) : 0

Height: 10 Ft.

Slope: 0

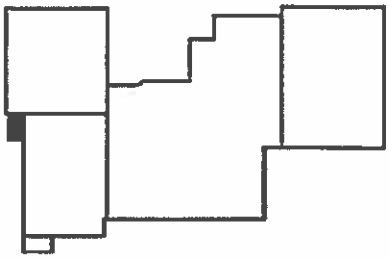
Interior Sensitivity: Low sensitivity

Drainage: Adequate

Currently Leaking? Unknown

History of Leaking? Unknown

Drainage and Leak Details: Existing drainage is adequate. No ponding water conditions were observed.



Membrane Defects - Outstanding

Type Of Defect	Severity	Quantity
Blueberries	Minor	1

Small spherical detached pieces of asphalt. They are formed when water penetrates the top coat of asphalt; freeze-thaw cycling breaks pieces of the flood-coating loose, and the wind blows these pieces around until they are eroded into a spherical shape. Subsequently, water flow causes them to accumulate in low spots on the roof.
The occurrence of blueberries indicates that the roof system has less than the original waterproofing top pour. This may adversely effect the long-term performance of the roof.

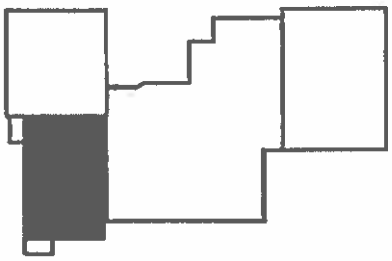
Type Of Defect	Severity	Quantity
Flashings	Moderate	1

It was observed that the flashing was loose and damaged.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation $
2009	Maintenance	Yes	Maintenance	Moderate	$200
Remove and replace damaged sheet metal flashing.					
2010	Replacement	Yes	Capital	Moderate	$850
We recommend complete roof replacement. Remove all roofing materials down to the deck and then install a new roofing system.					
					$1,050

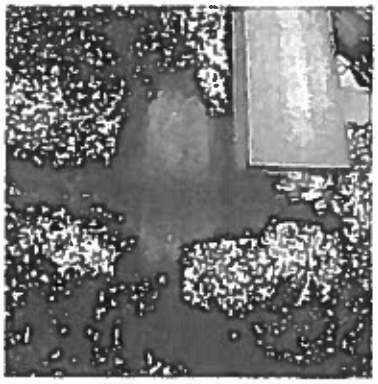
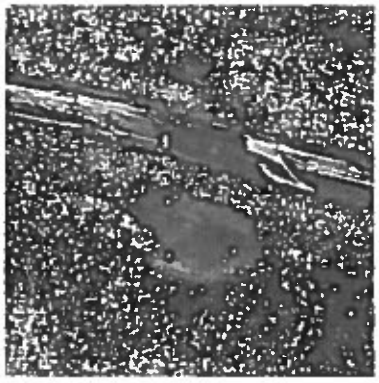
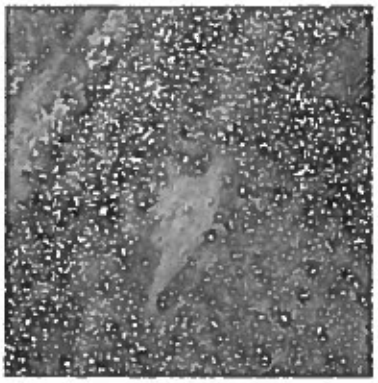
Roof Name:	R-C
Roof Size:	1,397 sq. ft.
Est. replacement Cost:	$ 23,749.00
Existing System Type:	4-Ply BUR Pitch
Year Installed:	1970
Assessed Service Life Remaining (Years) :	0
Height:	15 Ft.
Slope:	0
Interior Sensitivity:	Low sensitivity
Drainage:	Inadequate
Currently Leaking?	Unknown
History of Leaking?	Yes
Drainage and Leak Details:	This roof is not properly drained.



Membrane Defects - Outstanding

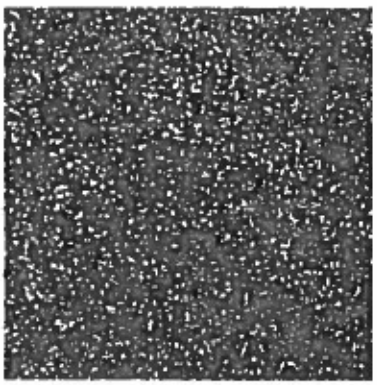
Type Of Defect	Severity	Quantity
Repairs	Moderate	1

Repairs to the roof membrane were observed indicating previous roof problems.

Type Of Defect	Severity	Quantity
Blueberries	Minor	1

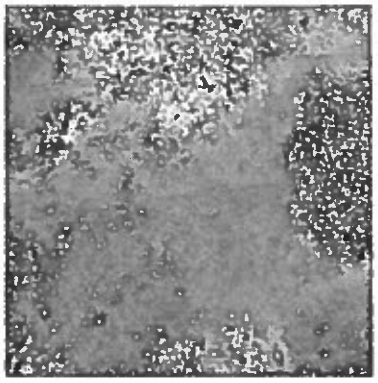
Small spherical detached pieces of asphalt. They are formed when water penetrates the top coat of asphalt, freeze-thaw cycling breaks pieces of the flood-coating loose, and the wind blows these pieces around until they are eroded into a spherical shape. Subsequently, water flow causes them to accumulate in low spots on the roof. The occurrence of blueberries indicates that the roof system has less than the original waterproofing top pour. This may adversely effect the long-term performance of the roof.



Membrane Defects - Outstanding Continued...

Type Of Defect	Severity	Quantity
Bare felts	Moderate	1

Roofing felts are fabrics manufactured by the interlocking of fibers through a combination of mechanical work, moisture, and heat without spinning, weaving or knitting. Roofing felts are manufactured from vegetable fibers, asbestos fibers or glass fibers. They are either impregnated or coated with bitumen. Their primary function is to provide strength in a multi-ply roof system. They have very poor ultraviolet light resistance and waterproofing ability. They are usually waterproofed with surface bitumen and an ultraviolet light resistant aggregate or are coated. When felts in a roof system become exposed to moisture they may progressively lose both their minimal waterproofing integrity and their strength can become severely diminished. Organic felts may eventually rot from this moisture attack.



Type Of Defect	Severity	Quantity
Sealant Deficiency	Moderate	1

It was observed that the sealant has deteriorated at the top of flashing detail.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation $
2009	Maintenance	Yes	Maintenance	Moderate	$1,100
Remove and replace sealant at top of flashing detail. Repair areas of bare felts.					
2010	Replacement	Yes	Capital	Moderate	$23,749
We recommend complete roof replacement. Remove all roofing materials down to the deck and then install a new roofing system.					
					$24,849

Roof Name: R-D

Roof Size: 3,920 sq. ft.

Est. replacement Cost: $ 66,640.00

Existing System Type: 4-Ply Tar & Gravel

Year Installed: 1989

Assessed Service Life Remaining (Years) : 5

Height: 15 Ft.

Slope: 0

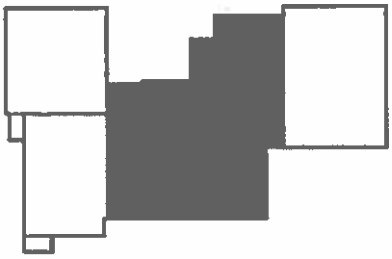
Interior Sensitivity: Low sensitivity

Drainage: Adequate

Currently Leaking? Unknown

History of Leaking? Unknown

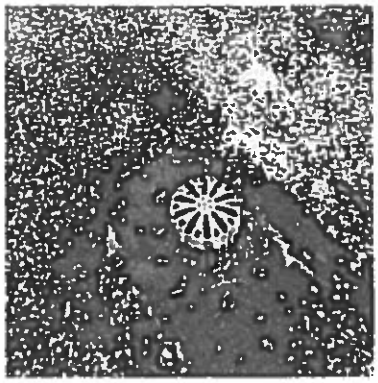
Drainage and Leak Details: Existing drainage is adequate. No ponding water conditions were observed.



Membrane Defects - Outstanding

Type Of Defect	Severity	Quantity
Debris	Moderate	1

Any foreign objects on the surface of the roof. These foreign objects could include vegetation such as dead leaves and man made objects such as broken glass, nails, etc.
The build up of roof top debris frequently impedes positive drainage, clogs drains and results in the development of ponding water conditions. In it's extreme, this could result in roof collapse
Sharp foreign objects can puncture a roof membrane if stepped upon , resulting in wet insulation, roof leaks and interior damage.



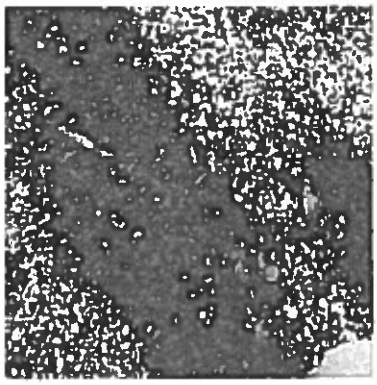
Type Of Defect	Severity	Quantity
Repairs	Moderate	1

Repairs to the roof membrane were observed indicating previous roof problems.

Membrane Defects - Outstanding Continued...

Type Of Defect	Severity	Quantity
Blueberries	Minor	1

Small spherical detached pieces of asphalt. They are formed when water penetrates the top coat of asphalt; freeze-thaw cycling breaks pieces of the flood-coating loose, and the wind blows these pieces around until they are eroded into a spherical shape. Subsequently, water flow causes them to accumulate in low spots on the roof. The occurrence of blueberries indicates that the roof system has less than the original waterproofing top pour. This may adversely effect the long-term performance of the roof.



Type Of Defect	Severity	Quantity
Ridging	Moderate	1

A roofing defect characterized by narrow or relatively narrow ripples ina membrane generally along the machine direction for roofing felts and over deck or insulation joints or base sheet edges, and usually less than 1" in height. Ridges are a weakened area of the roof membrane which are prone to splitting. When this happens, major roof leaking and consequential damage can occur.

Membrane Defects - Outstanding Continued...

Type Of Defect	Severity	Quantity
Inadequate Membrane Protection	Moderate	1

It was observed that there was inadequate membrane protection under the gas blocks.

Type Of Defect	Severity	Quantity
Inadequate Membrane Protection	Moderate	1

It was observed that there was inadequate membrane protection under the walkway.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation $
2009	Maintenance	Yes	Maintenance	Moderate	$1,600
Install extruded polystyrene to provide adequate membrane protection under wood walkway. Repair membrane ridging. Install extruded polystyrene to provide adequate membrane protection under the gas blocks. Clean and remove debris from roof area.					
2010	Replacement	Yes	Capital	Moderate	$66,640
We recommend complete roof replacement. Remove all roofing materials down to the deck and then install a new roofing system.					
					$68,240

Roof Name: R-E

Roof Size: 2,230 sq. ft.

Est. replacement Cost: $ 17,840.00

Existing System Type: Asphalt Shingles

Year Installed: 1994

Assessed Service Life Remaining (Years) : 5

Height: 15 Ft.

Slope: 6 in 12

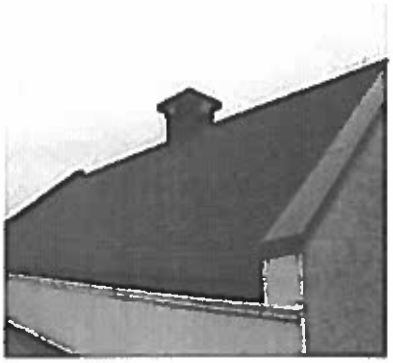
Interior Sensitivity: Low sensitivity

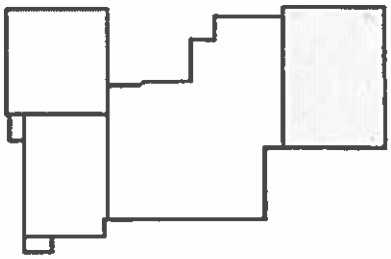
Drainage: Adequate

Currently Leaking? Unknown

History of Leaking? Unknown

Drainage and Leak Details: This roof is positively drained. A sloped watershedding roof surface can tolerate minor imperfections in both design and construction and still perform it's primary waterproofing function.





Membrane Defects - Outstanding

Type Of Defect	Severity	Quantity
Sealant Deficiency	Moderate	1

It was observed that the sealant has deteriorated.

Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation $
2009	Maintenance	Yes	Maintenance	Moderate	$200
Remove and replace sealant.					
2015	Replacement	Yes	Capital	Moderate	$17,840
We recommend complete roof replacement. Remove all roofing materials down to the deck and then install a new roofing system.					
					$18,040

Roof Name: R-F

Roof Size: 63 sq. ft.

Est. replacement Cost: $ 1,260.00

Existing System Type: Metal Sloped Roof

Year Installed: 1990

Assessed Service Life Remaining (Years) : 6

Height: 8 Ft.

Slope: 3 in 12

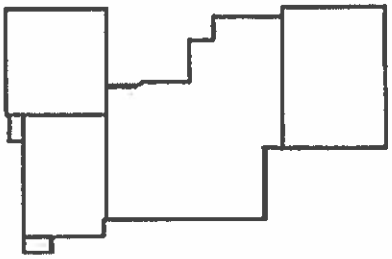
Interior Sensitivity: Low sensitivity

Drainage: Adequate

Currently Leaking? Unknown

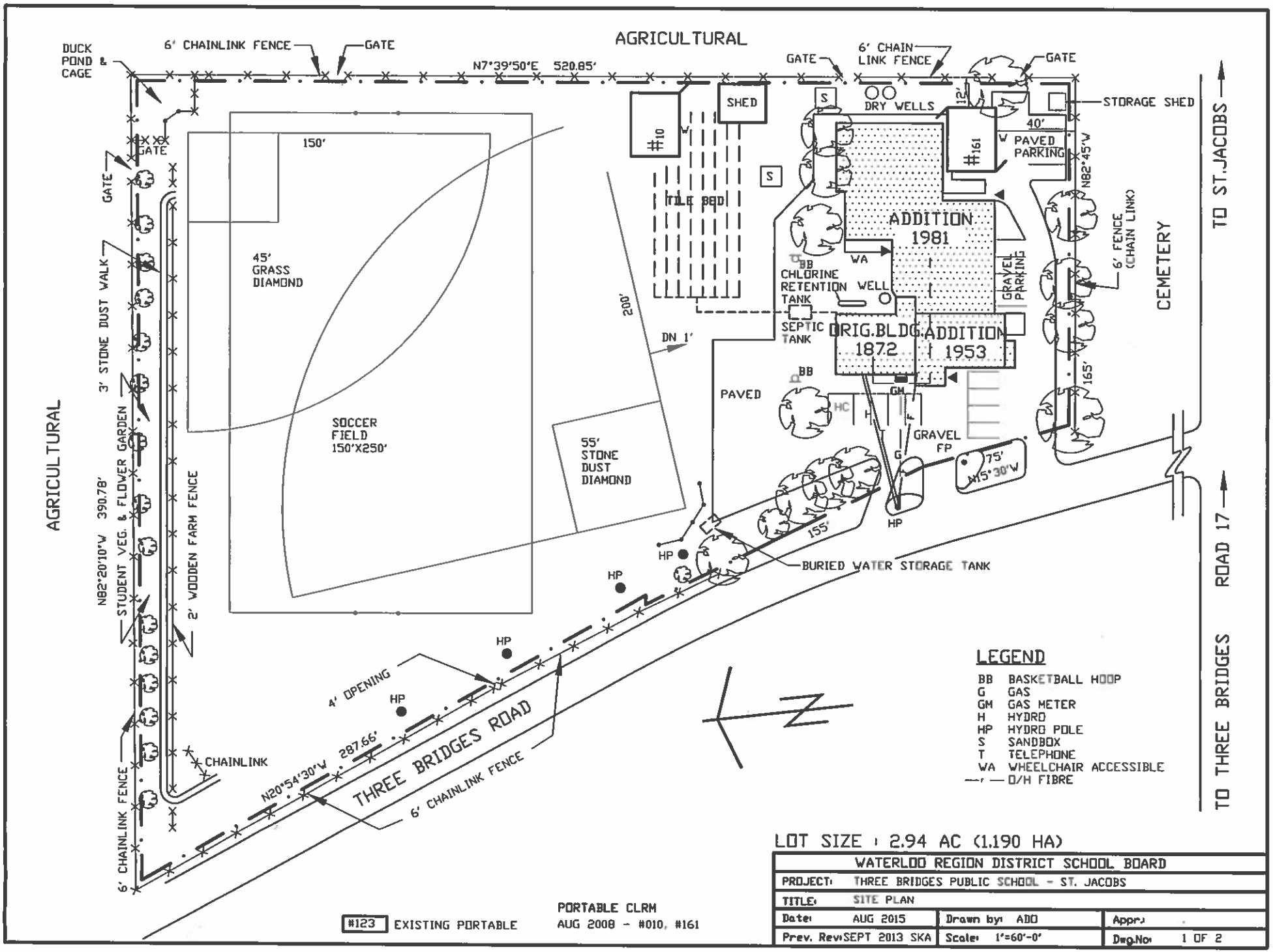
History of Leaking? Unknown

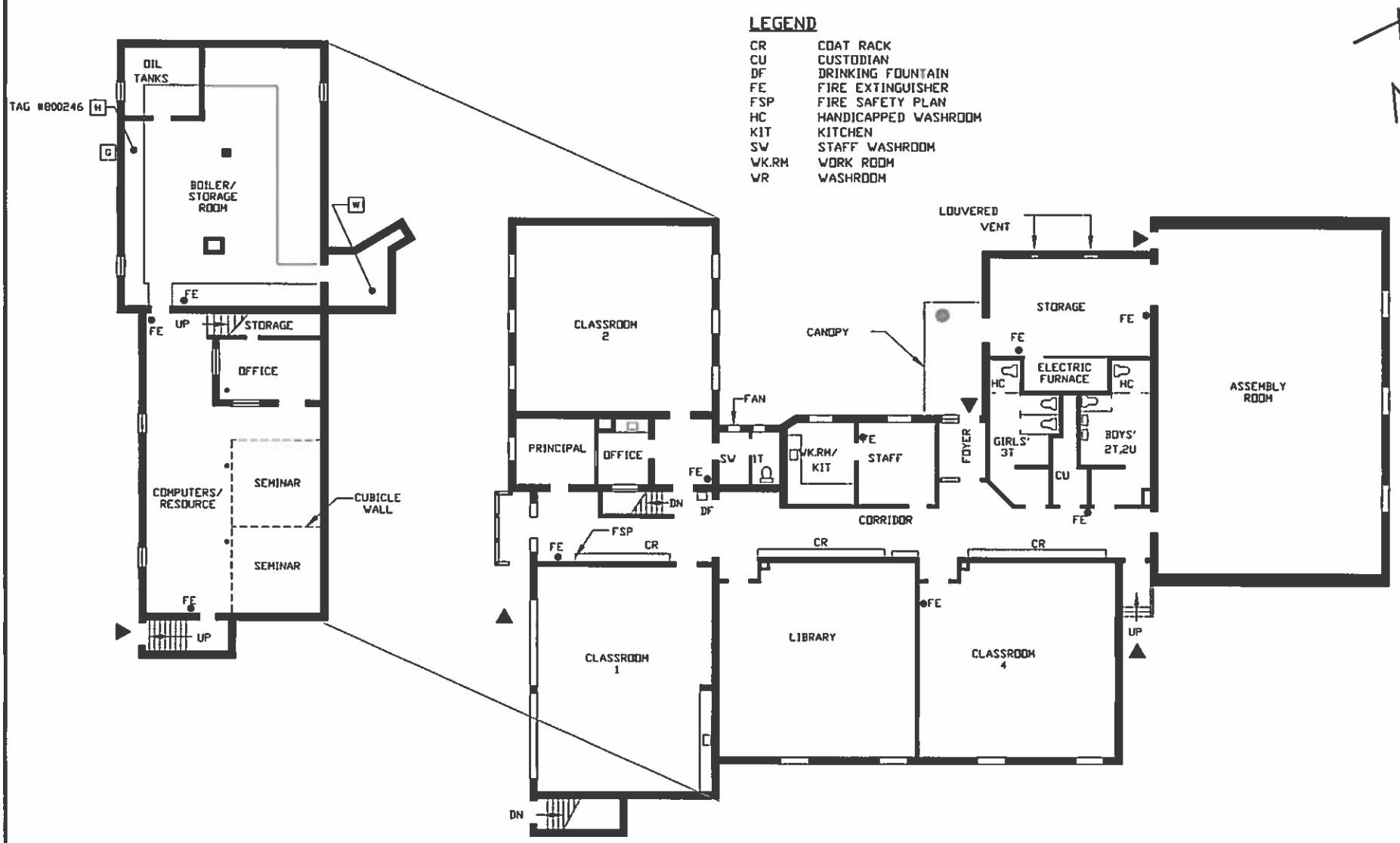
Drainage and Leak Details: This roof is positively drained. A sloped watershedding roof surface can tolerate minor imperfections in both design and construction and still perform it"s primary waterproofing function.



Recommendations Details

Budget Year	Activity Type	Action Item ?	Allocation	Urgency	Quotation $
2020	Replacement	Yes	Capital	Moderate	$1,260
We recommend complete roof replacement. Remove all roofing materials down to the deck and then install a new roofing system.					
					$1,260


AGRICULTURAL
DUCK POND & CAGE
6' CHAINLINK FENCE
GATE
N7°39'50"E 520.85'
GATE
6' CHAIN LINK FENCE
GATE
STORAGE SHED
SHED
DRY WELLS
#10
#161
PAVED PARKING
40'
12'
N82°45'W
TILE BED
ADDITION 1981
WA
BB
CHLORINE RETENTION TANK
WELL
GRAVEL PARKING
6' FENCE (CHAIN LINK)
CEMETERY
TO ST.JACOBS
SEPTIC TANK
ORIG.BLDG.ADDITION 1872 1953
DN 1'
200'
PAVED
GM
HC
H
T
GRAVEL
FP
G
75'
N5°30'W
165'
150'
45' GRASS DIAMOND
SOCCER FIELD 150'X250'
55' STONE DUST DIAMOND
3' STONE DUST WALK
STUDENT VEG. & FLOWER GARDEN
N82°20'10"W 390.78'
2' WOODEN FARM FENCE
AGRICULTURAL
HP
155'
BURIED WATER STORAGE TANK
4' OPENING
CHAINLINK
N20°54'30"W 287.66'
THREE BRIDGES ROAD
6' CHAINLINK FENCE
6' CHAINLINK FENCE
TO THREE BRIDGES ROAD 17
LEGEND
BB BASKETBALL HOOP
G GAS
GM GAS METER
H HYDRO
HP HYDRO POLE
S SANDBOX
T TELEPHONE
WA WHEELCHAIR ACCESSIBLE
O/H FIBRE
#123 EXISTING PORTABLE
PORTABLE CLRM
AUG 2008 - #010, #161
LOT SIZE : 2.94 AC (1.190 HA)
WATERLOO REGION DISTRICT SCHOOL BOARD
PROJECT: THREE BRIDGES PUBLIC SCHOOL - ST. JACOBS
TITLE: SITE PLAN
Date: AUG 2015
Drawn by: ADO
Appr.:
Prev. Rev: SEPT 2013 SKA
Scale: 1"=60'-0"
Dwg.No: 1 OF 2



SYMBOL LEGEND

PRIMARY SWITCHGEAR/MAIN DISCONNECT	H
WATER SHUT OFF VALVE	W
GAS SHUT OFF VALVE	G

GROUND FLOOR GROSS AREA : 10 616 SQ.FT. (986.22m^2)
TOTAL GROSS FLOOR AREA : 12 984 SQ.FT. (1 206.20m^2)
GROSS BASEMENT FLOOR AREA : 2 368 SQ.FT. (219.98m^2)

WATERLOO REGION DISTRICT SCHOOL BOARD			
PROJECT: THREE BRIDGES PUBLIC SCHOOL - ST. JACOBS			
TITLE: FLOOR PLAN			
Date: SEPT 2013	Drawn by: ADO	Appr: .	
Prev Rev: APRIL 2010 SKA	Scale: 1' = 20'-0'	Dwg.No: 2 OF 2	


Three Bridges P.S.
Hawkesville Rd
Town of
St. Jacobs
Sawmill Rd
Sawmill Rd
King St N
Arthur St S
Town of
Heidelberg

Three Bridges Public School
2043 Three Bridges Road, Woolwich Township

Region of Waterloo

Roll No. 302902000331800
Legal Description: GCT PT L 38 RP58R3550 PT 1
Category: Institutional

Legend

- Addresses
- Schools
- Libraries
- Roads
- Airport
- Towns and Villages
- Assessment Parcels
- Ownership Parcels
- Municipal Boundaries
- Wellhead Protection Sensitivity
  - WPSA 1
  - WPSA 2
  - WPSA 3
  - WPSA 4
  - WPSA 5
  - WPSA 6
  - WPSA 7
  - WPSA 8

Notes

85.3 0 42.65 85.3 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere

Three Bridges Public School
2043 Three Bridges Road, Woolwich Township, ON

Approximately 2.94 Acres;
(Subject to survey)

Property described as :
2043 Three Bridges Road – GCT PT LT 38 RP58R3550 PT 1, Woolwich Township, the Regional Municipality of Waterloo

Zoned – Institutional

Building: Three Bridges Public School
This single storey elementary school comprises approximately 13,000 square feet on two levels.

The original building was constructed in 1872 as a single storey with a full basement. There were two additions in 1951 and 1981.

The stone, brick and block structure contains 4 standard classrooms, a small multi-purpose room and storage and ancillary spaces on the main floor.

The basement contains a boiler room and library with office.

The site is on private services.

Includes:
Two Detached Portable Classrooms.

Please note:
The building is not equipped with an elevator.