

Report to the Municipal Services Committee
June 11
Portland Community Hub – Structure and Lands

Administration
Mike Dwyer, CAO



RECOMMENDATION:

THAT Council provide direction regarding the preferred scope of professional review of the structure and lands.

BACKGROUND:

As noted in the May 27 report, under the purchase agreement the Township has 60 days (noon on July 9) to complete its due diligence and waive a number of conditions. In summary, these conditions include:

- 1) Satisfaction re: securing appropriate tenants
- 2) Satisfaction re: environmental and structural soundness of the property and buildings
- 3) Satisfaction re: appropriate financing
- 4) Satisfaction re: third-party approvals (MTO, MOECC etc.)

The scope and scale of assessment implemented under each condition to reach satisfaction, and ultimately the decision to waive them, rests fully with Council.

The previous report sought to address tenancy through a conceptual plan. No decisions or direction was given at that meeting. A request for a walk-through was made and facilitated. This report seeks to share available information about the structure and lands as provided by the Board as a condition of the sale.

DISCUSSION:

This review is not a peer review by a qualified professional, such as an engineer, and should be considered cursory. Based on the documents received, the pertinent information is as follows:

- The structure was built in two parts, one in 1964 the other in 1967.
- There original blueprints are available for the structure, as are plans for some mechanical items replaced over its life (HVAC, electrical, boiler).
- There is asbestos in the building – primarily in 9x9 floor tiles in closet/custodial rooms, boiler fitting parging and widow and door caulking (remedial action was not recommended at the time of the report).

- Lead was detected in samples of paint taken from the building (remedial action was not recommended at the time of the report).
- The roof is comprised of 12,900sq ft 6" Siporex. There is some indication of past water damage. One report noted the Siporex is 'generally acceptable'.
- The roof has been reinforced in the past with additional beams to reduce the span supporting the Siporex.
- The gym roof was last done in 1996. The main roof was last done in 2010, with a warranty to 2025.
- The water supply requires a daily flushing program based on lead results. There may also be elevated sodium levels.
- No report was available regarding the environmental condition of the land. The boiler uses oil as a fuel. The oil tanks are currently housed in an above ground vault. There is some indication from staff that the former tanks were underground, but no details on their location or decommissioning.
- The UCDSB documents indicate that they estimated \$2.5M of renewal was required for the building over the next five years, including \$250,000 for the large septic system (see Attachment).
- The Board has invested \$326,000 in renewal of the building between 2006 and 2014, including \$100,000 for the boiler in 2006 and \$180,000 for the roof in 2010.

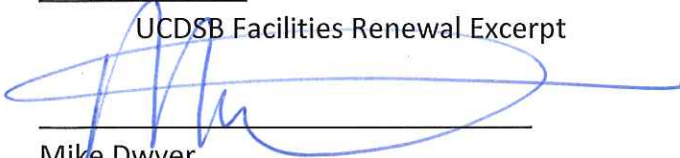
Council needs to provide direction on the level of additional assessment it wishes to undertake in relation to the structure and lands in satisfying itself regarding the waving of conditions. Given the complexity of the structure and scale of potential costs, based on Board estimates, a professional peer review is likely prudent.

FINANCIAL IMPLICATIONS:

A professional peer review by an engineer is likely going to be a material expense, one that was not budgeted for. Any land/environmental assessment would be material as well, depending on the scale and scope.

ATTACHMENTS:

UCDSB Facilities Renewal Excerpt



Mike Dwyer
CAO

JUNE 11, 2014
DATE

UCDSB Facility Information - 5 Year Projected Renewal Needs (and 5 year assessed backlog) for the Rideau Feeder Group

Study [Heating/Chilling water distribution systems]	\$	11,024
Terminal & Package Units - Entire Building Renewal	\$	352,768
Unit Ventilators Renewal	\$	109,200
Wall Finishes Renewal	\$	213,007
Well Systems - Site Renewal	\$	83,200
Grand Total	\$	9,577,201

Rideau Centennial PS	Sum of Requirement - Estimated Cost	
Air Distribution, Heating & Cooling - Original Building Renewal	\$	71,210
Branch Wiring - Addition 1 Renewal	\$	111,676
Branch Wiring - Original Building Renewal	\$	110,215
Ceiling Finishes Renewal	\$	56,118
Domestic Water Distribution - Water Heater Renewal	\$	11,021
Domestic Water Distribution Renewal	\$	77,147
Exhaust Systems Renewal	\$	24,960
Exterior Doors Renewal	\$	49,920
Exterior Windows Renewal	\$	86,973
Fencing & Gates-Site Renewal	\$	187,750
Fire Alarm Systems - Addition 1 Renewal	\$	11,084
Fire Alarm Systems Renewal	\$	71,654
Fittings- Entire Building Renewal	\$	26,458
Fittings Renewal	\$	172,089
Floor Finishes - Addition 1 Renewal	\$	90,890
Floor Finishes - Original Building Renewal	\$	31,026
Floor Finishes - Entire Building Renewal	\$	35,661
Hot Water Boilers - Original Building Renewal	\$	25,280
Interior Doors Renewal	\$	35,360
Lighting Equipment - Addition 1 Renewal	\$	104,245
Lighting Equipment - Original Building Renewal	\$	45,612
Major Repair[B2010 Exterior Walls - Entire Building]	\$	162,604
Major Repair[Exterior Soffits- Entire Building]	\$	50,832
Major Repair[Playing Field- Site	\$	24,804
Playing Fields Renewal	\$	86,649
Plumbing Fixtures - Addition 1 Renewal	\$	44,000
Plumbing Fixtures - Original Building Renewal	\$	28,000
Rain Water Drainage Renewal	\$	44,082
Roof Coverings - Addition 1 - gym_area A Renewal	\$	81,561
Sanitary Waste Renewal	\$	77,162
Septic Tanks - Site Renewal	\$	249,600
Site Civil/Mechanical Utilities - Site Renewal	\$	45,564
Study	\$	11,685
Study [Domestic Water Distribution]	\$	11,685
Terminal & Package Units Renewal	\$	97,562
Wall Finishes Renewal	\$	34,258
Well Systems Renewal	\$	83,200
Grand Total	\$	2,569,597

Rideau Vista PS	Sum of Requirement - Estimated Cost	
Branch Wiring - Original Building Renewal	\$	116,546
Ceiling Finishes - Addition 1 Renewal	\$	9,122
Ceiling Finishes - Original Building Renewal	\$	31,480
Controls & Instrumentation Renewal	\$	88,205
Domestic Water Distribution - Original Building Renewal	\$	84,782
Exhaust Systems - Original Building Renewal	\$	18,720
Exterior Doors - Original Building Renewal	\$	18,720
Exterior Windows - Original Building Renewal	\$	88,695