

Building Issues - February 21st, 2019 – Results

Back Warehouse Door

- 2 pcs. square metal on bottom door frame needs to be fixed, slight crack between doors lets draft in – **was fixed in winter but didn't take needs to be done in spring / summer**
 - Need plastic or rubber ramp strip at bottom of back door to make easier to get carts over
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Outside door between warehouse & back office door

- cold draft
 - metal decaying on door
 - 1 small light cover (2 foot)
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Furnace Room

- cold draft
-

Freezer / Fridge & Area

- Poor lighting – needs 12" light bulb
-

Storage Room

- Cold draft
 - **2 ceiling tiles - done**
-

Washroom Downstairs

- light cover on ceiling (4 foot)
 - **new paper towel dispenser - done**
-

Food Storage

- **2 light covers on ceiling - done**
 - **2 ceiling tiles – done**
 - 1 light cover (12 foot)
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Kitchen

- Plugs – can't plug two things in at a time
 - **Cover for vent on ceiling – done**
 - 1 light cover (4 foot)
-

Front Attire Room

- Cold draft
- **4 ceiling tiles need replacing - done**
- Proper door for privacy (between Fruit Room / Front Attire Room
- 3 light fixtures & bulbs – Wayne ?
- **Front Door Lock – (Lynda repaired but will need to be fix) – done**
- Door Lock to be fixed (Between Front Attire Room / Lunch room area

Food Room

- **1 light cover - done**
- **1 ceiling tile - done**
- Chipped tiles in food room

Fruit Room

- **Cover for vent on ceiling -done**

Door metal - side driveway

- Cold draft
- 1 light cover (2 foot)

Free Shelf / Front Door

- **1 stained tile - done**
- Front door - entry slope into the building as people seem to be mis-stepping as they don't anticipate the slope. It's a hazard especially for people that don't have good balance to recover for the drop.
- **Paint door – done**

Reception Office – Julie's

- **Lack electrical outlets – done**
- Cold draft
- Electrical outlet for phone needs repair
- Inadequate chair - new ergonomic chair
- **No access to electrical outlet, just a power bar on my desk. - done**
- Questionable wiring for the phone

Back Office – Sandy's

- 1 light cover on ceiling (4 foot)
- Back office door hard to open (sticks)
- Cold draft
- New ergonomic chair
- Very dry in the place (winter) – no air flow in (winter /summer)

Back Office Hallway (between warehouse & back office)

- Hole in wall concrete
- Tiles loose on ceiling
- Crack in wall
- 1 light cover (4 foot)

Boardroom

- Pipes need to be covered up – electrical outlet next to the pipes
 - 5 light cover on ceiling
 - **1 stained tile - done**
 - 3 bulbs out – Wayne?
 - 2 broken windows
-

Boardroom Bathroom

- Cold draft
 - Plumbing needs attention
 - 1 stained tile
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Nicole's Storage Room

- **8 tiles stained - done**
 - 1 light cover on ceiling
 - **Store room- tiles for the ceiling- water damaged from water damage earlier this year - done**
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Clothing Room

- **4 stained tiles - done**
 - 1 light cover on ceiling
 - **tiles needs replacing - done**
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Hallway Upstairs

- **1 light out - done**
 - Cold Draft
 - 2 light cover on ceiling (4 ft. by photocopier – 4 ft. going towards boardroom)
 - **2 tiles stained - done**
 - **Lighting fixture in the hall way leading to board room seems lose and a potential falling hazard to clients and staff - done**
-

Carole's Office

- Cold draft – heating issue
 - Window cracked
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Lynda's Office

- 1 light cover on ceiling needs to be changed
 - Cold draft
 - 1 light out – Wayne?
-

Nicole's Office

- **1 stained tile - done**
- Cold draft

Upstairs office

- It's cold – not sure what can be done but new insulated wall would be nice.

Photocopier

- Hatch lock in ceiling - cold draft – done

Toy Room

- Cold draft
- 1 light cover on ceiling
- Birthday room is freezing

Comments from individuals (not clients)

- Doesn't look like business is open – building looks tired & cold
- Cracked concrete out front of building
- New signage for building – tired looking
- New coat of paint on all wall
- Not well lit

LARISA BRODSKY
ARCHITECT INC



Larisa Brodsky, *Principal*
M.Arch., OAA , MRAIC

COMMUNITY CARE of
WEST NIAGARA

4309 Central Ave, Lincoln, ON

FEASIBILITY STUDY

DECEMBER 2014

CONTENTS:

Architectural Report;

Civil Engineering Report;

Structural Engineering Report;

Mechanical Engineering Report;

Electrical Engineering Report.

Drawings:

Introduction

The Architectural part of the investigation has been conducted to establish:

- 1 To establish the implications by the Zoning By-Laws and Authorities Having Jurisdiction on the Proposed Site Development, and
- 2 To develop the conceptual floor plan design for the existing building and Proposed Addition.

The results of such investigation have been summarized in the Feasibility Study, as outlined below.

Site

The site is located in Central Business District area

1. Parking

Our Zoning By-Law investigation has shown that there is no required number of Parking Spaces for either existing building or the Proposed Addition.

Considering the Downtown location, visitors and staff parking is provided by the municipal parking lot, located near by.

There is a necessity to provide a loading space, allowing vans and trucks to enter the site, unload at the loading dock facility and leave the site using reasonable maneuvering space.

Accommodation on site of a few car parking spaces, especially, a barrier-free space would be desirable.

Garbage truck access to the garbage containers would be necessary.

Also due to the specifics of the facility operation, the existing gate, lockable outside the hours of operation, would have to remain.

2. Set backs

The front yard of the property is considered to be on Central Ave. and, according to the Zoning- By-Law, is 0m .

Side yards are also 0m, but the rear yard is 6 m wide.

Parking is allowed in the rear yard with the set back at 1.5m.

3. Fire truck access to the site would not be required, since the building is facing 2 streets and the main entrance is accessible to the fire fighters as per OBC requirements.

4. Landscaping

Additional landscaping is not required on this site, however, we would recommend to incorporate some landscaping, provided the site planning allows for it.

5. Environmental Investigation

Is unknown at this time, if any of the Designated Substances are present on site. This issue would have to be addressed during demolition procedures.

If the survey is required, then under section 30 of the Occupational Health and Safety Act it is to be commissioned by the Owner.

6. Soils investigation

Soils investigation may need to be commissioned, if such are recommendation of Civil and Structural engineers.

7. Legal Survey

The legal survey is not required for the Site Plan Agreement purposes, however, there seems to be some conflicting information, as discovered by our Civil Engineer, pertaining to possible encroachments on the South property line. It may be beneficial to obtain a new property survey.

8. SPA requirements

Site Plan Agreement may be required by the Town of Lincoln. There is not existing SPA on this property.

The need for the SPA shall be established at a Pre-consultaion meeting, which must be scheduled with the Town.

If the SPA is required, then a Storm water management plan will have to be submitted in addition to Site plan and Building elevations.

The cost for the application is \$4,500.00, paid to the Town of Lincoln.

9. Building accessibility

Building accessibility needs to be re-designed. Existing exterior access ramp does not comply with the OBC requirements and is not safe. In addition to this a barrier-free path of travel is be provided to both floors, in accordance with 2015 OBC requirements.

Existing Building

Exterior Walls

Existing building has less than minimal thermal insulation at the 2nd floor and almost none at the ground floor.

The insulation could be applied to the exterior face of the exterior walls as part of the EIFS system (acrylic stucco on insulation board), or on the interior face of the exterior wall as stud walls and batt insulation within the stud spaces.

Either system has its advantages and disadvantages, starting with the cost and the degree of disturbance to the interior spaces.

We would be inclined to recommend the removal of existing studs and insulation in any case at the 2nd floor. It is possible that, due to the numerous roof and window leaks, the insulation value has been diminished and existing electrical wiring may be in need of attention.

On the ground floor, the lining of the existing walls with studs will require re-adjustment of all electrical outlets located on the exterior walls.

Minimal depth of the studs to exterior walls is to be 5.5" to achieve R22 insulation value with batt insulation. This depth could be less if spray insulation is used.

Windows

Some of the existing windows have been replaced not too long ago. Those are located at the 2nd floor.

Existing windows are not energy efficient, frames are damaged and rusted, and some of the frames seem to develop mould.

Generally speaking, all windows need to be replaced, especially if the exterior wall insulation is being added. If the windows are not replaced, the condensation will keep damaging the exterior walls, possibly, forming mould on the covered portions of exterior walls.

Interiors

The following items are to be considered:

1. Barrier- free path of travel is to be provided, including:
 - Improved access from the exterior, c/w automatic door opener;
 - Elevator to the 2nd floor;
 - Barrier -free washroom at each floor;
 - Widening of some doors;
 - New lever hardware to all doors;
 - Hand rail extensions to stairs;
2. Baseboards to be replaced- possible mould locations;
3. Sprinkler Manifold to be properly enclosed in a closet with lockable doors;
4. Electrical panels to be properly enclosed in a lockable closet;
5. All surface piping to be enclosed in the wall lining;
6. Replacement of existing plumbing fixtures, possible mould gathering;
7. Concrete floor repainting;
8. Repairs to the 2nd floor in Common area;
9. Rusted out exterior door frames to be replaced or repaired;
10. Damaged electrical heaters in stairs to be replaced;
11. New acoustic ceiling tile in the stairs to be installed;
12. Existing electrical fixtures are to be replaced with energy efficient fixtures.
For that a replacement schedule should be drafted;

13. Exterior canopy to be provided over the barrier-free entrance;

14. Acoustic privacy measures need to be considered throughout the building;

General

1. Existing roof has not been inspected by this office.
The annual maintenance report from the roofing consultant should be obtained for budgeting purposes.
2. New building signage would be beneficial.

The attached pictures would further illustrate the need for renovations and upgradings of the existing building.

Report conducted by:



Larisa Brodsky, Principal, OAA, AIBC, MRAIC.

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November 10, 2015

MECHANICAL FACILITIES SURVEY

RE: COMMUNITY CARE, 309 CENTRAL AVE., BEAMSVILLE, ON

We have examined and performed a review of the existing mechanical facilities of the building referenced above for the purpose of investigating the existing mechanical systems condition and making an assessment of the expected use/repair/replacement cost in the future.

GENERAL

The existing building (2 storey and a partial one floor addition) is more than 25 years old. Presently this building is housing offices and storage facilities. The building mechanical systems have been designed to the standard of that time, and shall be updated in order to meet all standards of the present building codes requirements, guidelines and regulations.

MECHANICAL SYSTEMS & EQUIPMENT

1. Heating.

a) Ground floor is heated by two natural gas fired high efficiency forced air furnaces. Furnaces are relatively new 60,000btu/hr input/ 53000btu/hr output each and provide sufficient heating for the ground floor.

a) Second floor is heated with one Roof Top Unit - Carrier TFE 008 gas heating/electric cooling unit, Unit was installed in 2006 and presently is in good condition.

This unit is complete with economizer and has sufficient heat output to provide adequate heating to the entire floor. However being a single zone unit it cannot provide proper temperature in different parts of the floor. Modification of the existing ductwork and zoning is recommended.

2. Ventilation

a) Air movement throughout the ground floor is provided with two forced air furnaces. However, there is no outside air introduction through furnaces. It increases infiltration and creates unpleasant drafts.

b) Second floor is ventilated with a roof top unit and has adequate introduction of outside air.

3. Air Conditioning

- a) Ground floor air conditioning is provided by furnaces, each is complete with 2ton evaporator coil and 2 ton condensing unit.
- b) Second floor is air conditioned by 7.5ton roof top unit.

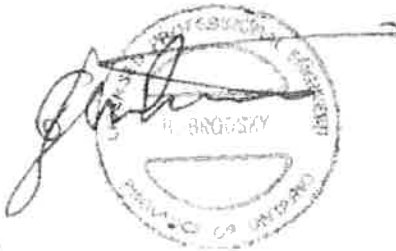
4. Plumbing - Existing water supply is 1/2" and shall be upgraded as necessary for future occupancy.

Existing sanitary sewer and water supply systems are in order (visual observation). The washroom fixtures are outdated and shall be replaced with new fixtures to conform O.B.C..

Conclusions:

Based on our observation we can conclude:

- 1) New addition plumbing systems will be extended from the existing building,
- 2) HVAC systems for the new building will be new and independed from the existing building.
- 3) Upgrading of the plumbing system in the existing building is estimated.....\$ 9K
- 4) Upgrading of HVAC systems in the existing building estimated.....\$ 23K



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file: 14-81

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November 11, 2015

ELECTRICAL FACILITIES SURVEY

RE: COMMUNITY CARE, 309 CENTRAL AVE., BEAMSVILLE, ON

We have examined and performed a review of the existing electrical facilities of the building referenced above for the purpose of investigating the existing electrical systems condition and making an assessment of the expected use/repair/replacement cost in the future.

GENERAL

The existing building (2 storey and a partial one floor addition) is more than 25 years old. Presently this building is housing offices and storage facilities. The building electrical systems have been designed to the standard of that time, and shall be updated in order to meet all standards of the present building codes requirements, guidelines and regulations.

ELECTRICAL SYSTEMS & EQUIPMENT

1. Main Electrical Power Service:

This building presently served with two hydro incoming power lines:

- a) First: 200A, 120V/240V, single phase.
- b) Second: 60A, 347V/600V, three phase.

Presently they appeared to be in good condition.

For the new addition the second hydro service (60A, 347V/600V, three phase) will be required to upgrade from 60A to 100A.

2. Power Systems:

All existing power - receptacles, panels, power connections - are in good condition.

For the new addition an upgrade for the main electrical service is required.

3. Lighting system:

- a) Ground Floor: some of existing light fixtures are outdated and shall be replaced with new light fixtures to conform O.B.C..

b) Second floor: some of existing light fixtures are outdated and shall be replaced with new light fixtures to conform O.B.C..

4. Emergency and Exit Lights

a) Ground floor: existing exit light fixtures are outdated and shall be replaced with new exit light fixtures; also will be required to add few emergency lights to conform O.B.C..

b) Second floor: existing exit light fixtures are outdated and shall be replaced with new exit light fixtures; also will be required to add few emergency lights to conform O.B.C..

Data and telephone system:

All existing data and telephone outlets are in good condition.

An addition of few data and telephone outlet to be done as per owner request.

Conclusions:

Based on our observation we can conclude:

- 1) New addition electrical power systems will be fed from the existing building main power.
- 2) New transformer and electrical panel for the new building will be new, fed from the existing building.
- 3) Upgrading of the existing 60A, 347V/600V, system in the existing building is estimated...\$ 12K
- 4) Upgrading of power and lightin systems in the existing building estimated.....\$ 20K



Jamal Alazzam P. Eng.

file: 14-81

