

CULTURAL HERITAGE **EVALUATION REPORT**

125 Dunlop Street West and 50 Bradford Street

Date:

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Prepared for:

HIP Developments Inc.

Prepared by:

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Glossary of Abbreviations

CHER	<i>Cultural Heritage Evaluation Report</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>

Acknowledgements

Fire Insurance Plans retrieved from the Simcoe County Archives as referenced in this report currently do not hold the copyright and licensing agreements for the documents. As such, this report has made reference to the information and does not include illustrations of such.

1.0 Executive Summary

MHBC was retained in June 2016 by HIP Developments Inc. to complete a Cultural Heritage Evaluation (CHER) for the subject lands, which includes the Prince of Wales School (50 Bradford Street), which is currently vacant.

This report has been prepared by MHBC Cultural Heritage Staff Vanessa Hicks (M.A., CAHP), Heritage Planner, and Dan Currie (CAHP), Managing Director of Cultural Heritage.

The purpose of this report is to evaluate the cultural heritage value subject lands as per *Ontario Regulation 9/06* and identify any significant heritage resources on-site and adjacent. The subject lands contain two vacant school complexes, including the Princes of Wales School. The Prince of Wales School which is 'listed' (non-designated) on the Municipal Register as a property of cultural heritage value or interest as per Section 27 of the *Ontario Heritage Act*. No heritage resources are located adjacent to the subject property, as defined in *PPS 2014*.

This report finds that the Prince of Wales School, formerly known as the 'West Ward School' retains design/physical, contextual and associative value at the north, east (front) and south elevations. The rear elevation and modern additions are not significant heritage attributes. The north, east, and southern portions of the original school building constructed in 1876 remain with modifications, most of which occurred in the 1920s. The identified heritage attributes of the exterior of the Prince of Wales School at the north, east, and south elevations as described in Section 6.0 of this report should be retained and conserved. As the Barrie Collegiate Institute (BCI) property has not been identified as being of cultural heritage value or interest by the City of Barrie, this CHER has not included a review of the property in this report.

This report recommends that the Prince of Wales School remain in-situ, and that the identified heritage attributes at the north, east, and south elevations be incorporated into any future development. Should the building require to be moved on-site, it is recommended that the building retain its prominent location on Bradford Street. The building may be moved slightly to accommodate the configuration of any proposed development, but should retain its orientation to the street with similar setbacks.

Given the existing condition of the Prince of Wales School, full or partial demolition of the building may be required. Should partial demolition be proposed, it is recommended that the heritage attributes at the south, east, and north facades be retained and incorporated into the proposed development and that the history of the site be appropriately commemorated, including the use of portions of the building as part of a park or amenity area. Should full demolition be proposed, it is recommended that the building be documented with photographs in order to supplement the historic record and that the building be appropriately commemorated.

Note to the Reader: The purpose of this executive summary is to highlight key aspects of this report and therefore does not elaborate on other components. Please note that this report is intended to be read in its entirety in order to gain a full understanding of its contents.

2.0 Introduction and Site Description

MHBC was retained in June 2016 by HIP Developments Inc. to complete a Cultural Heritage Evaluation Report for the subject lands which includes the Prince of Wales school (now vacant) located at 50 Bradford Street, City of Barrie. The property located at 30 Bradford Street includes the Prince of Wales School. The property located at 125 Dunlop Street West includes the Barrie Central Collegiate Institute.

The purpose of this report is to assess the cultural heritage value of the subject lands and identify existing cultural heritage resources. The property located at 50 Bradford Street (Prince of Wales School) is a 'listed' (non-designated) on the Municipal Register as a property of cultural heritage value or interest. The Barrie Collegiate Institute located at 125 Dunlop Street West has not been identified by the City of Barrie as having cultural heritage value or interest. As per Section 27 of the *Ontario Heritage Act*, the Register includes properties which have not been designated, but that the council of the municipality has deemed to be of cultural heritage value or interest. Both schools are currently closed and vacant.

The subject lands can be described as an irregular-shaped lot located south of Dunlop Street west, west of Bradford Street, and north-west of the Barrie waterfront and Kempenfelt Bay. The subject lands are located within the 'Greenway System' as per 'Schedule A1' of the Barrie Official Plan. The subject lands are zoned Central Area Commercial, C1-2, with Special Provisions (SP-481),(H-125) to permit educational uses. The subject lands are located within the proposed new (2016) Downtown Community Improvement Plan (CIP) area. As per Schedule I' of the Official Plan, the lands are located within the Urban Growth Centre.

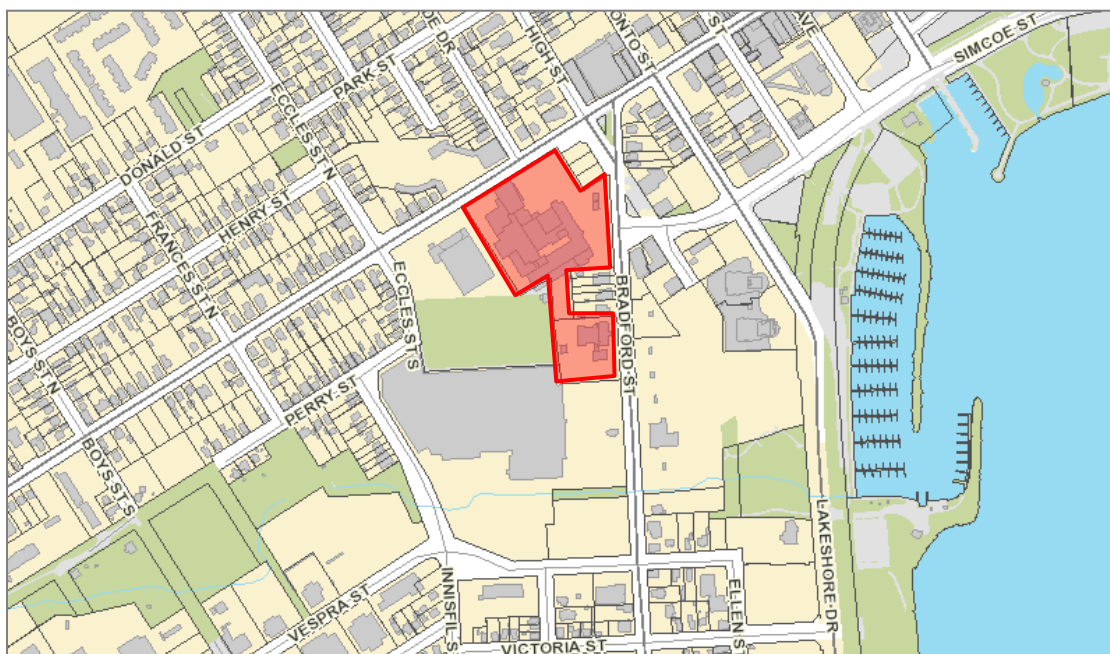


Figure 1 - Location map, City of Barrie Interactive Map. Approximate location of subject lands indicated in red. (Source: City of Barrie Interactive Map, 2017)

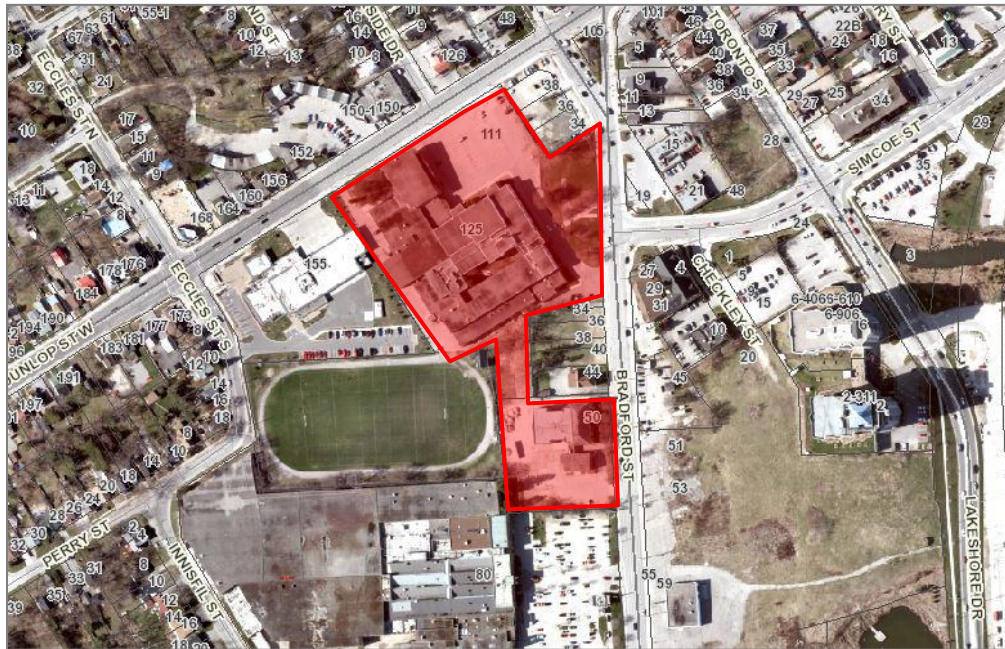


Figure 2 - Aerial Photo, City of Barrie Interactive Map. Approximate location of subject lands indicated in red. (Source: City of Barrie Interactive Map, 2017)

3.0 Policy Context

3.1 The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *The Planning Act* outlines 18 spheres of provincial interest, that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to ‘encourage the co-operation and co-ordination among the various interests.’ Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is ‘intended to be read in its entirety and the relevant policy areas are to be applied in each situation.’ This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

3.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The criteria provided with Regulation 9/06 of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria that a property may meet. This Cultural Heritage Assessment will have regard for these Policies when determining cultural heritage value.

The subject site contains built heritage resources which are not considered to be a *protected heritage property* under the consideration of the PPS, as the subject properties are non-designated 'listed' properties under Section 27 of the *Ontario Heritage Act*.

3.3 City of Barrie Official Plan

Section 3.4 of the City of Barrie Official Plan provides goals and policies related to the conservation of heritage resources. The following goals for the conservation of cultural heritage are as follows:

3.4 Cultural Heritage Conservation

3.4.1 Goals

- (a) To encourage the conservation of the City's cultural heritage resources including, but not limited to, buildings, structures, areas, districts, open spaces, and landscapes, artefacts of historical and/or architectural significance and to co-ordinate these conservation efforts with development and redevelopment initiatives. (Mod D (y)(i))*
- (b) To promote an understanding of, and appreciation for, the original settlement of the area and the historic development of the City.*
- (c) To encourage and foster public awareness of, and participation in, the conservation, restoration and utilization of cultural heritage resources.*
- (d) To control the demolition, destruction, and inappropriate alteration or use of cultural heritage resources.*
- (e) To implement the vision and recommendations put forth in the City's Cultural Master Plan. (Mod D (y)(i))*

The City of Barrie Official Plan does not contain policies regarding evaluation criteria of heritage properties. This Cultural Heritage Evaluation Report has been guided by the Ontario Heritage Toolkit InfoSheet #1 regarding Built Heritage Resources, InfoSheet #4 regarding Adjacent Lands and Protected Heritage Properties as well as InfoSheet #5 regarding Heritage Impact Assessments and Conservation Plans.

4.0 Historical Overview

This section provides a contextual history of the subject lands through the late 18th to 20th centuries, and traces the development of the County of Simcoe, Vespra Township, as well as the subject lands. It does not include a description of pre-contact First Nation's history or potential archaeological resources.

4.1 History of Simcoe County and Vespra Township

Simcoe County and Vespra Township are historically associated with the nine-mile portage, an early land route between Lake Ontario and Lake Simcoe from the head of Kempenfelt Bay in present-day Barrie to Willow Creek, a tributary of the Nottawasaga River emptying into Georgian Bay. The route led to military and naval storehouses constructed during the War of 1812, known as the "Old Willow Fort" (Jury, 1956). Early industries of Simcoe County included mainly timber, as Lake Simcoe is part of the former Great Canadian Pine Belt (Hunter, vol.II 1909).

Simcoe County was surveyed after a tract of land was purchased in a treaty with the Chippewa (Ojibway) in 1811. Samuel S. Wilmot received instructions to survey a road between Kempenfelt Bay and Penetanguishene harbour. In 1818 lots had a frontage of 120 rods along concession lines, each lot having 200 acres. Two different kinds of surveying methods were used for the six townships along the Penetanguishene Road.

The Township of Vespra was surveyed by J.G. Chewett in 1820, and in 1835 by J. Goessman. The later survey party of Vespra township completed their work poorly. Some lots were created too big or small, and the original survey between part of the third and fourth concessions was never made, causing landowners to petition to the County Council and the Lieutenant Governor in-Council in 1872 to have the survey completed and corrected.

By 1819 roughly a dozen families were settling along Penetanguishene Road in Oro and Vespra Townships. Settlement in this area was slow and by the late 1830s, Barrie had approximately one to two dozen families residing in the village. In 1849, the Toronto, Simcoe and Lake Huron Union Railroad Company was incorporated and the railroad arrived in Barrie on October 11, 1853 (Hunter, vol.II 1909).

4.2 City of Barrie

Barrie was surveyed in 1833 by William Hawkins. The shoreline provided the natural landscape of present day Simcoe Street. The first settlers of Barrie included A. Walker, living in log houses and crude barn-like structures. The town began to receive more settlers after the 1830s, settling in what is now Downtown Barrie. The first principal street, now known as Dunlop Street, was located parallel to Marks Street. Barrie was incorporated as a Town in 1830, with no municipal organization until 1871 (Hunter, vol. II 1909).

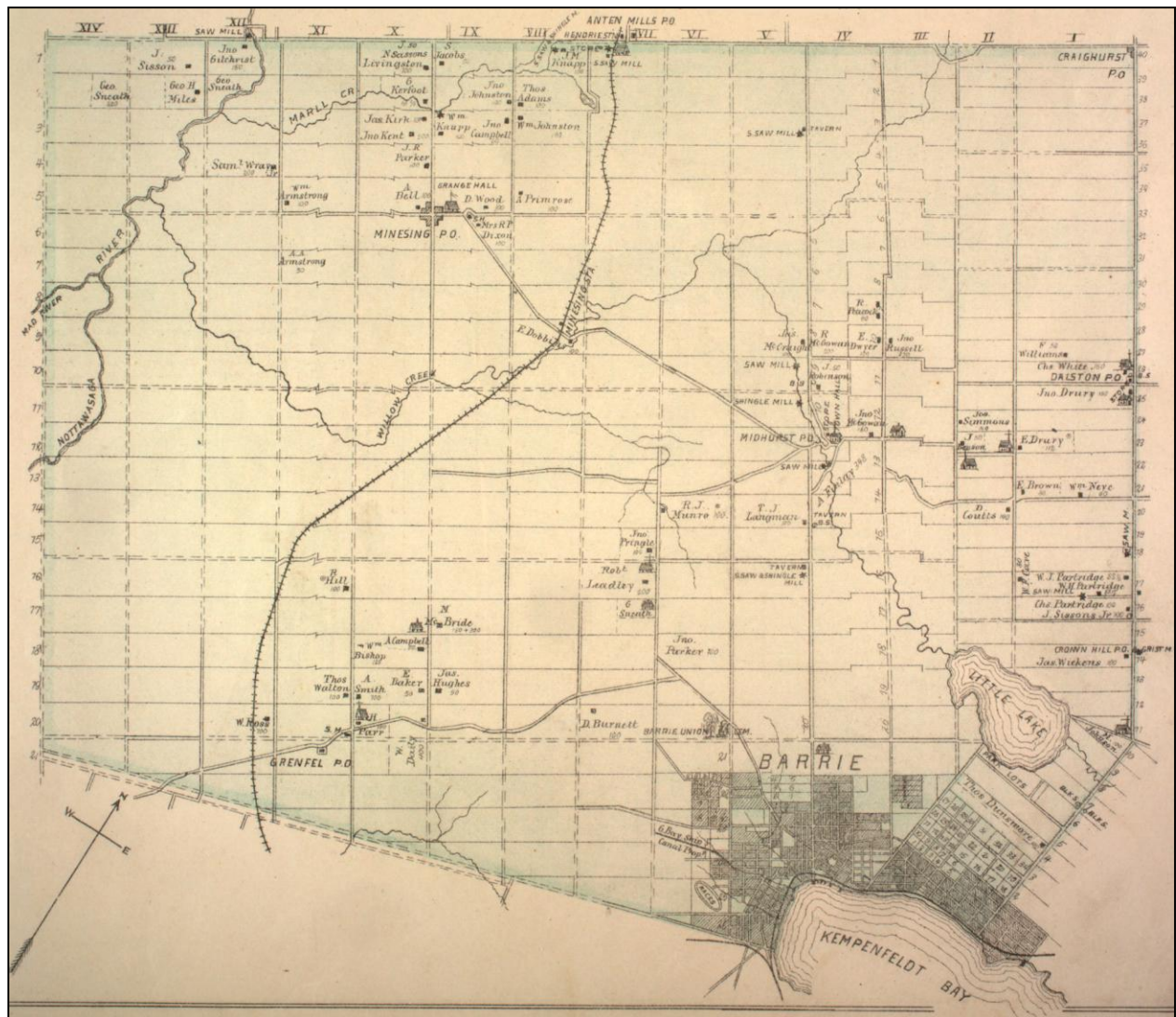


Figure 3 - Section of 1880 Simcoe County Atlas Map, Vespra Township, showing lot patterns.



Figure 4 - Detail, Section of 1880 Simcoe County Atlas Map, Vespra Township, showing lot patterns. Circle denotes approximate location of subject lands.

4.3 50 Bradford Street and 125 Dunlop Street West

The subject lands are located on Lot 24, Concession 5, and was historically located south of Elizabeth Street (now Dunlop Street West), west of Bradford Street, north of Bob Street (now closed), east of Graham Street (now closed), with Eccles Street further to the west (now Innisfil Street).

In March 1876 citizens of Barrie discussed the need for a new school as the population of Barrie was increasing. At the time, only one school was located in Barrie, that being 'Central' or 'Victoria' School, now demolished. A motion was passed to raise \$8,000 to \$12,000 for a school located in the 'West Ward' of Barrie. The building contract was awarded to Loan and Strong for a building ninety-five by forty-four feet, with 600 feet per classroom, having 6 classrooms. The school was completed in November 1876 and named 'West Ward School', later renamed 'Prince of Wales school' in 1920 (Brandes, nd.).

The subject lands are also contained a woolen mill on the west side of Bradford Street, near the intersection of High Street as noted on the 1888 (revised 1900) fire insurance plans.



Figure 5 - Detail, Thomson's 1879 Map of Barrie, showing historic lot patterns. Approximate location of subject lands outlined in red (not to scale).



Figures 6 & 7 - (left) West Ward School, (nd), (right) West Ward School, approximately 1890 (Source: Murdoch, 2005).

Maintenance of the school was required on a continual basis. The first of which is noted as occurring in 1888. A new well was dug in this year as the pipes froze in the winter. A new steam heating system was installed in 1894. A sidewalk on the south side of the school was added in 1895, as well as a picket fence at the front (eastern) side. An entrance platform was added to the front of the school, and another furnace was added. The dirt basement floor was covered with concrete in 1896.

A new heating system was needed again in 1905, to cost a cost of \$115.00 a year. The first electric lights were installed in 1907. In 1909, the School Board requested town council for a by-law to raise \$30,000 for a new school in the West Ward, having 8 rooms. The request was denied by Council as the population at this

time was still too low. By 1914, the number of pupils was too great and a house on Bradford Street had to be used as a classroom (Brandes, nd.).

According to fire insurance plans dated 1907 (revised 1910), the Agricultural Hall and arena were originally located on the northern half of the subject lands. In the north-east corner of the property, a creek ran north-west to south-east. The Barrie Woollen Mills was located on the subject property just north of the West Ward School. Adjacent to the subject lands, on the north-east corner of the lot, approximately 7 other buildings are noted which were either private single-detached residences, or other buildings associated with mill operations. Today, this north-east corner is used for gravel surface parking. Also displayed on the 1907 (revised 1910) fire insurance plan are three buildings, presumably residences located along Bradford Street, north of the West Ward School. Only one of which exists today, that being 44 Bradford Street.

In 1919, Architects R.J Edwards and Son (of Toronto) were hired to advise on whether to renovate the school or to tear it down to create a larger school, having 12 rooms. In July 1919, council passed a by-law to raise \$75,000.00 to remodel West Ward School. While the renovations took place, students were taught in the basement of Barrie Collegiate, which recently finished completion to the north along what is now Dundas Street west. The Board also entered into arbitration with Mrs. Adamson, who owned three lots on the south side of the school to acquire land for use as a playground.

The renovations to West Ward School were completed in September 1920. The addition included 8 classrooms, having 4 on each floor. Three rooms were located in the basement, with one classroom in the original portion of the building. The original building was modernized by 'revamping' windows, heating, and ventilation. The 'middle room' on the ground floor of the original building was used as an entrance lobby and a stone porch was added facing Bradford Street at this time. The lobby was renovated as a principal's office, clock room, and library. During this year, the school changed its name from West Ward School to Prince of Wales School to commemorate the royal visit of the Prince to Canada.

Additional maintenance was required to heating systems of the Prince of Wales School in 1922. No major renovations took place during the War. In 1951 an intercom system and a new heating system was added. The gymnasium was added in 1960. A new library was constructed in two older rooms in 1970 as these rooms were vacant. Another \$200,000 was used to renovate the gymnasium, add a storage room and renovate washrooms in 1978 (Brandes, nd.).

5.0 Description of Site and Surrounding Features

5.1 Landscape Setting and Context

The subject lands are situated in Downtown Barrie south of Dunlop Street West, an arterial road and connection to Highway 400 to the west. The area has been considerably built-up in the 20th century and is now located east of Barrie Fire Emergency Services Headquarters. A gravel parking lot is located on the north-east corner of Dunlop Street West and Bradford Street. The subject lands are located west of Kempenfelt Bay and the Barrie waterfront, less than a few hundred meters to the east. Adjacent uses to the subject lands include residential as well as downtown commercial developments. The subject lands include surface parking east of Barrie Collegiate Institute and south of Prince of Wales School. The immediate area south of Prince of Wales School is a paved playground area. A large sporting field, 'Red Storey Field' is located on the adjacent property to the west. The subject lands features mature trees on the east (front) elevation of the Prince of Wales School, some of which prohibit the view of the building. Mature trees are also displayed east of Barrie Collegiate School close to the intersection of Simcoe Street and Bradford Street.

5.2 Built Heritage Features

The subject lands contain two school buildings (both of which are now vacant), those being the Prince of Wales School, (formerly West Ward School) located at 50 Bradford Street and Barrie Central Collegiate Institute located at what is now 125 Dunlop Street West. The following provides a review of the built features of the Prince of Wales School, which has been identified by the City of Barrie as being of cultural heritage value or interest.

Prince of Wales School

The Prince of Wales School property contains the original school building constructed in 1876. This building was constructed in the Romanesque Revival style of architecture with gothic revival elements. This style of architecture was common between 1850 and 1900. This style employs the use of rounded arches, and bold decorative elements which are often found with civic buildings. Also common with this style is the use of gabled and hipped roofs with classical detailing such as stringcourses, turrets and dichromatic brick work, as with the West Ward School when it was first constructed. This building also

employs the use of pointed doorways which are more commonly found with gothic revival buildings (Blumenson, 1990).

This building has undergone extensive renovations through its 140 year history, notably in the 1920s, which resulted in extensive renovations to the front facade, and the addition of a portico with two stone columns. The date of renovations to the roof is unknown, but most likely took place at this time. These renovations are reminiscent of the Craftsman style of architecture.

When comparing photographs of the original school building to what currently exists demonstrates that some of the original architectural detailing still exists, such as string courses and ornamental brickwork. Also, that the location of windows and their arrangement have changed (most likely in the 1920s), some of which have been bricked-over (See Figures 8 & 9).



Figures 8 & 9 - (left) West Ward School (nd), (right) View of Prince of Wales School, looking south-west (Source: MHBC July, 2016)



Figures 10 & 11 - (left) Prince of Wales School, view of front (east elevation) looking west (right), Detail of front elevation (Source: MHBC July, 2016)



Figures 12 & 13 - (left) Prince of Wales School, view of rear (west elevation) looking east (right), View of Prince of Wales School looking north-west (Source: MHBC July, 2016)

5.3 Adjacent Cultural Heritage Resources

No cultural heritage resources are located adjacent (contiguous) to the subject lands as defined in *PPS 2014*.

Two properties are located in the vicinity of area, those being 9 Bradford Street “Roselawn”, and 124 Dunlop Street West. These properties are not listed on the heritage register, but are noted as “other”, and are of heritage interest to the City of Barrie. These properties are indicated on the map below in purple (See Figure 14).

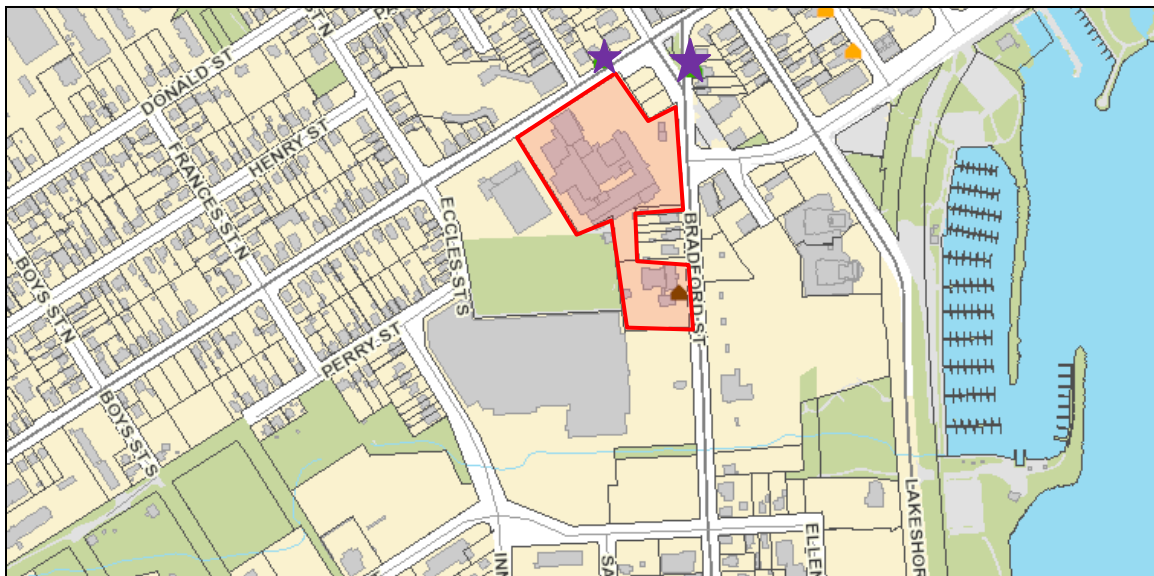


Figure 14 - City of Barrie Interactive Map, noting listed properties (brown), designated properties (yellow), and “other” (green), subject property noted in red (Accessed July, 2016).

6.0 Evaluation of Cultural Heritage Resources

6.1 Introduction

The following section of the report evaluates cultural heritage resources located on the subject property at 50 Bradford Street West as per *Ontario Regulation 9/06* and describes identified cultural heritage values and attributes in detail.

6.2 Evaluation Criteria

The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act*. The regulation provides that:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. displays a high degree of craftsmanship or artistic merit, or*
 - iii. demonstrates a high degree of technical or scientific achievement.**
- 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**
- 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,*
 - ii. is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. is a landmark.**

6.3 Cultural Heritage evaluation

6.3.1 Design/Physical Value

The subject lands have retained a degree of its design/physical value as it contains the West Ward School (now the Prince of Wales School), constructed in 1876 by Loan and Strong, renovated in 1920 by R.J. Edwards and Son of Toronto. The building underwent extensive renovations in the 1920s which changed the architectural style of the building considerably, from a Romanesque Revival style building with gothic revival detailing to a building with Craftsman style features as seen with the pedimented portico on the eastern (front) elevation supported by two stone columns. As the building has undergone alterations which have removed its original heritage attributes, the building has lost the majority of its heritage integrity. While the alterations of the Craftsman style at the east (front) elevation may be considered significant in their own right, alterations have removed most of the original heritage attributes of the building.

6.3.2 Historical/Associative Value

The subject lands have retained their historical/associative significance with the theme of education in Barrie as the location of the former West Ward School (now Prince of Wales School). The Prince of Wales School is Barrie's oldest continued-use school, constructed 140 years ago in 1876, and used continually for educational purposes until recent years. The subject property is also associated with the former location of Agricultural Hall and arena (former fairgrounds), as well as the Barrie Woollen Mill (as per a review of fire insurance plans)

6.3.3 Contextual Value

The subject lands retain a degree of contextual value. The Prince of Wales School retains its contextual value as it remains in-situ and retains its original relationship to Bradford Street. However, the surrounding lands have changed considerably and the building is no longer functionally linked to its surroundings. The early industrial operations have been long removed (such as the former Barrie Woollen Mill). The addition of Barrie Collegiate itself represents a change in setting, being the original location of Agricultural Hall and fairgrounds.

Ontario Regulation 9/06		Prince of Wales:
1. Design/Physical Value		YES
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	
ii.	Displays high degree of craftsmanship or artistic merit	
iii.	Demonstrates high degree of technical or scientific achievement	
2. Historical/associative value		YES
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	
3. Contextual value		YES
i.	Important in defining, maintaining or supporting the character of an area	
ii.	Physically, functionally, visually, or historically linked to its surroundings	
iii.	Is a landmark	

6.3.4 Statement of Significance

The subject lands are significant primarily for its historical/associative value related to the theme of education in the City of Barrie. The property located at 50 Bradford Street contains the West Ward School, (now Prince of Wales School), constructed 1876 by Loan and Strong in the Romanesque architectural style with gothic revival details, altered substantially in 1920, resulting the removal of the majority of its original heritage attributes. The building remains in-situ and retains its relationship with Bradford Street. The Prince of Wales School is significant for its long-standing use associated with education for 135 years between 1876 - 2001.

The following provides a list of significant heritage attributes identified in this report:

Prince of Wales School, formerly 'West Ward School'

- Original building envelope constructed in 1876 with stone foundation (exterior cladding) on north, east (front), and south elevations;
- Red brick construction with dichromatic brickwork, including stringcourses, and decorative ovals under window openings on north, east (front) and south elevations;
- Hipped roof construction (does not include new shingles);
- Window openings on north, east (front), and south elevations; and
- 1920s Craftsman-style east (front) elevation entrance with pedimented portico with dentils, supported by two (2) stone columns with stone railing on cement porch; and
- East (front) elevation door opening under portico with door and window arrangement.

7.0 Conservation Recommendations

7.1 Proposed Development

No formal plans regarding the proposed development of the subject property are available at this time. This CHER has considered the future possibility of the general redevelopment of the subject lands for intensification in downtown Barrie. As such, this Cultural Heritage Evaluation Report has evaluated the cultural heritage value of the subject lands as per *Ontario Regulation 9/06* and identified significant heritage attributes in order to provide preliminary direction regarding any future redevelopment in order to ensure significant cultural heritage resources are conserved.

At this time, the general concept of possible redevelopment of the subject lands includes the following:

- a) Demolition of the existing Princes of Wales school; *or*
- b) Partial demolition:
 - Retain the north, east (front), and south facades of the existing Prince of Wales school in-situ;
 - Remove the rear facade and rear additions;
 - Remove the interior of the structure;
 - Conserve the retained facades; and
 - Incorporate retained facades into a new open landscaped area for possible community space.

7.2 Potential Impacts to Heritage Resources

As no formal plans for the redevelopment of the subject lands have been submitted, this report provides preliminary guidance regarding the potential impacts to heritage resources in regards to the preliminary redevelopment concepts. As the Prince of Wales School has been subject to vandalism and significant damages, it is anticipated that the potential redevelopment of the site may result in the demolition or partial demolition of the building. As this CHER has identified that the subject lands are significant primarily for their associative/historical value, demolition may be considered in the future provided that any adverse impacts are mitigated.

7.3 Conservation Recommendations

The Prince of Wales School has been demonstrated to have modest cultural heritage significance. It is recommended that the original 1876 portion of the Prince of Wales school be retained and conserved at the north, east (front) and south elevations. The southern (rear) elevation has lost its design/physical value as it was subject to alterations when an addition was added to the rear of the building. All additions to the original portion of the building are not considered heritage attributes. The remaining heritage attributes of the Prince of Wales School as described in this report should be retained and conserved. All other buildings located on the subject property at 50 Bradford Street associated with Prince of Wales School are not of significant cultural heritage value or interest. As the building is sited close to the western side of Bradford Street, it is recommended that the significant portions of the building be incorporated into any future development, if feasible. This would leave the remainder of the site for development. Should the building require to be moved on-site, it is recommended that the building retain its front-yard setbacks and prominent location on Bradford Street. The building may be moved slightly depending on the configuration of any proposed development, but should retain its general location.

The Prince of Wales School has been vacant for a number of years, leading to deterioration, vandalism and damages. Significant repairs to the identified heritage attributes of the Prince of Wales will likely be required. This report acknowledges that the existing condition of the Prince of Wales School may pose considerable difficulties for possible retention and restoration of the significant portions of the building, which may result in the demolition of the building.

The attached report provides details regarding the existing condition of the Prince of Wales School (See Appendix A). Here, it has been identified that there are serious issues related to the condition of the building as seen from the interior. Also, that there is evidence of water leaks in the basement causing flooding. As noted in the Simcoe County District School Board Condition Assessment (nd.), the structural frame of the original building is poor, as well as its exterior walls. The roof appears to be in need of repair as well (See Appendix B). These damages will likely result in the inability to retain the structure as a free-standing building.

Should the building be recommended for full or partial demolition, mitigation measures should be considered, such as documentation, salvage, and commemoration. Commemoration is recommended to be incorporated with any future plans to use the building (or parts of the building) as features of a park or amenity area.

8.0 Recommendations and Conclusion

This Cultural Heritage Evaluation Report has evaluated the cultural heritage significance of the subject lands as per *Ontario Regulation 9/06* and identified the significant attributes of the property located at 50 Bradford Street.

This report concludes that the subject lands are significant primarily due to its historical/associative value related to the theme of Education in Barrie. The Prince of Wales School retains a degree of design/physical as it includes the original 'West Ward School' (now the Prince of Wales School) constructed in 1876. However, the heritage integrity of this building has been diminished due to alterations (primarily in the 1920s) which resulted in the removal of original heritage attributes.

It is recommended that the north, east, and south facades (and associated heritage attributes) of the Prince of Wales School be incorporated into any future development, where feasible. The heritage attributes of the Prince of Wales School as identified in this report should be retained and conserved (which is related to the north, east, and south facades) as detailed in this report. Should the building require to be moved on-site, it is recommended that the building retain its prominent location on Bradford Street. The building may be moved slightly depending on the configuration of any proposed development, but should retain its orientation to Bradford Street.

This report acknowledges that the existing condition of the Prince of Wales School may pose considerable difficulties for possible retention and restoration of the significant portions of the building. Should the building be recommended for demolition, mitigation measures should be considered, such as documentation, salvage, and commemoration. Commemoration is recommended to be incorporated with any future plans to use the building (or parts of the building) as features of a park or amenity area.

Respectfully submitted,



Dan Currie, MA, MCIP, RPP, CAHP
Partner



Vanessa Hicks, M.A.
Heritage Planner

9.0 Sources

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Appendix **A** – Condition Assessment Memo

(next page)

July 26, 2017

City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON L4M 4T5

Attention : Mr. Drew Rigden , Supervisor of Building Services

Re: Prince of Wales Public School, 80 Bradford Street

Dear Mr.Rigden,

As part of our permit application submission for selective demolition, the following is a summary of the proposed work.

Drawing A101 provides key notes showing selective demolition of the building additions to the original school to be demolished. This will include the two storey addition separated by a "firewall" to the original school , the gymnasium addition , and the vestibule that connects the gymnasium to the original school . All building systems and services to the school will be disconnected and removed . All site work material (asphalt paving, concrete curbs,sidewalks, light standards,...) will be removed.

As a general comment , the existing building was not maintained prior to our Ownership as of last year 2016. The existing roof has leaked for many years with evidence on the second floor ceiling and floor . One classroom's ceiling was totally calapsed drapping down to the floor level. We are confident that roof , soffits , floors are damaged with concerns of wall cavity , window sills , and brick mortar experiencing the same problems . Over the last year there have been additional water leaks in the basement , flooding and evedience of mold . Our intentions this year with further discussion with your department is to infill the basement of the existing school with granular material to protect the existing foundations and walls during the next winter season.

Our future development plans are to integrate parts of the existing school into a parkland setting . These parts would be the exterior wall structures. The roof and floors would be proposed to be removed. Walls would be supported by new shoring structure . Top of walls would be capped . Similar with window sills and any exposed cavity to protect the integrety of the wall . All to be further discussed with City of Barrie planning and building divisions.

We trust our submission is complete. If additional information is required , we will submit accordingly.

Yours truly,



Randy Renouf
Vice President, HIP Developments

Appendix **B** – School Board Condition Assessment

(next page)

Simcoe County District School Board

Condition Assessment

Prince of Wales PS, Building ID 9232-1 (Closed)

Prince of Wales PS, Building ID 9232-1 (Closed)

Current Backlog FCI	22,709.38%
GFA (m2)	2834
Year Built by Original/Additions	1876

How to read the final report

The Final Report contains assessment information for 5 years for this facility.

Asset details reported are either populated from the SFIS system (e.g. GFA, year built etc) or calculated based on Ministry's criteria (e.g. Replacement Value – OTG, Official FCI, Comparable FCI etc).

Accessibility and Energy assessment lists are provided in a yes/no format. For a full description of accessibility/energy definitions please check the TCPS database, Asset Narratives, under the Narratives Tab.

Asset Narratives include the following:

- Architectural & Structural Summary – a brief summary of the asset including construction dates and areas of the original and additions. A brief description of the structure, the exterior wall system, the roof assembly system and the building interiors.
- Mechanical Summary – a brief summary of the mechanical systems.
- Electrical Summary – a brief summary of the Electrical systems.
- Site Summary – a brief summary of the Site systems.
- Limitations – a summary of the scope of work and the Tactical Planning Window.

Building Elements listed are only the ones that require replacement in the next 5 years; their condition is Critical if failed or risk of imminent failure is observed, or Poor if it is not functioning as intended with significant repairs within the next two (2) years, or Fair if normal deterioration and minor distress is observed requiring repairs within three (3) to five (5) years.

2011-2015 Cost and Year information is a snapshot from the assessment and cannot be edited in TCPS.

2011-2015 Priority is the value of the Event priority calculated when the assessment data was imported in TCPS and stored in this read-only field.

Estimated Cost and Fiscal Year are values that can be edited at any time by end users.

Event Priority is a field populated with labels like Urgent, High, Medium and Low based on the Event Priority Value. This value is calculated based on the Element Type and Element Condition.

Photos are provided at the event level: old photos are suffixed with the word "Old", new photos are suffixed with the date of assessment.

A copy of this report in PDF format is saved in the TCPS database. You can access it by selecting the Asset Instance in Data Manager and opening this report in PDF format from the Document Tab.

5. Pre 2011 Narratives

Prince of Wales Public School: the original facility is a 2 storey structure of exterior brick and wood frame construction with a full basement. The original building was constructed in 1876 and is 1200 square metres. Addition 1 was added in 1921 and is 2025 square metres. Addition 2 was added in 1960 and is 225 square metres. The site is 0.65 hectares. At the time of assessment the roof sections (reportedly replaced in the recent past) and site features were snow covered and could not be fully assessed. Overall, the architectural components appear in fair condition with the following exception; - excessive sag of the structural framing resulting with evidence of exterior wall cracks and separation of floor from base were observed; - debonded caulking at the expansion joints; - isolated deficient

mortar joints and spalled brick; - unsecured and improper supports to the aged millwork; - damaged interior doors; - damaged, faded and cracked ceiling and wall finishes; - deteriorated concrete floor finishes; - frayed and worn window coverings; and - damaged and worn landings and treads on the interior stairways. Site: - cracks on the concrete steps at the front entrance to the building, a potential tripping hazard; - flooding on the paved parking behind the gymnasium; and - alligator cracking on the paved parking areas and playgrounds.

Overall, the mechanical equipment is in fair condition. Ventilation for the building is poor with no ventilation for the classrooms, gym area has an exhaust fan and separate heat/cool rooftop unit. Heating is provided by a hot water boiler installed in 1995. Air conditioning is provided for the gym area by a rooftop heat /cool dx unit installed in 1996. Comments on exceptions: * Leaking joints and corroded pipe were identified, evidence of aging of the hot water distribution lines. Similar deterioration was noted on the associated convection perimeter heating in the classrooms. It is recommended that the piping be replaced. * Plumbing fixtures were upgraded in 1970, however they are over thirty years in service and showing signs of wear. Replacement is recommended * The convection heating system is well past its theoretical life, temporary repairs have been made to the system and replacement is advised

The building is in fair condition electrically. The fire alarm system is an Edwards system with five zones and is in good working condition and was installed in 1985. The emergency lighting is a battery pack system and is in good condition. The lighting within the building is in good condition and was upgraded to T8 fluorescent fixtures in 1998. The lighting for the gym area is in good condition. Comments on exceptions: * Based on the age and current observed condition, the cabling, raceways and bus ducts have surpassed their theoretical life and their replacement is advised. This event also includes installation of new breaker panels serving classrooms and rewiring of classrooms to meet code requirements. * Exterior lighting was upgraded in 1985, however there is insufficient lighting fixtures. Install more lighting fixtures to improve overall exterior lighting.

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.

A10 Foundations

Element Instance : A1010 Standard Foundations - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : A1010 Standard Foundations - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : A1010 Standard Foundations - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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B10 Superstructure

B1010 Floor Construction

B101001 Structural Frame

Element Instance : B101001 Structural Frame - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : B101001 Structural Frame - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : B101001 Structural Frame - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Study [B101001 Structural Frame - Original Building]

Event Type:	Study	Priority:	N/A
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Brief Description	Study [B101001 Structural Frame - Original Building]
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Estimated Cost	\$22,328
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Fiscal Event Year	2014
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Event Data Origin	Validation Survey 2003
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Recommendation Excessive sag was observed in classrooms of the original building with cracks on interior and exterior walls. Study structural integrity.

B20 Exterior Enclosure

B2010 Exterior Walls

Element Instance : B2010 Exterior Walls - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : B2010 Exterior Walls - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Major Repair [B2010 Exterior Walls - Addition 2]

Event Type:	Major Repair	Priority:	N/A
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Brief Description	Major Repair [B2010 Exterior Walls - Addition 2]
Estimated Cost	\$17,862
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Caulking debonded. Replace caulking.

Element Instance : B2010 Exterior Walls - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Major Repair [B2010 Exterior Walls - Original Building]Replacement

Event Type:	Major Repair	Priority:	N/A
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Brief Description	Major Repair [B2010 Exterior Walls - Original Building]Replacement
Estimated Cost	\$372,126
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Exterior walls are in fair condition. Spalled and cracked brickwork with poor masonry joints require repointing and localized brick replacement.

B2020 Exterior Windows

Element Instance : B2020 Exterior Windows - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [B2020 Exterior Windows - Addition 1]

Event Type:	Replacement	Priority:	Low
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Brief Description	Replacement [B2020 Exterior Windows - Addition 1]
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Estimated Cost	\$82,993
Fiscal Event Year	2017
Event Data Origin	Model

Recommendation

Element Instance : B2020 Exterior Windows - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [B2020 Exterior Windows - Addition 2]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [B2020 Exterior Windows - Addition 2]
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Estimated Cost	\$15,450
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Fiscal Event Year	2020
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Event Data Origin	Model
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Recommendation

Element Instance : B2020 Exterior Windows - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [B2020 Exterior Windows - Original Building]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [B2020 Exterior Windows - Original Building]
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Estimated Cost	\$260,203
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Fiscal Event Year	2020
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Event Data Origin	Model
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Recommendation

B2030 Exterior Doors

Element Instance : B2030 Exterior Doors - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [B2030 Exterior Doors - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [B2030 Exterior Doors - Original Building]

Estimated Cost \$11,396

Fiscal Event Year 2015

Event Data Origin Model

Recommendation**B30 Roofing****B3010 Roof Coverings**

Element Instance : B3010 Roof Coverings - Section A

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [B3010 Roof Coverings - Section A] - 01.4-000 Roofing - Section A

Event Type: Replacement Priority: N/A

Brief Description Replacement [B3010 Roof Coverings - Section A] - 01.4-000 Roofing - Section A

Estimated Cost \$108,822

Fiscal Event Year 2014

Event Data Origin Board Inspection

Recommendation

Element Instance : B3010 Roof Coverings - Section B

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [B3010 Roof Coverings - Section B] - 01.4-000 Roofing - Section B

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [B3010 Roof Coverings - Section B] - 01.4-000 Roofing - Section B
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Estimated Cost	\$46,728
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Fiscal Event Year	2014
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Event Data Origin	Board Inspection
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Recommendation

Element Instance : B3010 Roof Coverings - Section C

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [B3010 Roof Coverings - Section C] - 01.4-000 Roofing - Section C

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [B3010 Roof Coverings - Section C] - 01.4-000 Roofing - Section C
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Estimated Cost	\$6,703
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Fiscal Event Year	2014
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Event Data Origin	Board Inspection
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Recommendation

Element Instance : B3010 Roof Coverings - Section D

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [B3010 Roof Coverings - Section D] - 01.4-000 Roofing - Section D

Event Type: Replacement Priority: N/A

Brief Description Replacement [B3010 Roof Coverings - Section D] - 01.4-000 Roofing - Section D

Estimated Cost \$3,448

Fiscal Event Year 2014

Event Data Origin Board Inspection

Recommendation

Element Instance : B3010 Roof Coverings - Section E

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [B3010 Roof Coverings - Section E] - 01.4-000 Roofing - Section E

Event Type: Replacement Priority: N/A

Brief Description Replacement [B3010 Roof Coverings - Section E] - 01.4-000 Roofing - Section E

Estimated Cost \$82,388

Fiscal Event Year 2014

Event Data Origin Board Inspection

Recommendation

Element Instance : B3010 Roof Coverings - Section F

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [B3010 Roof Coverings - Section F] - 01.4-000 Roofing - Section F

Event Type: Replacement Priority: N/A

Brief Description Replacement [B3010 Roof Coverings - Section F] - 01.4-000 Roofing - Section F

Estimated Cost \$4,481

Fiscal Event Year	2014
Event Data Origin	Board Inspection

Recommendation

Element Instance : B3010 Roof Coverings - Section G

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Replacement [B3010 Roof Coverings - Section G] - 01.4-000 Roofing - Section G

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [B3010 Roof Coverings - Section G] - 01.4-000 Roofing - Section G
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Estimated Cost	\$3,677
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Fiscal Event Year	2014
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Event Data Origin	Board Inspection
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Recommendation

Element Instance : B3010 Roof Coverings - Section H

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Replacement [B3010 Roof Coverings - Section H] - 01.4-000 Roofing - Section H

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [B3010 Roof Coverings - Section H] - 01.4-000 Roofing - Section H
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Estimated Cost	\$1,379
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Fiscal Event Year	2014
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Event Data Origin	Board Inspection
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Recommendation

C INTERIORS**C10 Interior Construction****C1010 Partitions**

Element Instance : C1010 Partitions - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Good

Element Instance : C1010 Partitions - Addition 2

Assessment Criteria Level ACL 1

Technical Condition Good

Element Instance : C1010 Partitions - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1010 Partitions - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1010 Partitions - Original Building]

Estimated Cost \$327,740

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation**C1020 Interior Doors**

Element Instance : C1020 Interior Doors - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Poor

Replacement [C1020 Interior Doors - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1020 Interior Doors - Addition 1]
Estimated Cost \$14,886
Fiscal Event Year 2014
Event Data Origin Validation Survey 2003

Recommendation Interior doors are damaged and have surpassed expected useful life.
Door replacement is recommended.

Element Instance : C1020 Interior Doors - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1020 Interior Doors - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [C1020 Interior Doors - Original Building]
Estimated Cost \$351,613
Fiscal Event Year 2015
Event Data Origin Validation Survey 2003

Recommendation

Element Instance : C1020 Interior Doors - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1020 Interior Doors - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [C1020 Interior Doors - Original Building]

Estimated Cost	\$31,316
Fiscal Event Year	2018
Event Data Origin	Model

Recommendation

C1030 Fittings

Element Instance : C1030 Fittings - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1030 Fittings - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1030 Fittings - Addition 1]

Estimated Cost \$26,142

Fiscal Event Year 2023

Event Data Origin Model

Recommendation

Element Instance : C1030 Fittings - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Poor

Replacement [C1030 Fittings - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1030 Fittings - Addition 1]

Estimated Cost \$148,850

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation

All window coverings have surpassed expected useful life. In addition the window coverings are frayed and torn. Replace window coverings.

Element Instance : C1030 Fittings - Addition 1

Assessment Criteria Level ACL 1

Technical Condition

Good

Replacement [C1030 Fittings - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1030 Fittings - Addition 1]

Estimated Cost \$12,802

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation

Element Instance : C1030 Fittings - Original Building

Assessment Criteria Level ACL 1

Technical Condition

Poor

Replacement [C1030 Fittings - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1030 Fittings - Original Building]

Estimated Cost \$148,850

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation

Millwork has surpassed expected useful life. Several of the cupboards are insecurely fastened or have improper supports. Replacement of the millwork is suggested.

Element Instance : C1030 Fittings - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1030 Fittings - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1030 Fittings - Original Building]

Estimated Cost \$184,672

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation

Element Instance : C1030 Fittings - Original Building - 50%

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1030 Fittings - Original Building - 50%]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C1030 Fittings - Original Building - 50%]

Estimated Cost \$36,560

Fiscal Event Year 2021

Event Data Origin Model

Recommendation

Element Instance : C1030 Fittings - Original Building - 50%

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C1030 Fittings - Original Building - 50%]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [C1030 Fittings - Original Building - 50%]
Estimated Cost	\$36,560
Fiscal Event Year	2021
Event Data Origin	Model

Recommendation**C20 Stairs****C2010 Stair Construction****C201001 Interior Stair Construction**

Element Instance : C201001 Interior Stair Construction - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Major Repair [C201001 Interior Stair Construction - Addition 1]Replacement

Event Type:	Major Repair	Priority:	N/A
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Brief Description	Major Repair [C201001 Interior Stair Construction - Addition 1]Replacement
Estimated Cost	\$7,442
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation The floor finish on the stair landing have deteriorated. Replace the finish.

Element Instance : C201001 Interior Stair Construction - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [C201001 Interior Stair Construction - Addition 2]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [C201001 Interior Stair Construction - Addition 2]
Estimated Cost	\$10,085
Fiscal Event Year	2020
Event Data Origin	Model

Recommendation

Element Instance : C201001 Interior Stair Construction - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
----------------------------	------

Major Repair [C201001 Interior Stair Construction - Original Building]Replacement

Event Type:	Major Repair	Priority:	N/A
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Brief Description	Major Repair [C201001 Interior Stair Construction - Original Building]Replacement
Estimated Cost	\$29,770
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation The finishes and coverings on the interior stairways show evidence of wear from age and usage. Refinish handrail and replace worn out flooring surfaces.

C30 Interior Finishes

C3010 Wall Finishes

Element Instance : C3010 Wall Finishes - Addition 1

Assessment Criteria Level	ACL 1
---------------------------	-------

Technical Condition	Fair
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Major Repair [C3010 Wall Finishes - Addition 1]Replacement

Event Type:	Major Repair	Priority:	N/A
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Brief Description	Major Repair [C3010 Wall Finishes - Addition 1]Replacement
Estimated Cost	\$11,908
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Paint has faded and cracked. Repainting of the walls is recommended.

Replacement [C3010 Wall Finishes - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description	Replacement [C3010 Wall Finishes - Addition 1]
Estimated Cost	\$12,477
Fiscal Event Year	2014
Event Data Origin	Model

Recommendation

Element Instance : C3010 Wall Finishes - Addition 2

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3010 Wall Finishes - Addition 2]

Event Type: Replacement Priority: N/A

Brief Description	Replacement [C3010 Wall Finishes - Addition 2]
Estimated Cost	\$13,972
Fiscal Event Year	2023
Event Data Origin	Model

Recommendation

Element Instance : C3010 Wall Finishes - Addition 2

Assessment Criteria Level	ACL 1
Technical Condition	Good
Replacement [C3010 Wall Finishes - Addition 2]	
Event Type:	Replacement
Priority:	N/A
Brief Description	Replacement [C3010 Wall Finishes - Addition 2]
Estimated Cost	\$16,089
Fiscal Event Year	2023
Event Data Origin	Model

Recommendation

Element Instance : C3010 Wall Finishes - Original Building

Assessment Criteria Level	ACL 1
Technical Condition	Fair
Replacement [C3010 Wall Finishes - Original Building]	
Event Type:	Replacement
Priority:	N/A
Brief Description	Replacement [C3010 Wall Finishes - Original Building]
Estimated Cost	\$74,426
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Wall finishes are faded, ripped and deteriorated. Replace/paint wall finishes.

Replacement [C3010 Wall Finishes - Original Building]	
Event Type:	Replacement
Priority:	N/A
Brief Description	Replacement [C3010 Wall Finishes - Original Building]
Estimated Cost	\$103,192
Fiscal Event Year	2014
Event Data Origin	Model

Recommendation**C3020 Floor Finishes**

Element Instance : C3020 Floor Finishes - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3020 Floor Finishes - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C3020 Floor Finishes - Addition 1]

Estimated Cost \$16,249

Fiscal Event Year 2014

Event Data Origin Model

Recommendation

Element Instance : C3020 Floor Finishes - Addition 1 - 2nd flr corridor

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3020 Floor Finishes - Addition 1 - 2nd flr corridor]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C3020 Floor Finishes - Addition 1 - 2nd flr corridor]

Estimated Cost \$10,027

Fiscal Event Year 2023

Event Data Origin Model

Recommendation

Element Instance : C3020 Floor Finishes - Original Building - 2 clssrms

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3020 Floor Finishes - Original Building - 2 clssrms]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C3020 Floor Finishes - Original Building - 2 clssrms]

Estimated Cost \$28,664

Fiscal Event Year 2014

Event Data Origin Model

Recommendation

Element Instance : C3020 Floor Finishes - Original Building - bal clssrms/corridor

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3020 Floor Finishes - Original Building - bal clssrms/corridor]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C3020 Floor Finishes - Original Building - bal clssrms/corridor]

Estimated Cost \$549,146

Fiscal Event Year 2023

Event Data Origin Model

Recommendation

Element Instance : C3020 Floor Finishes - Original Building - basement

Assessment Criteria Level ACL 1

Technical Condition Fair

Major Repair [C3020 Floor Finishes - Original Building - basement]Replacement

Event Type: Major Repair Priority: N/A

Brief Description Major Repair [C3020 Floor Finishes - Original Building - basement]Replacement

Estimated Cost \$29,770

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation Concrete painted floor are deteriorated with physical defects. Floor repainting is suggested.

Replacement [C3020 Floor Finishes - Original Building - basement]

Event Type: Replacement Priority: Medium

Brief Description Replacement [C3020 Floor Finishes - Original Building - basement]

Estimated Cost \$10,266

Fiscal Event Year 2018

Event Data Origin Model

Recommendation

Element Instance : C3020 Floor Finishes - Original Building - library/office

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3020 Floor Finishes - Original Building - library/office]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C3020 Floor Finishes - Original Building - library/office]

Estimated Cost \$67,434

Fiscal Event Year 2014

Event Data Origin Model

Recommendation

C3030 Ceiling Finishes

Element Instance : C3030 Ceiling Finishes - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Fair

Major Repair [C3030 Ceiling Finishes - Addition 1]Replacement

Event Type: Major Repair Priority: N/A

Brief Description Major Repair [C3030 Ceiling Finishes - Addition 1]Replacement

Estimated Cost \$148,850

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation The ceiling is deteriorated (peeling paint and cracks). Repair and refinish ceiling.

Replacement [C3030 Ceiling Finishes - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description Replacement [C3030 Ceiling Finishes - Addition 1]

Estimated Cost \$64,978

Fiscal Event Year 2033

Event Data Origin Model

Recommendation

Element Instance : C3030 Ceiling Finishes - Addition 2

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [C3030 Ceiling Finishes - Addition 2]

Event Type: Replacement Priority: N/A

Brief Description	Replacement [C3030 Ceiling Finishes - Addition 2]
Estimated Cost	\$16,260
Fiscal Event Year	2028
Event Data Origin	Model

Recommendation

Element Instance : C3030 Ceiling Finishes - Original Building

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [C3030 Ceiling Finishes - Original Building]

Event Type: Replacement Priority: N/A

Brief Description	Replacement [C3030 Ceiling Finishes - Original Building]
Estimated Cost	\$638,699
Fiscal Event Year	2033
Event Data Origin	Model

Recommendation**D SERVICES****D20 Plumbing****D2010 Plumbing Fixtures**

Element Instance : D2010 Plumbing Fixtures - Addition 1

Assessment Criteria Level	ACL 1
Technical Condition	Good

Replacement [D2010 Plumbing Fixtures - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description	Replacement [D2010 Plumbing Fixtures - Addition 1]
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Estimated Cost	\$21,271
Fiscal Event Year	2028
Event Data Origin	Model

Recommendation

Element Instance : D2010 Plumbing Fixtures - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Replacement [D2010 Plumbing Fixtures - Original Building]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [D2010 Plumbing Fixtures - Original Building]
Estimated Cost	\$223,276
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Plumbing fixtures were upgraded in 1970, however they are over thirty years in service and showing signs of wear. Replacement is recommended

D2020 Domestic Water Distribution

Element Instance : D2020 Domestic Water Distribution - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : D2020 Domestic Water Distribution - Original Building

Assessment Criteria Level	ACL 1
---------------------------	-------

Technical Condition	Poor
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Replacement [D2020 Domestic Water Distribution - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [D2020 Domestic Water Distribution - Original Building]

Estimated Cost \$104,196

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation Plumbing piping systems are original. Several reports of back-ups and malfunctions were reported. This event also includes the main sanitary sewer line. (which is a continuous problem). Replace the main sewer line.

D30 HVAC

D3020 Heat Generating Systems

D302002 Hot Water Boilers

Element Instance : D302002 Hot Water Boilers - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D302002 Hot Water Boilers - Addition 1]

Event Type: Replacement Priority: Medium

Brief Description Replacement [D302002 Hot Water Boilers - Addition 1]

Estimated Cost \$29,017

Fiscal Event Year 2018

Event Data Origin Model

Recommendation

D302099 Other Heat Generating Systems

Element Instance : D302099 Other Heat Generating Systems - Heat&Cool - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [D302099 Other Heat Generating Systems - Heat&Cool - Addition 2]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [D302099 Other Heat Generating Systems - Heat&Cool - Addition 2]
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Estimated Cost	\$33,566
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Fiscal Event Year	2025
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Event Data Origin	Model
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Recommendation

D3040 Distribution Systems

D304001 Air Distribution, Heating & Cooling

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

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [D304001 Air Distribution, Heating & Cooling - Addition 1]

Event Type:	Replacement	Priority:	Low
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Brief Description	Replacement [D304001 Air Distribution, Heating & Cooling - Addition 1]
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Estimated Cost	\$81,720
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Fiscal Event Year	2015
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Event Data Origin	Model
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Recommendation

Element Instance : D304001 Air Distribution, Heating & Cooling - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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D304003 Heating/Chilling water distribution systems

Element Instance : D304003 Heating/Chilling water distribution systems - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : D304003 Heating/Chilling water distribution systems - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Replacement [D304003 Heating/Chilling water distribution systems - Original Building]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [D304003 Heating/Chilling water distribution systems - Original Building]
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Estimated Cost	\$372,126
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Fiscal Event Year	2014
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Event Data Origin	Validation Survey 2003
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Recommendation Leaking joints and corroded pipe were identified, evidence of aging of the hot water distribution lines. Similar deterioration was noted on the associated convection perimeter heating in the classrooms. It is recommended that the piping be replaced.

Study [D304003 Heating/Chilling water distribution systems - Original Building]

Event Type:	Study	Priority:	N/A
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Brief Description	Study [D304003 Heating/Chilling water distribution systems - Original Building]
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Estimated Cost	\$14,886
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Fiscal Event Year	2014
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Event Data Origin

Validation Survey 2003

Recommendation

The heating piping systems have surpassed their theoretical service life, but remain in service. A study is recommended to be conducted to determine the condition, remaining service life and replacement cost.

D3050 Terminal & Package Units

Element Instance : D3050 Terminal & Package Units - Addition 1

Assessment Criteria Level

ACL 1

Technical Condition

Good

Replacement [D3050 Terminal & Package Units - Addition 1]

Event Type: Replacement

Priority: N/A

Brief Description

Replacement [D3050 Terminal & Package Units - Addition 1]

Estimated Cost

\$45,802

Fiscal Event Year

2028

Event Data Origin

Model

Recommendation

Element Instance : D3050 Terminal & Package Units - Original Building

Assessment Criteria Level

ACL 1

Technical Condition

Poor

Replacement [D3050 Terminal & Package Units - Original Building]

Event Type: Replacement

Priority: N/A

Brief Description

Replacement [D3050 Terminal & Package Units - Original Building]

Estimated Cost

\$327,471

Fiscal Event Year

2014

Event Data Origin

Validation Survey 2003

Recommendation

The convection heating system is well past its' theoretical life, temporary repairs have been made to the system and replacement is advised

D3060 Controls & Instrumentation

Element Instance : D3060 Controls & Instrumentation - Entire Building - Computer Control System

Assessment Criteria Level ACL 1

Technical Condition Good

D40 Fire Protection**D4030 Fire Protection Specialties**

Element Instance : D4030 Fire Protection Specialties - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D4030 Fire Protection Specialties - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [D4030 Fire Protection Specialties - Original Building]

Estimated Cost \$654,046

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation

Replacement [D4030 Fire Protection Specialties - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [D4030 Fire Protection Specialties - Original Building]

Estimated Cost \$10,195

Fiscal Event Year 2014

Event Data Origin	Model
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Recommendation**D50 Electrical****D5020 Lighting & Branch Wiring****D502001 Branch Wiring**

Element Instance : D502001 Branch Wiring - Addition 1

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Element Instance : D502001 Branch Wiring - Addition 2

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [D502001 Branch Wiring - Addition 2]

Event Type:	Replacement	Priority:	Low
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Brief Description	Replacement [D502001 Branch Wiring - Addition 2]
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Estimated Cost	\$25,210
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Fiscal Event Year	2017
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Event Data Origin	Model
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Recommendation

Element Instance : D502001 Branch Wiring - Original Building

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Replacement [D502001 Branch Wiring - Original Building]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [D502001 Branch Wiring - Original Building]
Estimated Cost	\$297,701
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Based on the age and current observed condition, the cabling, raceways and bus ducts have surpassed their theoretical life and their replacement is advised. This event also includes installation of new breaker panels serving classrooms and rewiring of classrooms to meet code requirements.

Study [D502001 Branch Wiring - Original Building]

Event Type: Study Priority: N/A

Brief Description	Study [D502001 Branch Wiring - Original Building]
Estimated Cost	\$14,886
Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Study the age, condition and cost of replacement of the electrical distribution system.

D502002 Lighting Equipment

Element Instance : D502002 Lighting Equipment - Addition 1

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D502002 Lighting Equipment - Addition 1]

Event Type: Replacement Priority: N/A

Brief Description	Replacement [D502002 Lighting Equipment - Addition 1]
Estimated Cost	\$37,195
Fiscal Event Year	2014
Event Data Origin	Model

Recommendation

Element Instance : D502002 Lighting Equipment - Addition 2

Assessment Criteria Level ACL 1

Technical Condition Good

Element Instance : D502002 Lighting Equipment - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D502002 Lighting Equipment - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [D502002 Lighting Equipment - Original Building]

Estimated Cost \$365,612

Fiscal Event Year 2015

Event Data Origin Model

Recommendation

Element Instance : D502002 Lighting Equipment - Original Building

Assessment Criteria Level ACL 1

Technical Condition Poor

Replacement [D502002 Lighting Equipment - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [D502002 Lighting Equipment - Original Building]

Estimated Cost \$37,212

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation

Exterior lighting was upgraded in 1985 , however there is insufficient lighting fixtures. Install more lighting fixtures to improve overall exterior lighting.

Element Instance : D502002 Lighting Equipment - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D502002 Lighting Equipment - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [D502002 Lighting Equipment - Original Building]

Estimated Cost \$10,924

Fiscal Event Year 2015

Event Data Origin Model

Recommendation

Element Instance : D502002 Lighting Equipment - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D502002 Lighting Equipment - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [D502002 Lighting Equipment - Original Building]

Estimated Cost \$377,646

Fiscal Event Year 2015

Event Data Origin Validation Survey 2003

Recommendation

D5030 Communications & Security**D503004 Public Address Systems**

Element Instance : D503004 Public Address Systems - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D503004 Public Address Systems - Original Building]

Event Type: Replacement Priority: Low

Brief Description Replacement [D503004 Public Address Systems - Original Building]

Estimated Cost \$44,355

Fiscal Event Year 2015

Event Data Origin Model

Recommendation

D503008 Security Systems

Element Instance : D503008 Security Systems - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

Replacement [D503008 Security Systems - Original Building]

Event Type: Replacement Priority: N/A

Brief Description Replacement [D503008 Security Systems - Original Building]

Estimated Cost \$10,559

Fiscal Event Year 2014

Event Data Origin Model

Recommendation

D503099 Other Communications & Alarm Systems

Element Instance : D503099 Other Communications & Alarm Systems - Original Building

Assessment Criteria Level ACL 1

Technical Condition Good

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

Event Type: Replacement Priority: N/A

Brief Description Replacement [D503099 Other Communications & Alarm Systems - Original Building]

Estimated Cost \$47,874

Fiscal Event Year 2014

Event Data Origin Model

Recommendation

F SPECIAL CONSTRUCTION & DEMOLITION

F10 Special Construction

F1060 Specialized Program Spaces

F106002 Single Gymnasium

Element Instance : F106002 Single Gymnasium - Addition 2

Assessment Criteria Level ACL 1

Technical Condition Good

Functional Events [F106002 Single Gymnasium - Addition 2]

Event Type: Functional Events Priority: N/A

Brief Description Functional Events [F106002 Single Gymnasium - Addition 2]

Estimated Cost \$0

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation Gymnasium. The gymnasium meets the designated space requirements for an elementary school.

F106003 Library Resource Centre

Element Instance : F106003 Library Resource Centre - Original Building - Rm 203

Assessment Criteria Level ACL 1

Technical Condition Good

Functional Events [F106003 Library Resource Centre - Original Building - Rm 203]

Event Type: Functional Events Priority: N/A

Brief Description Functional Events [F106003 Library Resource Centre - Original Building - Rm 203]

Estimated Cost \$0

Fiscal Event Year 2014

Event Data Origin Validation Survey 2003

Recommendation Library. The library marginally meets the designated space requirements.

G BUILDING SITEWORK

G20 Site Improvement

G2020 Parking Lots

Element Instance : G2020 Parking Lots - Site

Assessment Criteria Level ACL 1

Technical Condition Fair

Replacement [G2020 Parking Lots - Site]

Event Type: Replacement Priority: N/A

Brief Description Replacement [G2020 Parking Lots - Site]

Estimated Cost \$74,426

Fiscal Event Year	2014
Event Data Origin	Validation Survey 2003

Recommendation Paved areas were partially snow covered, isolated areas of alligator cracking were observed. Reconstruct the paved areas.

G2040 Site Development

G204001 Fencing & Gates

Element Instance : G204001 Fencing & Gates - Site

Assessment Criteria Level	ACL 1
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Technical Condition	Fair
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Major Repair [G204001 Fencing & Gates - Site]Replacement

Event Type:	Major Repair	Priority:	N/A
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Brief Description	Major Repair [G204001 Fencing & Gates - Site]Replacement
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Estimated Cost	\$29,770
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Fiscal Event Year	2014
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Event Data Origin	Validation Survey 2003
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Recommendation Stairs are cracked and pose tripping hazards. Repair exterior stairs.

Replacement [G204001 Fencing & Gates - Site]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [G204001 Fencing & Gates - Site]
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Estimated Cost	\$8,642
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Fiscal Event Year	2030
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Event Data Origin	Model
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Recommendation

G204007 Playing Fields

Element Instance : G204007 Playing Fields - Site

Assessment Criteria Level ACL 1

Technical Condition

Fair

Replacement [G204007 Playing Fields - Site]

Event Type: Replacement

Priority: N/A

Brief Description

Replacement [G204007 Playing Fields - Site]

Estimated Cost

\$44,656

Fiscal Event Year

2014

Event Data Origin

Validation Survey 2003

Recommendation

Paved playgrounds snow covered at time of assessment. Some minor alligator cracking observed. Reconstruct the paved areas.

G2050 Landscaping

Element Instance : G2050 Landscaping - Site

Assessment Criteria Level ACL 1

Technical Condition

Good

Replacement [G2050 Landscaping - Site]

Event Type: Replacement

Priority: N/A

Brief Description

Replacement [G2050 Landscaping - Site]

Estimated Cost

\$26,894

Fiscal Event Year

2014

Event Data Origin

Validation Survey 2003

Recommendation

G30 Site Civil/Mechanical Utilities

Element Instance : G30 Site Civil/Mechanical Utilities - Site - electrical service

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Element Instance : G30 Site Civil/Mechanical Utilities - Site - gas service

Assessment Criteria Level	ACL 1
---------------------------	-------

Technical Condition	Good
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Element Instance : G30 Site Civil/Mechanical Utilities - Site - sanitary sewers

Assessment Criteria Level	ACL 1
---------------------------	-------

Technical Condition	Good
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Replacement [G30 Site Civil/Mechanical Utilities - Site - sanitary sewers]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [G30 Site Civil/Mechanical Utilities - Site - sanitary sewers]
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Estimated Cost	\$38,771
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Fiscal Event Year	2014
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Event Data Origin	Model
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Recommendation

Element Instance : G30 Site Civil/Mechanical Utilities - Site - storm servers

Assessment Criteria Level	ACL 1
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Technical Condition	Good
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Replacement [G30 Site Civil/Mechanical Utilities - Site - storm servers]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [G30 Site Civil/Mechanical Utilities - Site - storm servers]
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Estimated Cost	\$38,771
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Fiscal Event Year	2014
Event Data Origin	Model

Recommendation

Element Instance : G30 Site Civil/Mechanical Utilities - Site - water service

Assessment Criteria Level	ACL 1
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Technical Condition	Good
----------------------------	------

Replacement [G30 Site Civil/Mechanical Utilities - Site - water service]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [G30 Site Civil/Mechanical Utilities - Site - water service]
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Estimated Cost	\$38,771
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Fiscal Event Year	2014
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Event Data Origin	Model
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Recommendation

G3030 Storm Sewer

G303007 Stormwater Management

Element Instance : G303007 Stormwater Management - Site

Assessment Criteria Level	ACL 1
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Technical Condition	Poor
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Replacement [G303007 Stormwater Management - Site]

Event Type:	Replacement	Priority:	N/A
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Brief Description	Replacement [G303007 Stormwater Management - Site]
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Estimated Cost	\$52,098
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Fiscal Event Year	2014
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Event Data Origin	Validation Survey 2003
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Recommendation

Paved parking area behind the gymnasium have poor drainage.
Reconstruct to provide proper drainage.

G40 Site Electrical Utilities

Element Instance : G40 Site Electrical Utilities - Site

Assessment Criteria Level

ACL 1

Technical Condition

Good

Replacement [G40 Site Electrical Utilities - Site]

Event Type: Replacement

Priority: N/A

Brief Description

Replacement [G40 Site Electrical Utilities - Site]

Estimated Cost

\$42,358

Fiscal Event Year

2014

Event Data Origin

Validation Survey 2003

Recommendation

Simcoe County District School Board

Report Summary

Saved Report Name	BCA Start 2014 all Years
User Name	Dave Cornelius
Report Type	Text With Pictures
Report Name	Condition Assessment
Start Year	2014
Number of Years	10000
Priority	Default
Structure / Instance	Prince of Wales PS, Building ID 9232-1 (Closed)
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	2015/11/04

Appendix **C** – Curriculum Vitae

(next page)

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines

Cambridge West Master Environmental Servicing Plan

Township of West Lincoln Settlement Area Expansion Analysis

Ministry of Infrastructure Review of Performance Indicators for the Growth Plan

Township of Tiny Residential Land Use Study

Port Severn Settlement Area Boundary Review

City of Cambridge Green Building Policy

Township of West Lincoln Intensification Study & Employment Land Strategy

Ministry of the Environment Review of the D-Series Land Use Guidelines

Meadowlands Conservation Area Management Plan

City of Cambridge Trails Master Plan

City of Kawartha Lakes Growth Management Strategy

City of Cambridge Growth Management Strategy

City of Waterloo Height and Density Policy

City of Waterloo Student Accommodation Study

City of Waterloo Land Supply Study

City of Kitchener Inner City Housing Study

CONTACT

540 Bingham Centre Drive,
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T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016

Master of Arts in Planning,
specializing in Heritage
Planning

*University of Waterloo,
School of Planning*

2010

Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology

Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after graduating from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Prior to Joining MHBC, Vanessa gained practical experience working as the Program Manager, Heritage Planning for the Town of Aurora, where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events (such as the annual Doors Open Ontario event), and heritage projects (such as the Architectural Salvage Program). Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including heritage conservation districts (HCDs), heritage impact assessments (HIAs), cultural heritage evaluation reports (CHERs), conservation plans, as well as Stages 1-4 archaeological assessments.

PROFESSIONAL EXPERIENCE

June 2016 - Present	Cultural Heritage Specialist/ Heritage Planner MacNaughton Hermesen Britton Clarkson Planning Ltd.
2012 - 2016	Program Manager, Heritage Planning Town of Aurora
May 2012 - October 2012	Heritage Planning Assistant Town of Grimsby
2007 - 2010	Archaeologist Archaeological Research Associates Ltd.

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CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment - 47 Spring Street Waterloo, Albert/MacGregor Neighbourhood HCD

Heritage Impact Assessment - 107 Concession Street, City of Cambridge

Heritage Impact Assessment - 33 Laird Drive, City of Toronto

Heritage Impact Assessment - Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment - 362 Dodge Drive, City of Kitchener

Heritage Impact Assessment - 255 Ruhl Drive, Town of Milton

Heritage Impact Assessment - 34 Erb Street East, City of Waterloo

CULTURAL HERITAGE EVALUATION REPORTS (CHERs)

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill

Cultural Heritage Evaluation Report - Queen Victoria Park Cultural Heritage Landscape

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study - Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan - Queen Victoria Park Cultural Heritage Landscape

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

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