



**BUILDING CONDITION ASSESSMENT
10 TALBOT STREET NORTH
SIMCOE, ONTARIO
for
NORFOLK COUNTY**



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION	1
PURPOSE	2
PROCEDURE	2
CONDITION RATING	3
LIMITATIONS	3
1. SITE OBSERVATIONS	3
1.1 General	3
1.2 Landscaping.....	4
1.2.1 Asphalt Pavement.....	4
1.2.2 Concrete Pavement	5
1.2.3 Exterior Stairs.....	7
1.2.4 Site Signage.....	8
1.2.5 Landscaping.....	9
1.2.6 Fences and Metal Railings	10
1.3 Accessibility	10
1.4 Structure	12
1.4.1 General	12
1.5 Roof.....	15
1.5.1 Main Roof.....	15
1.5.2 Roof Deck	16
1.5.3 Soffit, Fascia, Gutters, Scuppers and Downspouts.....	17
1.5.4 Front Entrance Canopy.....	18
1.6 Ventilation Grilles, Vents and Louvres	18
1.7 Exterior.....	19
1.7.1 Brick Veneer.....	19
1.7.2 Metal Cladding	19
1.7.3 Sealants	20
1.8 Windows	21



- 1.9 Doors.....22
 - 1.9.1 Entrance Doors22
 - 1.9.2 Exterior Doors23
 - 1.9.3 Interior Doors25
- 1.10 Interior Finishes25
 - 1.10.1 Interior Wall Finishes25
 - 1.10.2 Interior Floor Finishes26
 - 1.10.3 Interior Ceiling Finishes28
- 1.11 Furnishings and Fixtures29
- 1.12 Elevator/Lift.....31
- 1.13 Interior Stairs and Ramp.....32
- 1.14 Mechanical Systems.....33
 - 1.14.1 Heating System.....33
 - 1.14.2 Ventilation System34
 - 1.14.3 Hot Water Supply36
 - 1.14.4 Refrigeration System and Arena’s Equipment37
 - 1.14.5 Plumbing39
 - 1.14.6 Fire Protection System.....42
- 1.15 Electrical System43
 - 1.15.1 Emergency Lighting43
 - 1.15.2 Primary and Secondary Panels44
 - 1.15.3 Fire Alarm System45
 - 1.15.4 Lighting Fixtures.....46
- 2. RECOMMENDATIONS48

Appendix A – 20-Year Repair and Replacement Table



EXECUTIVE SUMMARY

The property consists of a three storey community centre with Arena. The building structure is cast-in-place concrete foundation walls, slab-on-grade, metal framing and metal deck. The building envelope consists of brick veneer cladding, metal cladding and glazing. The low roof is covered with sloped metal covering. The high roof above the penthouse/mechanical room consists of EPDM flat roof system with gravel. Our visual review for the building components shows that the building is well maintained and operated. The overall state of the building is in good condition.

INTRODUCTION

We were retained by Norfolk County to conduct a Building Condition Assessment for the property located at 10 Talbot Street North, Simcoe, Ontario. The property consists of a three storey office building at the east side of the property, Arena at the west side of the property and above ground parking areas at the north and south sides of the building.

Peto MacCallum Ltd. (PML) conducted the Building Condition Assessment (BCA) as per our proposal SQH6146 dated October 26, 2018 and the Engineering Services Agreement PML Ref.: 18HE057.

Our condition assessment included a site visit on November 2, 2018 to review the condition of the building structure, roof system, mechanical and electrical systems, fire systems, and various site elements and for structural and overall general condition. It should be noted that our assessment was strictly visual with no destructive testing. The condition assessment of the building and site components included photographing and recording our visual observations and any comments on the various items.

The 20-Year Repair and Replacement Table in Appendix A is part of the completed BCA Report and both the report and the table should be reviewed together



PURPOSE

The purpose of this BCA is to determine the 'as is' condition of the various building components, systems and site elements to note any deficiencies or areas of concern for the intention of providing an up-to-date BCA Report.

Our observations, comments and any recommendations have been itemized within this report under separate headings. Our opinions are based on our visual assessment of the building and site elements and components exposed to our view during our site visit.

The assessment/survey is not intended as a building code review, review of tender documents, property survey, or a fire and safety review.

PROCEDURE

Our condition assessment involved the following procedures:

- A visual review and assessment of the exterior building envelope and interior building elements and components; the various mechanical, electrical and fire systems; and the property site components.
- Discussions with on-site personnel with regards to the history of any reported leaks, components, assemblies and any ongoing problems.
- Conduct interior inspection of the building.
- Photographic and written documentation of our assessment and comments.
- Representatives of Norfolk County accompanied us on our BCA.



CONDITION RATING

We assigned one of the following descriptions for each item, good, fair and poor in the attached table in Appendix A.

- Good Condition: Item is not expected to require capital expenditure within the next ten years.
- Fair Condition: Item requires capital repair in the next five years.
- Poor Condition: Item requires immediate attention and repair/replacement to be completed within two years.

LIMITATIONS

Our BCA does not include a legal survey, property survey, soils investigation, assessment for environmental contaminants and hazardous materials, engineering investigations, a detailed materials take-off or detailed physical examinations. PML therefore cannot assume responsibility for these areas or accept responsibility for any inherent or hidden conditions that would have required destructive testing or investigative techniques to discover as our site review and inspections were strictly visual in nature. The report is limited in scope to only those components and technical and construction items that are specifically referenced and accessible/visible.

This report and any associated details, tables, etc., remain the property of the Consultant, Peto MacCallum Ltd. This report cannot be used to perform the specified work or to apply for Building Permit or any other such usage without the authorization of Peto MacCallum Ltd., who hold sole rights to the document. Peto MacCallum Ltd. retains intellectual property of these documents.

1. SITE OBSERVATIONS

1.1 General

The subject property is located at 10 Talbot Street North in the City of Simcoe between Young Street (North), Talbot Street North (East), Robinson Street (South) and Head Street North (West). The property consists of a Community Centre with Arena and above ground parking areas north and south sides of the building. The north parking lot is accessed from Talbot Street North at the east side of the property and from Head Street North at the west side of the property. The south parking



lot can be accessed from Head Street North at the west side of the property. The property has a building area of approximately 34,109 sq. ft. and gross building area of approximately 70,337 sq. ft. However, no major obvious deficiencies were noted on the building element except as noted under separate headings below.

1.2 Landscaping

1.2.1 Asphalt Pavement

The asphalt paved drive lanes and parking areas were reviewed and found to be in fair to poor condition. The parking areas are located north and south sides of the building and it is provided with catch basins. The grading appears not to slope properly towards catch basins and natural drainage at the north parking lot. Cracks, ponding water, growing vegetation and potholes were noted on the surface of the asphalt pavement at the north and south parking lot. Minor oil stains were noted on the surface of the asphalt pavement where some of the vehicles continuously park.

- | | |
|------------------------------|--------------------------|
| • Typical Life Span | 15 years |
| • Present Age | 13 years |
| • Maintenance Cost Allowance | \$4,000.00 every 5 years |
| • Replacement Cost Allowance | \$175,000.00 |

It is recommended to:

- Repair or seal areas that begin to crack in the asphalt pavement.
- Repair damages and potholes in asphalt pavement.
- Re-paint lines and markings on the asphalt pavement as needed.
- Remove vegetation growth within asphalt pavement.

It is important that a maintenance plan be put in place to extend the life of the asphalt. Any areas damaged by vehicular traffic and chemical spills should be cleaned and/or repaired immediately and areas that begin to crack or crumble should be sealed or replaced. Consideration should be given to applying a sealer every five years or as per manufacturer's instructions as these products can help extend the life of the asphalt pavement.



View showing the overall condition of the asphalt pavement with standing water.



View showing damaged asphalt pavement surface at the north parking lot.



View showing the condition of the south parking lot.



View showing vegetation growth in the asphalt pavement.

1.2.2 Concrete Pavement

The concrete pavement consists of cast-in-place concrete slabs, walkways, curbs and precast wheel stop. The concrete slab and curbs in front of the building appear to be in fair condition with minor cracks, slope toward the foundation walls and gap between the concrete slab and the exterior walls of the building were noted. Cracked and broken concrete curbs and uneven concrete walkway were noted at the west property line with growing vegetation between walkway slabs and between walkway and parking lot was noted too. Broken and misplaced precast concrete wheel stops were noted at the south parking lot.

- | | |
|------------------------------|----------------------------------|
| • Typical Life Span | 25 years |
| • Present Age | 25 years |
| • Replacement Cost Allowance | \$25,000.00 (walkways and curbs) |
| • Replacement Cost Allowance | \$30,000.00 (concrete slab) |
| • Repair Cost Allowance | \$1,500.00 |

It is recommended to:

- Install sealant between the concrete slab and building walls to prevent water penetration to the foundation walls.
- Repair/replace damaged concrete curbs and walkways within 2 years.
- Replace concrete pavement around the building at the end of its useful life. Slope concrete slab away from the foundation walls to drain water away from the foundation walls.



View showing the condition of the concrete slab in front of the building.



View showing missing sealant between concrete slab and building wall at the east elevation.



View showing broken curbs and damaged asphalt pavement at the west side of the building.



View showing broken, uneven with growing vegetation in the walkway at the west side of the property.



View showing cracked concrete slab in front of overhead door at the west elevation.



View showing the condition of the precast concrete wheel stops at the south side of the building.

1.2.3 Exterior Stairs

The building is provided with concrete stairs and metal railings for the exit doors from the Arena at the north and south elevations. The stairs appear to be in good to fair condition with minor chipped concrete.

- | | |
|------------------------------|------------|
| • Typical Life Span | 25 years |
| • Present Age | 10 years |
| • Maintenance Cost Allowance | \$2,000.00 |

It is recommended to repair exterior stairs and replace damaged wheel stops as needed.



View showing the condition of concrete steps at the south elevation.



View showing chipped concrete at the connection of the handrail on the exterior stairs and broken wheel stops.

1.2.4 Site Signage

The building identification signs, various site identification, traffic and parking signage on the site appear to be in good to fair condition with tilted parking sign and faded signs were noted around the site.

- | | |
|------------------------------|------------|
| • Typical Life Span | 12 years |
| • Present Age | 9 years |
| • Maintenance Cost Allowance | \$1,000.00 |

It is recommended to replace the signs at the end of its useful life.



View showing the condition of the wall mounted building's main sign.



View showing the condition of the site signs in the parking lot area.



View showing the condition of faded parking sign.



View showing tilted site sign for parking spaces.

1.2.5 Landscaping

The ground around the building is covered with concrete and asphalt pavement.

Two metal benches and bicycle rack were noted at the front elevation which appear to be in good condition.



View showing the condition of the metal bench near the main entrance.



View showing the condition of the bicycle rack located near the main entrance.

1.2.6 Fences and Metal Railings

A chain-link fence was installed around mechanical units at the west side of the building. In general, the chain-link fence appears to be in good condition.

Metal hand railings are installed at the exterior stairs in front of the exit doors from the Arena. The metal handrails appear to be in good to fair condition with minor corrosion.

- Typical Life Span 30 years
- Present Age 25 years
- Maintenance Cost Allowance \$1,000.00

It is recommended to re- paint the metal handrails.



View showing the condition of the metal handrails on the exterior stairs.



View showing the condition of the chain-link enclosure at the rear elevation around mechanical units.

1.3 Accessibility

The building is designed and constructed to be a barrier free facility. It is provided with barrier free entrances at the front of the building (east elevation). The entrance door is provided by automatic door opener and push buttons.

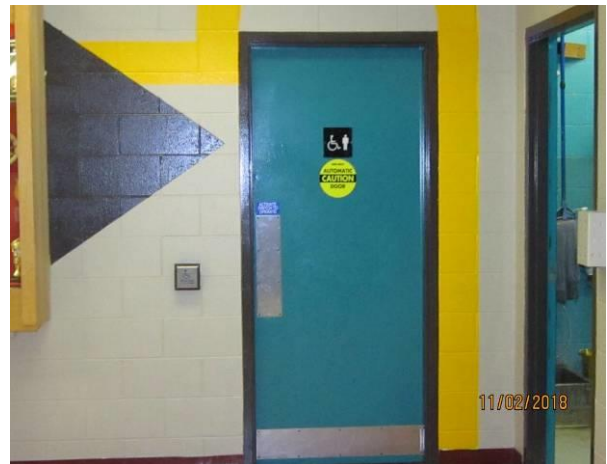
Accessible washroom for men and women are provided in the second floor. The washrooms are provided with automatic door openers with push buttons.

- Upgrade Cost Allowance \$12,000.00

It is recommended to upgrade the main entrances and interior doors as needed.



View showing the condition of the main entrance door.



View showing the condition of the accessible washroom.



View showing the automatic door opener inside the building.



1.4 Structure

1.4.1 General

The building structural frame consists of concrete foundation walls, concrete block walls, and concrete floor slabs. The review of visible elements indicated that the structure appears to be in fair condition. Cracks and concrete spalling were noted on the foundation walls below and above grade and on shear walls above grade. Cracks were noted also on concrete beams in the lower floor level with metal posts to support cracked beams. Vertical and step cracks were noted in concrete block walls in service rooms. Missing smoke and firestopping sealant around conduits and services penetrating the walls was noted in service rooms, as well. Minor floor cracks were noted in the slab-on-grade.

- | | |
|-----------------------------|--------------|
| • Typical Life Span | 60 years |
| • Present Age | 58 years |
| • Structural Cost Allowance | \$100,000.00 |

It is recommended to:

- Repair damaged/cracked foundation walls.
- Repair cracked concrete block walls in the service rooms.
- Install new smoke and firestopping around all pipes and conduits penetrating the walls in the service rooms.
- Retain a structural engineer to analyze the load bearing system and to verify the integrity of the structural elements and the building in general.



View showing cracks in foundation walls above grade.



View showing cracked shear walls at the south elevation.



View showing cracked shear walls at the south elevation.



View showing cracks in the concrete beam in the ground level.



View showing vertical cracks in foundation walls in the service area.



View showing vertical cracks in foundation walls in the service area.



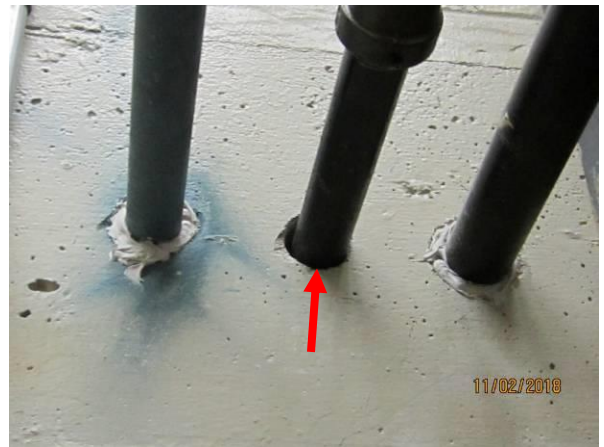
View showing vertical crack in concrete block walls.



View showing step crack in concrete block walls at stair well leading to music room – third floor.



View showing metal posts supporting cracked concrete beams.



View showing missing smoke and firestopping around pipes penetrating concrete walls.



View showing missing smoke and firestopping around duct in concrete block walls

1.5 Roof

1.5.1 Main Roof

The building roof is a combination of flat roof (above the penthouse) and metal sloped roof. The flat roof above the three storey portion of the building comprises of an EPDM roof system and stone ballast with roof drains and corrugated metal guardrails. The roof can be accessed from the penthouse through a roof hatch. The system is installed over a metal deck.

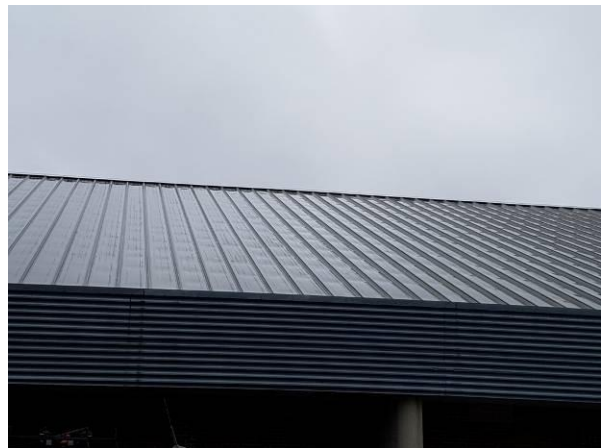
The majority of the roof consists of sloped metal roof which appear to be in good condition.

- Typical Life Span 25 years
- Present Age 15 years
- Replacement Cost Allowance \$510,000.00

It is recommended to replace the roof at the end of its useful life.



View showing the overall condition of the flat roof.



View showing the overall condition of the sloped metal roof.



View showing the overall condition of the sloped metal roof.

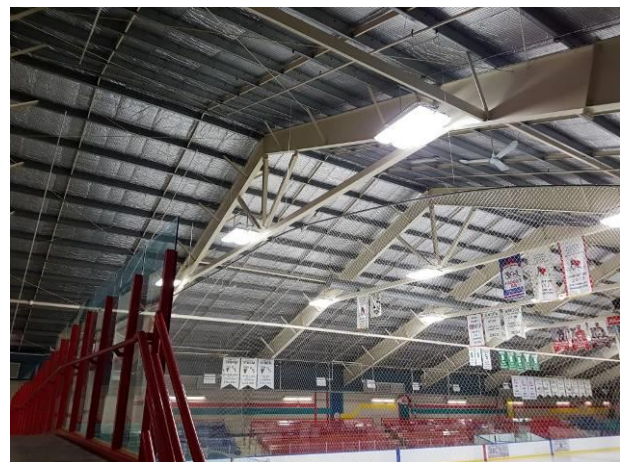
1.5.2 Roof Deck

A metal deck was observed in the penthouse with fireproofing insulation which appears to be in good condition. A pre-cast concrete slab was noted in the change rooms where visible. Metal pan floor supported with Open Web Steel Joists (OWSJ) was noted in the electrical room and appear to be in poor condition with severely corroded metal.

It is recommended to repair damaged metal ceiling in conjunction with the structural upgrade.



View showing the condition of the metal deck at the office building.



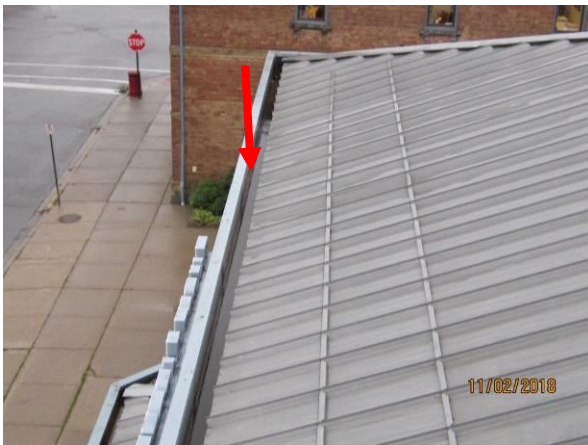
View showing the condition of the faced insulation supported by metal structure in the Arena.

1.5.3 Soffit, Fascia, Gutters, Scuppers and Downspouts

Generally, the metal soffit and fascia, gutters, scuppers and downspouts were found to be in fair condition, however damaged downspouts and poor drainage were noted at the north elevation. Water was dripping from the soffit at the edge of the building which indicates damage to the gutter at that area.

- Maintenance Cost Allowance \$2,000.00

It is recommended to clean the gutters and repair damaged downspouts and gutters as needed.



View showing the condition of the gutter at the edge of the sloped metal roof.



View showing the condition of the broken downspout at the north elevation.



View showing the condition of the metal soffit and draining water around the concrete column.



View showing the condition of the metal soffit and fascia.

1.5.4 Front Entrance Canopy

A canopy is provided at the east elevation above the main entrance with metal soffit and fascia. Generally, the canopy was found to be in good condition.



View showing the condition of the front canopy above the main entrance.



View showing the condition of the front canopy's soffit.

1.6 Ventilation Grilles, Vents and Louvres

Generally, the exterior vents were found to be in good condition with no major deficiency was noted.

- Typical Life Span 20 years
- Present Age 5 years
- Maintenance Cost Allowance \$1,000.00

It is recommended to clean vent covers and louvres regularly to ensure their proper operation.



View showing the condition of the vent cover on the exterior walls.

1.7 Exterior

1.7.1 Brick Veneer

The exterior walls of the building consist mainly of brick veneer. The brick cladding has been installed in a running bond pattern with tooled mortar joints. The brick veneer appears to be in fair condition. Minor cracked mortar joints were noted on the exterior wall brick veneer.

- Typical Life Span 30 years
- Present Age 20 years
- Repair Cost Allowance \$5,000.00 every five years

It is recommended to repair exterior cladding as needed.



View showing the condition of the brick veneer.



View showing cracked mortar joints in the brick veneer near exterior door at the south elevation.

1.7.2 Metal Cladding

The metal cladding is installed on the top of the walls at the perimeter of the roof and the roof gables. In general, the cladding appears to be in good condition with minor rust stains at the south elevation.

- Replacement Cost Allowance \$1,000.00

It is recommended to clean metal cladding as needed.



View showing the metal cladding at the building perimeter and gables.



View showing rust stains on the metal cladding at the south elevation

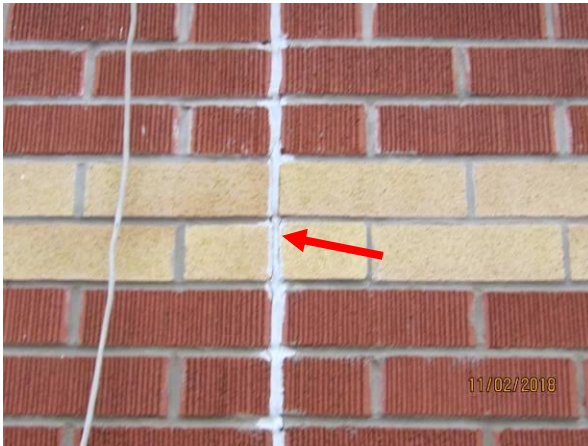
1.7.3 Sealants

The exterior sealant was installed around window and door frames, metal cladding and construction/brick veneer joints. The sealants applied between dissimilar materials and at construction joints were generally found to be in fair to poor condition. Cracked/damaged sealant and missing sealant around door frame were noted on the exterior walls.

- | | |
|------------------------------|------------|
| • Typical Life Span | 10 years |
| • Present Age | 10 years |
| • Replacement Cost Allowance | \$3,000.00 |

It is recommended to replace damaged sealant at window and door frames and wall joints.

As the sealant begins to show signs of deterioration it should be removed and resealed to minimize the potential for water leakage. Sealants used must be compatible with the adjoining materials and paint.



View showing damaged sealant for wall joints in the brick cladding.



View showing close up view of the previous photograph.



View showing damaged sealant around exterior louver.



View showing missing sealant around door frame at the south elevation.

1.8 Windows

Five exterior windows were installed at the east part of the building. The windows consist of glass blocks and appear to be in good condition. Interior windows with single pane glazing appear to be in fair condition.

- | | |
|------------------------------|-------------|
| • Typical Life Span | 25 years |
| • Present Age | 20 years |
| • Replacement Cost Allowance | \$40,000.00 |

It is recommended to replace exterior and interior windows as needed.



View showing typical condition of the exterior window assembly.



View showing typical condition of the interior window assembly.

1.9 Doors

1.9.1 Entrance Doors

The main entrance of the building consists of five single doors with double glazing panels for the exterior main entrance door and single glazing for the vestibule doors. The main entrance is provided with accessible door, an automatic door opener and push buttons and appear to be in good condition. However, damaged metal frame, weatherstripping and threshold were noted on the main entrance doors.

- Maintenance Cost Allowance \$7,000.00

It is recommended to replace the entrance doors including metal frame and fixed panels as needed.



View showing the condition of the main entrance.



View showing a small ramp at the front entrance door (accessible door).



View showing corroded metal frame at the entrance door.

1.9.2 Exterior Doors

The exterior doors consist of single and double metal exit doors, metal service doors and overhead door. All doors are equipped with weather seal and door closers and appear to be in good to fair condition. Rotten wood frame for overhead door and missing sealant around door frame were noted on the exterior doors.

- | | |
|------------------------------|-------------|
| • Typical Life Span | 25 years |
| • Present Age | 12 years |
| • Repair Cost Allowance | \$2,000.00 |
| • Replacement Cost Allowance | \$15,000.00 |

It is recommended to paint and replace the exterior doors as needed.



View showing the condition of the exterior single leaf door.



View showing the condition of the metal service double door.



View showing overall condition of the metal single service door.



View showing the condition of the auto closer for exit and service doors.



View showing the condition of the overhead door at the west elevation.



View showing rotten wood frame for overhead door.

1.9.3 Interior Doors

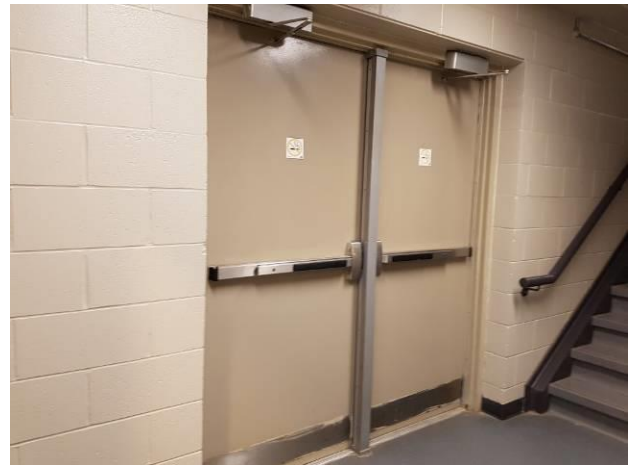
The interior doors are a mix of hollow core single and double metal doors and metal doors with glass panels which appear to be in good condition.

- Repair Cost Allowance \$3,000.00

It is recommended to re-paint interior doors as needed.



View showing the condition of the interior single metal doors for change rooms.



View showing the condition of the interior double doors.

1.10 Interior Finishes

1.10.1 Interior Wall Finishes

The building interior walls consist mainly of painted drywall, painted concrete block walls and ceramic tiles in the shower areas. Areas observed appear to be in good condition with minor damage to the drywall.

Partition walls were installed in the washrooms, which appear to be in good condition.

- Repair Cost Allowance \$5,000.00

It is recommended to repair and re-paint interior walls as needed.



View showing the condition of the drywall in the third floor.



View showing the condition of the ceramic wall tiles in the shower area and painted block walls in the change rooms



View showing the condition of the partition walls in the washroom area.

1.10.2 Interior Floor Finishes

The building interior floors consist of ceramic tiles, composite vinyl tiles, vinyl sheet and concrete slab. Ceramic tiles were installed in the washrooms, vestibule and shower area in the change rooms. Vinyl flooring is installed in the main lobby, multipurpose rooms, hallways and office area. Concrete floor was observed in the storage, penthouse and few service rooms. Areas observed appear to be in fair condition with minor cracks in the ceramic tiles in the vestibule area and shower areas. Damaged vinyl tiles was noted in the hallway in second floor.

- Typical Life Span 20 years
- Present Age 12 years
- Replacement Cost Allowance \$80,000.00
- Maintenance Cost Allowance \$3,000.00 every 5 years

It is recommended to repair/replace flooring as needed and at the end of its useful life.



View showing the condition of the ceramic tiles in the washrooms.



View showing overall condition of the vinyl flooring in Concession Room.



View showing cracked vinyl floor in the hallway second floor.



View showing gaps/separation in vinyl flooring.



View showing the condition of the ceramic tiles in the shower area.



View showing cracked ceramic tiles in the vestibule area.

1.10.3 Interior Ceiling Finishes

The building interior ceiling consists of acoustic drop-down ceiling except the Arena which has a faced insulation ceiling. The ceiling appears to be in good to fair condition with minor stains and damaged tiles' frame.

- Repair Cost Allowance \$2,000.00 every 5 years

It is recommended to repair/replace damaged ceiling tiles and frame needed.



View showing overall condition of the drop down ceiling.



View showing typical stains on ceiling tiles.



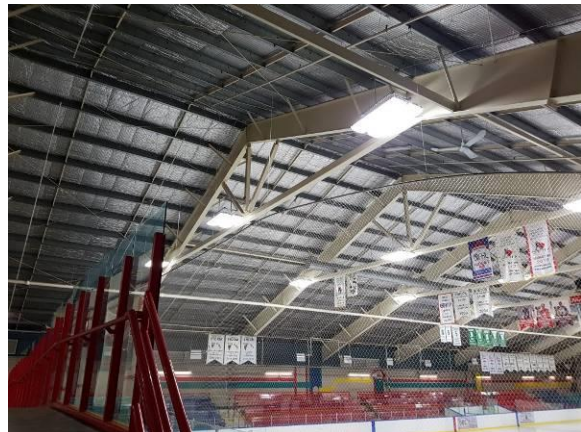
View showing a broken ceiling tile in the storage area.



View showing stains on ceiling tiles in the women's washroom.



View showing broken tile frame in the third floor.



View showing overall condition of the insulation ceiling in the Arena.

1.11 Furnishings and Fixtures

The building has fixed and movable furnishings including chairs, tables, desks, computer tables, fixed wood seat in the Arena, wood cabinets, laminate countertops, wooden furniture, wood seats in the change rooms, etc. and were found to be in fair to good condition. However damaged countertops were noted throughout the building and broken seats in the Arena also.

- Replacement Cost Allowance \$10,000.00 every 5 years

It is recommended to replace/upgrade furnishings as needed.



View showing the cabinetry and countertop in the service areas in second floor.



View showing the condition of the wood seats in the change rooms.



View showing the condition of the cabinets in the ground floor near main office.



View showing damaged countertop in the Concession Room.



View showing damaged countertop in the women's washroom.



View showing the condition of the hand dryer in the washrooms.



View showing overall condition of the seats in the Arena.

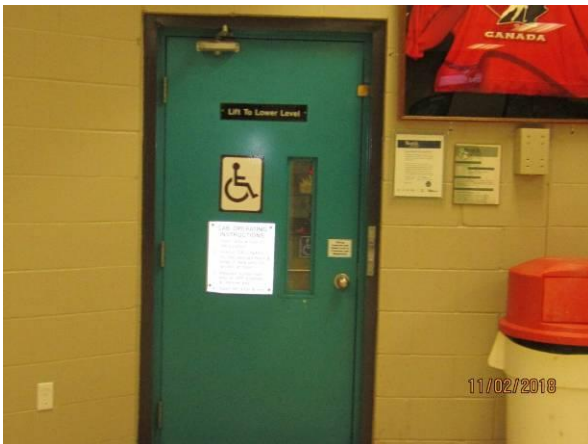


View showing damaged/missing wood seats in the Arena.

1.12 Elevator/Lift

The building is served by one elevator between two floors with a capacity of 454 Kg. The elevator is provided with front opening swing door.

The elevator was installed on December 2013 and it is inspected on September 2018 by Concord elevator. The elevator appears to be in good condition.



View showing the elevator door at the second floor



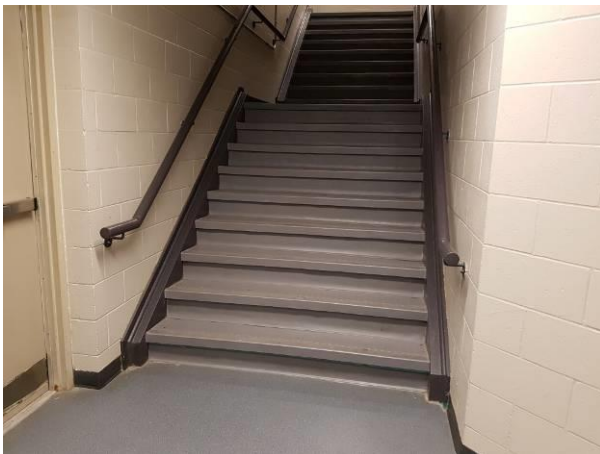
View showing the condition of the elevator machine in the ground floor.

1.13 Interior Stairs and Ramp

The stairs in the building consist of concrete treads and metal handrails. The stairs treads are covered with non-slip rubber cover. The stairs appear to be in fair condition with no major deficiencies however missing handrail was noted in the mechanical/sprinkler room. A concrete ramp was noted east side of the Arena and appears to be in good condition.

- Typical Life Span 15 years
- Present Age 11 years
- Maintenance Cost Allowance \$3,000.00

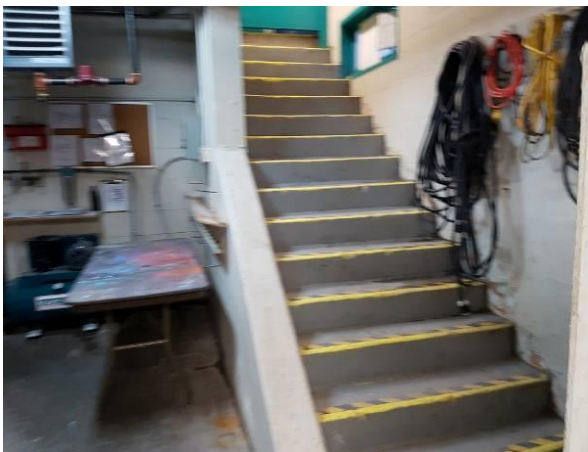
It is recommended to install handrails where missing for stairs and to refurbish the stairs as needed.



View showing the condition of the stairs with metal handrail.



View showing the condition of the stair's cover at the east side of the building.



View showing the condition of concrete stairs in the mechanical/sprinkler room with no handrail.



View showing the condition of the stairs, metal handrails and the concrete ramp in the Arena area.

1.14 Mechanical Systems

1.14.1 Heating System

The heating in the building is provided by two 'Lochinvar FTXL Fire Tube Boiler' through hydronic baseboard heaters which appear to be in good condition. The baseboard heaters are connected to new smart wall mounted thermostats. Two radiant tube heater were noted in the zamboni room. Wall mounted space heaters were noted in the mechanical/service rooms which appear to be in fair condition.

- Typical Life Span 25 years
- Present Age 6 years
- Maintenance Cost Allowance \$2,000.00
- Replacement Cost Allowance \$150,000.00

It is recommended to replace the baseboard heaters in the building at the end of service life.



View showing the condition of the boilers in the penthouse.



View showing typical condition of the baseboard heaters in the building.



View showing the condition of the wall mounted heaters in the change rooms.



View showing the condition of the new thermostat in the building.



View showing the condition of the ceiling mounted heater in the zamboni room.



View showing the condition of the ceiling mounted heater in the refrigerator room.

1.14.2 Ventilation System

One roof top natural gas fired HVAC unit is located on the penthouse's roof, it is "TRANE", Model: TTA180EW00AA and it was installed on October 2014. Four "TRANE" air handling units are located in the penthouse, and one unit is located west of the building on the ground level inside chain-link fence. The air handling units provide air to the building via diffusers, grilles and louvres which are connected through a duct system. The units and duct system appear to be working as intended. The bathroom ventilation is through a duct system in the building. Exhaust fans in the service rooms appear to be in fair and working condition.

- | | |
|------------------------------|--------------|
| • Typical Life Span | 25 years |
| • Present Age | 14 years |
| • Maintenance Cost Allowance | \$12,000.00 |
| • Replacement Cost Allowance | \$125,000.00 |

It is recommended to:

- Upgrade the ventilation system in the building.
- Review the exhaust fans in the building regularly to confirm that they are operating as intended, and that the vent covers and exhaust lines are free of dirt and debris.
- Replace air handling units at the end of their useful life.



View showing the condition of the HVAC unit on the flat roof.



View showing the condition of two air handling units in the penthouse.



View showing the condition of the air-handling unit west side of the building.



View showing the condition of the wall exhaust fan in the service room.



View showing the condition of the ceiling exhaust vent in the washrooms – change rooms.

1.14.3 Hot Water Supply

The domestic hot water is provided to the building by a “Lochinvar Knight Commercial Boiler” and one “Weil-McLain” storage tank located in the penthouse. A similar boiler and two “Squire Lochinvar” Water tanks with two expansion tanks were noted in the mechanical/sprinkler room. The hot water tanks and boilers appear to be in good condition.

- Typical Life Span 25 years
- Present Age 13 years
- Replacement Cost Allowance \$15,000.00

It is recommended to upgrade the hot water supply as needed.



View showing the condition of the boiler in the penthouse.



View showing the condition of the boiler and water tank in the penthouse.



View showing the condition of the the boiler and water tanks in the sprinkler room.

1.14.4 Refrigeration System and Arena's Equipment

The Refrigerator room is located in the basement. The system consists of cooling tower located west of the building, cooling pumps, water treatment plant, tanks, transformer, breaker panels and "Toromont CIMCO" Control Panel for refrigerator system. It is our understanding that the refrigeration system is maintained and inspected twice a year in April and September by "CIMCO". A "Techquip" air compressor and dehumidifier were noted in the sprinkler room and appear to be in good condition and inspected regularly. An "Extrol" pressure tank, model "AX 60 V" was installed in the penthouse on 1993. In general, the equipment appear to be in good working condition however corrosion was noted on the tanks, pumps and pipes.

- Replacement Cost Allowance \$50,000.00 every 5 years

It is recommended to upgrade the refrigeration system and equipment as needed.



View showing overall condition of the refrigerator room.



View showing the condition of the pipes and pumps in the refrigerator room.



View showing the condition of the chiller unit west of the building.



View showing signs of corrosion on the pumps.



View showing the condition of the Zamboni.



View showing the condition of the air compressor.



View showing the condition of the pressure tank in the penthouse.

1.14.5 Plumbing

The plumbing pipes were exposed in limited areas for inspection, however it is our understanding that no damage or major issues were reported or noted. The building is provided with domestic potable water, and storm and sanitary drainage piping from the municipal service connection up into the building. The actual condition of the services depends on the materials, ground conditions, and workmanship at the time of the original installation. The below grade services were not reviewed during our visit, and are assumed to be in fair to good condition.

The plumbing fixtures in the kitchen areas and washrooms appear to be in fair to good condition.

Window well is installed for window below grade with corrugated metal guard. The window well appear to be in fair condition with accumulated dirt in the well which interfere with water drainage.

- Typical Life Span 30 years
- Present Age 12 years
- Maintenance Cost Allowance \$30,000.00 every 5 years

It is recommended to replace the plumbing fixtures, upgrade plumbing services as needed and clean window well to improve drainage and prevent damages to the foundation walls.



View showing the condition of the pipes and expansion tanks in the sprinkler room.



View showing the condition of the pumps.



View showing the condition of the stainless steel sinks in service rooms.



View showing the condition of the drinking fountain in the building.



View showing the condition of the sinks and countertop in the washrooms.



View showing the condition of the urinals in the washrooms.



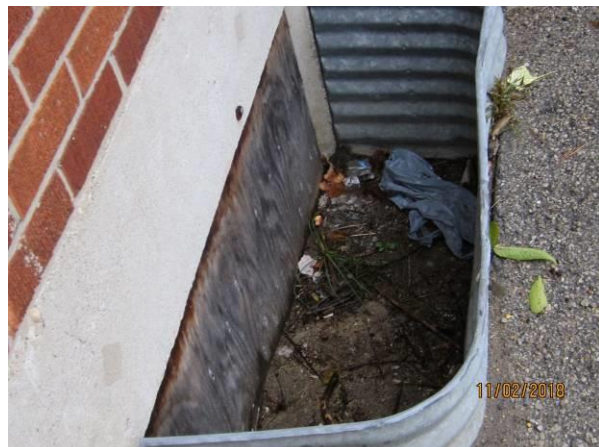
View showing the condition of plumbing fixtures in the shower area.



View showing the condition of the accessible washroom.



View showing the condition of floor sink in the janitor room.



View showing the condition of the window well with blocked window in the basement- south elevation.



View showing the condition of the catch basin in front of the building.

1.14.6 Fire Protection System

The building is equipped with a sprinkler system and fire extinguishers. The sprinkler pump and control valve are located in the sprinkler room in the basement. The fire sprinkler system including piping, and sprinkler heads appear to be well maintained and in good condition. It is our understanding that the system is inspected and maintained regularly

The fire extinguishers were noted in service rooms and appear to be in good condition. It was inspected in October 2018 by Evans Fire equipment.

- Typical Life Span 25 years
- Present Age 14 years
- Replacement Cost Allowance \$15,000.00

It is recommended to upgrade the fire protection system as needed.



View showing the fire sprinkler system and valves.



View showing the condition of the sprinkler heads.



View showing typical condition of the fire extinguishers.



View showing the Siamese connection at the south elevation.

1.15 Electrical System

1.15.1 Emergency Lighting

The emergency lights powered with battery packs are provided throughout the building which appear to be in good condition.

- | | |
|------------------------------|------------|
| • Typical Life Span | 32 years |
| • Present Age | 22 years |
| • Replacement Cost Allowance | \$8,000.00 |

It is recommended to replace the emergency lights as needed.



View showing the condition of the emergency light in the building.



View showing the condition of the emergency light in the building.

1.15.2 Primary and Secondary Panels.

The electrical distribution system consists of high voltage transformers, main switch board, power panels, transformers, breakers, safety switches cables and wires located in the main electrical room, penthouse, service rooms and throughout the building.

The main electrical room in the ground floor has the followings:

- ACME Transformer 112.5 KVA.
- Siemens breakers, 224A and 400A.

Transformers, breaker panels and safety switches were noted in the penthouse and throughout the building.

The electrical equipment appear to be in good condition and assumed to be functioning properly. It is very important that all electrical components are checked, serviced and maintained on a regular basis.

- Typical Life Span 40 years
- Present Age 20 years
- Maintenance Cost Allowance \$10,000.00 every 5 years

It is recommended to maintain the electrical system as needed.



View showing the condition of the electrical panels in the penthouse.



View showing the condition of the main disconnect.



View showing the condition of the transformers and electrical panels in the refrigerator room



View showing the typical condition of the breaker panels.



View showing the condition of the transformer and breaker panels in the main electrical room.

1.15.3 Fire Alarm System

The system consists of pull stations, bells and smoke detectors which appear to be in good working condition. An annunciator/fire alarm panel was noted inside the front desk office.

- Upgrade Cost Allowance \$25,000.00

It is recommended to upgrade the fire alarm system as needed.



View showing the condition of the pull stations.



View showing the condition of the fire alarm panel in main/front office.



View showing the condition of the fire bell.

1.15.4 Lighting Fixtures

The interior lighting consists mainly of fluorescent luminaries, spot lights and recessed light fixtures which appear to be in good condition. Lighted exit signs were noted near exit doors.

The exterior site light fixtures consist of light standards mounted on concrete bases in the parking lot area, as well as ceiling mounted lighting fixtures around the building perimeter. The light fixtures appear to be in good condition.

- | | |
|------------------------------|--------------------------|
| • Typical Life Span | 30 years |
| • Present Age | 20 years |
| • Maintenance Cost Allowance | \$2,000.00 every 3 years |
| • Replacement Cost Allowance | \$60,000.00 |

It is recommended to upgrade light fixtures at the end of its useful life.



View showing the condition of the interior lighting.



View showing the condition of the interior recessed light fixtures.



View showing the condition of the lighted exit fixtures in the building.



View showing the condition of the ceiling mounted light fixture on the exterior soffit.



View showing the condition of pole-mounted exterior lighting in the parking lot.



View showing damaged concrete base for pole-mounted exterior lighting.



2. RECOMMENDATIONS

- Repair/replace asphalt pavement, and re-paint lines and markings on the asphalt pavement as needed.
- Install sealant between the concrete slab and building walls to prevent water penetration to the foundation walls.
- Repair/replace damaged concrete curbs and walkways within two years.
- Replace concrete pavement around the building at the end of its useful life. Slope concrete slab away from the foundation walls to drain water away from the foundation walls.
- Repair exterior stairs and replace damaged wheel stops as needed
- Replace damaged site signage as needed.
- Re-paint the handrails.
- Upgrade the main entrances and interior doors as needed.
- Repair damaged/cracked foundation walls.
- Repair cracked concrete block walls in the building.
- Install new smoke and fire stopping around all pipes and conduits penetrating the walls in the service rooms.
- Retain a structural engineer to analyze the load bearing system and to verify the integrity of the structural elements and the building in general
- Clean gutters and repair damaged downspouts and gutters as needed.
- Repair cracks in exterior cladding and remove stains from metal siding.
- Replace damaged sealant at window and door frames and wall joints.
- Replace windows as needed.
- Replace damaged weather stripping and repair door frames for the entrance doors.
- Paint interior doors.

- Repair interior damaged wall and wall finishes.
- Repair/replace flooring and ceiling tiles as needed.
- Upgrade furnishing in the building as needed.
- Install handrails where missing for stairs and to refurbish the interior stairs.
- Upgrade the heating and ventilation system at the end of its useful life.
- Replace the plumbing fixtures, upgrade plumbing services as needed and clean window well to improve drainage and prevent damages to the foundation walls
- Replace light covers and light fixtures in the building as needed.
- Upgrade exterior light fixtures and replace with LED saving energy fixtures.

We trust that we have completed the Building Condition Assessment within the terms of reference.

We will remain available to you if you should require additional information. Should you have any questions, please do not hesitate to contact our office.

Sincerely

Peto MacCallum Ltd.



Asmhan Whbi, P.Eng., BSSO
Manager
Building Science Services

AW:aw/mm



APPENDIX A

20-YEAR REPAIR AND REPLACEMENT TABLE

SCHEDULE DETAILING THE ESTIMATED COSTS OF PROPERTY REPAIRS AND REPLACEMENTS LIKELY TO BE REQUIRED IN THE NEXT 20 YEARS

Client: Norfolk County
 Project Name: Building Condition Assessment
 Address: 10 Talbot Street North, Simcoe, Ontario

Date: November 21, 2018
 PML REF: 18HE057

Inflation 2.00%

FACILITY	ITEM NO.	BUILDING COMPONENTS	CURRENT REPLACEMENT COST ALLOWANCE	TYPICAL LIFE EXPECTANCY (YEARS)	PRESENT AGE (YEARS)	CONDITION RATING	YEARLY EXPENDITURES																				
							2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
10 Talbot Street North, Simcoe, Ontario		Site Improvement and Landscaping																									
	1	Asphalt Pavement Replacement	175,000.00	15	13	Poor/Fair			182,070																245,042		
	2	Asphalt Pavement Maintenance	4,000.00	5	5	Poor	4,000					4,416					4,876							5,383			5,944
	3	Concrete Pavement Replacement -Walkways and Curbs	25,000.00	25	25	Poor	25,000																				
	4	Concrete Pavement Replacement -Slab	30,000.00	25	20	Fair						33,122															
	5	Concrete Pavement Repair	1,500.00	5	4	Poor		1,530					1,689					1,865							2,059		
	6	Exterior Stairs	2,000.00	25	10	Good																			2,692		
	7	Site Signage	1,000.00	12	9	Fair				1,061															1,346		
	8	Fences and Metal Railings	1,000.00	30	25	Fair						1,104															
			Architectural and Structural																								
	9	Structure	100,000.00	60	58	Fair			104,040																		
	10	Roof Replacement	510,000.00	25	15	Good												621,687									
	11	Soffit, Fascia, Gutters, Scuppers and Downspouts	2,000.00	25	25	Poor	2,000																				
	12	Ventilation Grilles, Vents and Louvres	1,000.00	20	5	Good																		1,346			
	13	Brick Veneer	5,000.00	5	3	Fair			5,202					5,743						6,341						7,001	
	14	Metal Cladding Repair	1,000.00	10	8	Fair			1,040											1,268							
	15	Sealant	3,000.00	10	10	Poor	3,000											3,657									4,458
	16	Windows	40,000.00	25	20	Fair						44,163															
	17	Entrance Doors	7,000.00	25	23	Fair			7,283																		
	18	Exterior Doors	15,000.00	25	12	Good																		19,404			
	19	Doors - Maintenance	5,000.00	10	9	Poor		5,100										6,217									
	20	Interior Walls - Repair	5,000.00	6	3	Fair				5,306														6,729			
	21	Interior Floor	80,000.00	20	12	Good									93,733												
	22	Interior Floor - Repair	3,000.00	5	5	Poor	3,000					3,312						3,657					4,038				4,458
	23	Interior Ceiling - Repair	2,000.00	5	5	Poor	2,000					2,208						2,438					2,692				2,972
	24	Furnishings	10,000.00	5	3	Poor			10,404					11,487						12,682						14,002	
	25	Interior Stairs and Ramp	3,000.00	15	11	Fair					3,247															4,370	
			Mechanical System																								
	26	Heating System	150,000.00	25	6	Good																				218,522	
	27	Heating System Maintenance	2,000.00	5	2	Fair				2,122						2,343				2,587						2,856	
	28	Ventilation System	125,000.00	25	14	Good												155,422									
	29	Ventilation System Maintenance	12,000.00	5	2	Fair				12,734						14,060					15,523					17,139	
	30	Hot Water Supply	15,000.00	25	13	Good													19,024								
	31	Refrigeration System and Arena's Equipment	50,000.00	5	0	Good						55,204					60,950						67,293				74,297
	32	Plumbing	30,000.00	30	12	Good																			42,847		
	33	Fire Protection System	15,000.00	25	14	Good												18,651									
			Electrical System																								
	34	Emergency Lighting	8,000.00	32	22	Good													9,752								
	35	Electrical System Maintenance	10,000.00	5	1	Good					10,824						11,951				13,195					14,568	
36	Fire Alarm System	25,000.00	40	20	Good																					37,149	
37	Lighting Fixtures	60,000.00	30	20	Good												73,140										
38	Lighting Fixtures Maintenance	2,000.00	3	1	Fair			2,081			2,208				2,343			2,487		2,639			2,800			2,972	
		Accessibility																									
39	Upgrade Exterior and Interior Doors	12,000.00	15	12	Fair				12,734																17,139		
		TOTAL YEARLY EXPENDITURES	1,547,500.00				39,000	6,630	312,120	33,959	14,072	145,739	1,689	17,230	112,479	17,926	780,156	184,641	39,315	37,515	15,834	91,519	2,059	268,846	79,982	237,460	132,249
							0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20