



Public Health
Santé publique
SUDBURY & DISTRICTS

***The Board of Health for the Sudbury
and District Health Unit, operating as
PUBLIC HEALTH
SUDBURY & DISTRICTS***

Request for Proposal

**Terrace Repair at
1300 Paris Street**

Date Issued: July 14, 2022

Proposal Submission Deadline: August 4, 2022

Table of Contents

Part 1 – Introduction	3
1.1 Invitation to Proponents	3
1.2 RFP Not Tender	3
1.3 Definitions.....	3
1.4 Public Health Sudbury & Districts Contact.....	4
Part 2 – The Deliverables	5
2.1 Overview	5
2.2 Description of Deliverables.....	5
2.3 Background	8
Part 3 – Proposal Submission Requirements	8
3.1 Proposal Contents.....	8
Part 4 – Evaluation of Proposals and Selection.....	9
4.1 Stage I – Compliance with Submission Criteria	10
4.2 Stage II – General Criteria	10
4.3 Stage III – Short List and Further Evaluation.....	11
4.4 Stage IV – Selection of Preferred Proponent.....	12
4.5 Stage V – Negotiation of Agreement(s) and Award.....	12
Part 5 – Terms and Conditions of the RFP Process	12
5.1 General Information and Instructions.....	12
5.2 Communication after Issuance of RFP	13
5.3 Submission of Proposals	14
5.4 Notification of Outcome	16
5.5 General Guidelines.....	16

Appendices

Appendix A – Registration Form.....	19
Appendix B – Reference Form	21
Appendix C – Condition Assessment Report.....	22

Part 1 – Introduction

1.1 Invitation to Proponents

This Request for Proposals ("RFP") is an invitation to prospective Proponents to submit Proposals for the provision Project Management services required as further described in Part 2 - The Deliverables (the "Deliverables"). This RFP is issued by Public Health Sudbury & Districts.

1.2 RFP Not Tender

This RFP is not a tender call. This RFP does not commit Public Health Sudbury & Districts in any way to select a Preferred Proponent to proceed to negotiations for an Agreement, or to award any Agreement. Public Health Sudbury & Districts reserves the complete right to, at any time, reject all Proposals and to terminate this RFP process. This RFP is not intended to create, and should not be construed as creating, contractual relations between Public Health Sudbury & Districts and any Proponent.

1.3 Definitions

Unless otherwise specified in this RFP, capitalized words and phrases have the following meaning in this RFP.

"Agreement" means a formal written contract between Public Health Sudbury & Districts and a Preferred Proponent for the delivery of the Deliverables.

"Conflict of Interest" includes, but is not limited to, any situation or circumstance where:

- (a) in relation to the RFP process, the Proponent has an unfair advantage or engages in conduct, directly or indirectly, that may give it an unfair advantage, including but not limited to (i) having or having access to information in the preparation of its Proposal that is confidential to Public Health Sudbury & Districts and not available to other Proponents; (ii) communicating with any person with a view to influencing preferred treatment in the RFP process; or (iii) engaging in conduct that compromises or could be seen to compromise the integrity of the open and competitive RFP process and render that process non-competitive and unfair; or
- (b) in relation to the performance of its contractual obligations in an Public Health Sudbury & Districts contract, the Proponent's other commitments, relationships or financial interests (i) could or could be seen to exercise an improper influence over the objective, unbiased and impartial exercise of its independent judgment; or (ii) could or could be seen to compromise, impair or be incompatible with the effective performance of its contractual obligations.

"Deadline for Issuing Addenda" means the date specified as such in Section 5.1.1.

"Deliverables" has the meaning specified in Section 1.1.

"Delivery Address" means the address specified in Section 5.1.1.

"Public Health Sudbury & Districts Contact" means Public Health Sudbury & Districts representative identified in Section 1.4.

"Personal Information" means recorded information about an identifiable individual or that may identify an individual.

"Preferred Proponent" means the Proponent selected by Public Health Sudbury & Districts to enter into negotiations for an Agreement.

"Proponent" means an entity that submits a Proposal.

"Proponent's Deadline for Questions" means the date specified as such in Section 5.1.1.

"Proposal" means a proposal submitted in response to this RFP.

"Proposal Submission Deadline" means the date specified as such in Section 5.1.1.

"Reference Form" means the Reference Form attached as Appendix B.

"Registration Form" means the Registration Form attached as Appendix A.

"RFP" has the meaning specified in Section 1.1. "Service Provider" means the Preferred Proponent that ultimately executes an Agreement.

1.4 Public Health Sudbury & Districts Contact

All Proposal submission must be sent in confidence to:

RFP – Terrace Repair Project
Public Health Sudbury & Districts
1300 Paris Street
Sudbury, ON P3E 3A3
Attention: Purchasing Department – Finance Clerk

Questions about submitting a Proposal or submission status may be sent to:

Katarina Skilliter – Finance Clerk
Email: purchasing@phsd.ca
Telephone: 705.522.9200, ext. 485
Toll-free: 1.866.522.9200

Questions relating to the Scope of Work and the Deliverables must be sent in writing via email to:

France Quirion, Director, Corporate Services
Email: quirionf@phsd.ca

Part 2 – The Deliverables

2.1 Overview

This RFP is an invitation to prospective Proponents to submit Proposals for the provision of architectural services including design, preparation of construction documents, engaging and contracting with the necessary electrical, mechanical, and structural engineering services. Services include providing construction administration and overall project management services for the repair of the terrace and associated repairs to stop the infiltration of water into level 1 of 1300 Paris Street.

The existing terrace (approximately 2,300 sf) located on level 2 of 1300 Paris Street requires repairs to prevent water infiltration into the building, particularly into the ground floor. The existing assembly is an inverted roof with a membrane located below layers of insulation and precast concrete pavers. The terrace leaks and is poorly insulated. There is some evidence of deterioration of the existing structural slab. The existing steps have evidence deterioration and have been patched in localized areas. The terrace was renovated in the last 20 years, barrier free ramps were added, and additional handrail / guards were installed.

2.2 Description of Deliverables

The Service Provider will provide overall project management services, architectural services including design, preparation of construction documents, tendering of projects, and contract administration and project management for the terrace repair and associated recommendations found in **Appendix C**. As well as overall repair, refurbishment and correction of noted deficiencies, the project goal is to stop water infiltration into level 1 of 1300 Paris Street. The Service Provider will be required to engage with the necessary engineering consultants to complete this project.

Architectural Consulting Scope

To address the project, the following consulting scope of work is required but not limited to:

- Conduct testing and analysis of chloride content within the existing slab.
- Complete a structural evaluation of the exterior patio based on the results of the above noted testing, a review of existing documentation, and a visual inspection.
- The structural review shall include sounding of the slab when the slab is fully exposed. This work will be led by the structural engineer.
- Confirm as built drawings of the existing conditions based on field measurements.
- Prepare design sketches of the project and meet with the client to review these documents. Make modifications to the design to suit comments and idea development.

- Coordinate design response with structural engineers and develop solutions that support best practices.
- Provide direction with respect to the extent of demolition of the existing conditions required to support the project based on the design.
- Prepare final design drawings and outline specifications for review and approval with the Client.
- Prepare a Class B cost analysis for review and approval by the Client.
- Obtain approval from the client to proceed to contract documents.
- Complete contract documents: drawings and specifications to describe the project.
- Engagement with and coordination of the consultants work as it relates to the project.
- Define the demolition of the existing building components to accommodate the new assemblies.
- Develop new building envelop assemblies.
- Develop new details that resolve assemblies with site specific details at the existing building.
- Prepare building permit application and coordinate submission to the CGS Building Services.
- Complete tender / contract specifications and administer a tender period for the Client to obtain stipulated sum prices from general contractors. Where required, provide addenda, attend bidders site meeting, and prepare tender submission review, summary, and award recommendation.
- Complete site review / deficiency reports to support the building permit process; document the progress of the work and identify issues, corrections or coordination issues that need to be addressed.
- Coordinate review of the work and submission of the site review reports /deficiency reviews and general review letters from the architectural / engineering team.
- Review shop drawings required for the project.
- Provide clarification and direction to the Contractor by way of site instructions where required.
- Complete general review letter and provide assistance in the collection, organization and submission of closeout documents for the building permit.

Construction Scope

The work to repair this area will include the following construction scope:

- Confirmation of chloride content within the existing slab in order to define the required scope. This work is to be led by the structural engineer.
- The existing paving stones, insulation and membrane would be removed to expose the existing structural slab.
- Plantings, planting bed material and existing membranes will be removed to expose the existing structural slab.
- Remove any loose concrete at underside of the Podium Slab. Once exposed, a Professional Engineer should review to verify regarding the extent of reinforcing steel deterioration and develop appropriate overhead concrete repair details as required.

- The metal flashing membrane at the existing exterior walls would be removed. Where required the existing handrail and guards would be carefully removed, stored, and protected. These elements would be reinstalled at the conclusion of the project.
- Concrete topping at existing stairs would be removed and reinforced section of the stairs would be inspected.
- Paving stone at the top of the existing ramp to the east and access to the exit door from the stair well will be removed. These elements will be reset to match the elevation of the completed terrace assembly and allow a level / smooth transition.
- An inverted roof membrane will be used with rigid insulation and precast pavers and shall meet or exceed applicable building code(s). Where possible a thinner paver will be considered, or the level of the terrace will be raised where possible allowing for more rigid insulation to be used.
- Complete and demonstrate a dew point analysis of the proposed assembly. The goal in analyzing the assembly to ensure the dew point is not located within the thickness of the structural slab.
- The inverted roof assembly will be installed complete with flashing to the existing face sealed precast concrete panels.
- Existing terrace roof drains will be removed and replaced with a model that is approved and suitable for the assembly.
- New concrete steps will be poured adjacent the parking area complete with embedded stair nosing and detectable warning surfaces at top stair landing.
- Drainage routes at the stair edges will be reduced to avoid causing a trip hazard.
- Existing guards, handrails will be reinstalled. Where required medication to handrails will be completed.
- Review and reinforce the steel beam on gridline 1, between J and K
- Clean and recoat corroded steel beams as required
- Remediate precast cladding at the west end of the Podium

Contract Administration and Project Management

- Provide overall contract administration and project management for all phases to completion of project
- Monitor and manage schedule and budget for the project including all trade contractors work related to the physical construction to meet the agreed project schedule
- Complete site review / deficiency reports to support the building permit process; document the progress of the work and identify issues, corrections or coordination issues that need to be addressed.
- Coordinate review of the work and submission of the site review reports /deficiency reviews and general review letters from the architectural / engineering team.
- Review shop drawings required for the project.
- Provide clarification and direction to the Contractor by way of site instructions where required.
- Complete general review letter and provide assistance in the collection, organization and submission of closeout documents for the building permit.

2.3 Background

2.3.1 Public Health Sudbury & Districts

Public Health Sudbury & Districts is a progressive, accredited public health agency committed to improving health and reducing social inequities in health through evidence-informed practice. With a head office in the City of Greater Sudbury and four branch offices throughout the districts of Sudbury and Manitoulin, Public Health Sudbury & Districts has a staff of over 250 who deliver provincially legislated public health programs and services. Public Health Sudbury & Districts is governed by an autonomous Board of Health and has strong community and inter-agency partnerships including the Northern Ontario School of Medicine and Laurentian University. Public Health Sudbury & Districts has an enriched public health practice environment that fosters research, ongoing education, and the development of innovative programs and services.

Public Health Sudbury & Districts is part of a provincial network of 36 non-profit public health agencies, funded jointly by local and provincial governments. These health units, together with the Public Health Branch of the Ministry of Health, public health laboratories, and primary health care providers comprise the formal public health system of the province.

Public Health Sudbury & Districts operates on five (5) sites with our main office in Sudbury, and satellite offices in Chapleau, Espanola, Manitoulin Island, and St. Charles. Public Health Sudbury & Districts spans 46,475 square kilometers on the northern shore of Georgian Bay. The area includes the City of Greater Sudbury, and the Sudbury and Manitoulin districts.

Public Health Sudbury & Districts works with individuals, families, within these communities, partnering with agencies to promote and to protect health and to prevent disease. Public health programs and services are geared toward people of all ages and are delivered in a variety of settings including workplaces, day care and educational settings, homes, health care settings and community spaces.

Part 3 – Proposal Submission Requirements

3.1 Proposal Contents

Proponents are encouraged to submit Proposals that conform to the following section headings and requirements. Failure to conform may impair the Proposal review process, possibly to the detriment of the Proponent.

- 3.1.1 An "Introduction" giving a brief description of the Proponent's relevant experience, comments on the proposed scope of work, overall approach to the work and identification of any sub-consultants.
- 3.1.2 A "Project Management" section showing how the required Deliverables will be provided.

3.1.3 A "Fees and Costs" section showing a breakdown of applicable taxes.

This section is to allow for a detailed cost analysis if applicable. If costing for the project is expected to be "fee for service only, then no need to elaborate with breakdown other than applicable taxes. The evaluation of the costing element of a project is always done from the amount before taxes. Please provide costing by project deliverables.

Deliverables	Fees & Costs
Overall Project Management (including contract administration)	
Architectural Services (including all required permits)	
Preparation of Contract Documents	
Tendering of projects construction/leasehold improvements	
Other:	
Consulting Engineers	
Subtrade/Contractor/Construction Costs	
Total (does not include applicable Taxes)	

Public Health Sudbury & Districts will not pay or reimburse consultants for hospitality, food and incidental expenses, and such items should not be included in submissions.

- 3.1.4 A "Subcontractor Section", if the Proponent is proposing to employ a subcontractor, describing the Proponent's arrangements with the subcontractor (and including a copy of the subcontractor's Proposal to perform that portion of the work).
- 3.1.5 An "Experience Section" describing the Proponent's relevant experience, supported by illustrative material relating to past projects.
- 3.1.6 An "Appendix" showing the curricula vitae of professional staff of the Proponent and any subcontractor.
- 3.1.7 A Registration Form (Appendix A), separate from the Proposal, signed by an authorized officer.
- 3.1.8 A Reference Form (Appendix B), separate from the Proposal, listing three persons for whom the Proponent has provided goods and/or services similar to the Deliverables within the past five years.

Part 4 – Evaluation of Proposals and Selection

4.1 Stage I – Compliance with Submission Criteria

Stage I of the evaluation process will consist of a review to determine which Proposals comply with all of the submission criteria of this RFP. Proposals that do not comply with all of the submission criteria, may, subject to the express and implied rights of Public Health Sudbury & Districts, be disqualified and not evaluated further.

Submission requirements, which Proponents are requested to provide in their Proposals, are listed below.

4.1.1 Registration Form (Appendix A) – Mandatory

Each Proposal should include a Registration Form completed and signed by the Proponent.

In addition to the other information and representations made by each Proponent in the Registration Form, each Proponent must declare whether it has an actual or potential Conflict of Interest.

If, at the sole and absolute discretion of Public Health Sudbury & Districts, the Proponent is found to be in a Conflict of Interest, Public Health Sudbury & Districts may disqualify the Proposal submitted by the Proponent.

The Proponent, by submitting the Proposal, warrants that to its best knowledge and belief no actual or potential Conflict of Interest exists with respect to the submission of the Proposal or performance of the contemplated Agreement other than those disclosed in the Registration Form. Where Public Health Sudbury & Districts discovers a Proponent's failure to disclose all actual or potential Conflicts of Interest, Public Health Sudbury & Districts may disqualify the Proponent or terminate any contract awarded to that Proponent pursuant to this procurement process.

4.1.2 Reference Form (Appendix B) – Mandatory

Each Proposal should include a Reference Form completed by the Proponent according to the instructions contained in that form. The name and telephone number of a contact person for each reference and a brief outline of the nature of the goods and/or services provided should be included.

Public Health Sudbury & Districts, in its sole discretion, may confirm the Proponent's experience and/or ability to provide the Deliverables by checking the Proponent's references.

4.2 Stage II – General Criteria

Stage II of the evaluation process will consist of evaluating Proposals based on the following general criteria:

	Category	Weight
4.2.1	Experience, Skills, and Qualifications: Experience, satisfactory performance on similar completed projects. Number, qualifications and relevant experience of personnel to be assigned to the proposed team.	25
4.2.2	Proposal: The depth and detail of the Proposal, which indicates an understanding of the scope, size, and complexity of the Deliverables.	20
4.2.3	Project Management: The proposed schedule for delivery of the Deliverables, management of the work, delegation of responsibility, work plans, cost control, reporting and quality control, and subcontracting arrangements.	20
4.2.4	Fees and Costs: The Proponent's proposed fees and costs. All prices quoted shall be in Canadian Dollars. Prices shall also be quoted net of the Harmonized Sales Tax (HST) and any other federal or provincial taxes, if any, which may apply.	35

The scoring criteria and weighting may be changed based on RFP needs.

Public Health Sudbury & Districts will not be limited to the criteria referred to above, and Public Health Sudbury & Districts may consider other criteria that Public Health Sudbury & Districts identifies as relevant during the evaluation process. Public Health Sudbury & Districts may apply the evaluation criteria on a comparative basis, evaluating the Proposals by comparing one Proponent's Proposal to another Proponent's Proposal. All criteria considered will be applied evenly and fairly to all Proposals. In the event of a tie score, the selected Proponent will be determined on the basis of the Proponent with the highest rated score for pricing.

Public Health Sudbury & Districts reserves the right and discretion to divide up the Deliverables, either by scope, geographic area, or other basis as Public Health Sudbury & Districts may decide, and to select one or more Preferred Proponents to enter into discussion with Public Health Sudbury & Districts for one or more Agreements to perform a portion or portions of the Deliverables. If Public Health Sudbury & Districts exercises its discretion to divide up the Deliverables, Public Health Sudbury & Districts will do so reasonably having regard for the RFP and the basis of Proposals.

In addition to any other provision of this RFP, Proposals may be evaluated on the basis of advantages and disadvantages to Public Health Sudbury & Districts that might result or be achieved from Public Health Sudbury & Districts dividing up the Deliverables and entering into one or more Agreements with one or more Proponents.

4.3 Stage III – Short List and Further Evaluation

Public Health Sudbury & Districts may, in its sole and absolute discretion, short list one or more Proponents for further evaluation, including by way of interview, presentation and/or demonstration.

4.4 Stage IV – Selection of Preferred Proponent

At the conclusion of Stage III, a Preferred Proponent or Preferred Proponents may be selected.

4.5 Stage V – Negotiation of Agreement(s) and Award

If Public Health Sudbury & Districts selects a Preferred Proponent or Preferred Proponents, then it may:

- a) enter into an Agreement with the Preferred Proponent(s); or
- b) enter into discussions with the Preferred Proponent(s) to clarify any outstanding issues and attempt to finalize the terms of the Agreement(s), including financial terms. If discussions are successful, Public Health Sudbury & Districts and the Preferred Proponent(s) will finalize the Agreement(s); or
- c) if at any time Public Health Sudbury & Districts reasonably forms the opinion that a mutually acceptable Agreement is not likely to be reached within a reasonable time, give the Preferred Proponent(s) written notice to terminate discussions, in which event Public Health Sudbury & Districts may then either open discussions with another Proponent or terminate the RFP and retain or obtain the Deliverables in some other manner.

Part 5 – Terms and Conditions of the RFP Process

5.1 General Information and Instructions

5.1.1 Timetable

The following is the schedule for this RFP:

Issue Date of RFP	July 14, 2022
Proponents – Deadline for Questions	July 22, 2022
Posting of Responses to Questions	July 26, 2022
Proposal Submission Deadline	August 4, 2022, 12:00 noon EDT
Public Opening of RFP Submissions	August 4, 2022, 15:30 EDT Via ‘Teams’ or Teleconference

The RFP timetable is tentative only and may be changed by Public Health Sudbury & Districts in its sole discretion.

5.1.2 Proponents to Follow Instructions

Proponents should structure their Proposals in accordance with the instructions in this RFP. Where information is requested in this RFP, any response made in a Proposal should reference the applicable section numbers of this RFP where that request was made.

5.1.3 Proposals in English

All Proposals should be in English only. Any Proposals received by Public Health Sudbury & Districts that are not entirely in the English language may be disqualified.

5.1.4 Public Health Sudbury & Districts' Information in RFP Only an Estimate

Public Health Sudbury & Districts and its advisors make no representation, warranty or guarantee as to the accuracy of the information contained in this RFP or issued by way of addenda. Any quantities shown or data contained in this RFP or provided by way of addenda are estimates only and are for the sole purpose of indicating to Proponents the general size of the work.

It is the Proponent's responsibility to avail itself of all the necessary information to prepare a Proposal in response to this RFP.

5.1.5 Proponents Shall Bear Their Own Costs

The Proponent shall bear all costs associated with or incurred in the preparation and presentation of its Proposal including, if applicable, costs incurred for interviews, presentations, or demonstrations.

5.2 Communication after Issuance of RFP

5.2.1 Proponents to Review RFP

Proponents are advised to examine all of the documents comprising this RFP and:

- a) are requested to report any errors, omissions, or ambiguities; and
- b) may direct questions or seek additional information,

in writing by email to France Quirion, Director Corporate Services on or before the Proponents' Deadline for Questions to Public Health Sudbury & Districts Contact. All questions submitted by Proponents by email to Public Health Sudbury & Districts Contact shall be deemed to be received once the email has entered into Public Health Sudbury & Districts Contact's email inbox. No such

communications should be directed to anyone other than Public Health Sudbury & Districts Contact.

It is the responsibility of the Proponent to seek clarification from Public Health Sudbury & Districts Contact on any matter it considers to be unclear. Public Health Sudbury & Districts shall not be responsible for any misunderstanding on the part of the Proponent concerning this RFP or its process.

Public Health Sudbury & Districts is under no obligation to provide additional information, but may do so at its sole discretion.

To ensure consistency and quality of information provided to Proponents, Public Health Sudbury & Districts will collect all inquiries and respond to all inquiries by way of a written response that will be communicated to all Proponents, either by (a) posting on Public Health Sudbury & Districts website and on any other site on which this RFP was posted, or (b) sending an email or facsimile if the RFP was not posted, on the date specified in Section 5.1.1, without revealing the sources of the inquiries.

5.2.2 All New Information to Proponents by Way of Addenda

This RFP will only be amended by an addendum in accordance with this section. If Public Health Sudbury & Districts, for any reason, determines that it is necessary to provide additional information (including responses to questions) relating to this RFP, such information will be communicated to all Proponents by addenda either (a) posted on Public Health Sudbury & Districts website and on any other site on which this RFP was posted, or (b) emailed or transmitted by facsimile if the RFP was not posted, by the date specified in Section 5.1.1.

Each addendum shall form an integral part of this RFP.

Such addenda may contain important information including significant changes to this RFP. Proponents are responsible for obtaining all addenda issued by Public Health Sudbury & Districts.

5.2.3 Post-Deadline Addenda and Extension of Proposal Submission Deadline

If any addendum is issued after the Deadline for Issuing Addenda, Public Health Sudbury & Districts may at its discretion extend the Proposal Submission Deadline for a reasonable amount of time.

5.3 Submission of Proposals

5.3.1 Proposals Submitted Only in Prescribed Manner

Proposals should be submitted by the following method:

Proposals should be submitted by the following method:

A Proponent should submit one, password protected, electronic copy of the Proposal, with the Registration Form signed by an authorized representative of the Proponent, (prominently marked "Original") to:

Electronic copy to:
purchasing@phsd.ca

and

Password to:
France Quirion, Director Corporate Services
quirionf@phsd.ca

5.3.2 Proposals Should Be Submitted on Time at Prescribed Location

Proposals should be submitted at the location and by the method set out above on or before the Proposal Submission Deadline. Proposals submitted to another location or email address or after the Proposal Submission Deadline will be deemed late and may be disqualified. For the purpose of calculating time, Public Health Sudbury & Districts clock at the prescribed location for submission will be used.

5.3.3 Amending or Withdrawing Proposals Prior to Proposal Submission Deadline

At any time prior to the Proposal Submission Deadline, a Proponent may amend or withdraw a submitted Proposal. The right of Proponents to amend or withdraw includes amendments or withdrawals wholly initiated by Proponents and amendments or withdrawals in response to subsequent information provided by addenda.

Any amendment should clearly indicate what part of the Proposal the amendment is intended to replace.

A notice of amendment or withdrawal should be sent to the Delivery Address prior to the Proposal Submission Deadline and should be signed by an authorized representative.

Public Health Sudbury & Districts is under no obligation to return amended or withdrawn Proposals.

5.3.4 Proposal Not to Be Amended After Proposal Submission Deadline

Proposals may not be amended following the Proposal Submission Deadline.

5.3.5 No Incorporation by Reference by Proponent

The entire content of the Proponent's Proposal should be submitted in a fixed form and the content of web sites or other external documents referred to in the Proponent's Proposal will not be considered to form part of its Proposal.

5.3.6 Public Health Sudbury & Districts May Contact Proponent for Clarification

Public Health Sudbury & Districts may contact the Proponent to request clarification (or the submission of supplementary written information in relation thereto) with respect to the Proposal and incorporate a Proponent's response to the request for clarification into the Proponent's Proposal.

5.3.7 Proposal to Be Retained by Public Health Sudbury & Districts

Public Health Sudbury & Districts will not return the Proposal or any accompanying documentation submitted by a Proponent.

5.4 Notification of Outcome

5.4.1 Notification to Proponents of Outcome of Procurement Process

Once the Preferred Proponent(s) and Public Health Sudbury & Districts execute the Agreement, the other Proponents will be notified by Public Health Sudbury & Districts in writing of the outcome of the procurement process, including the name of the Preferred Proponent(s).

5.5 General Guidelines

5.5.1 Prohibited Proponent Communications

The Proponents shall not engage in any communication that would constitute or create a Conflict of Interest and should take note of the Conflict of Interest declaration set out in the Registration Form.

Communication by a Proponent with any Public Health Sudbury & Districts representative other than Public Health Sudbury & Districts Contact may result in disqualification of the Proponent's Proposal.

5.5.2 Proponent Not to Communicate With Media

A Proponent should not at any time directly or indirectly communicate with the media in relation to this RFP or any contract awarded pursuant to this RFP without first obtaining the written permission of Public Health Sudbury & Districts Contact.

5.5.3 Freedom of Information and Protection of Privacy Act

The Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.F.31, as amended, applies to information provided to Public Health Sudbury & Districts by a Proponent. Subject to Section 5.6.1(a), a Proponent should identify any information in its Proposal or any accompanying documentation that is supplied

in confidence and for which confidentiality is to be maintained by Public Health Sudbury & Districts. The confidentiality of such information will be maintained by Public Health Sudbury & Districts, except as otherwise required by law or by order of a court or tribunal. Proponents are advised that their Proposals will, as necessary, be disclosed on a confidential basis to Public Health Sudbury & Districts' advisers retained for the purpose of evaluating or participating in the evaluation of their Proposals.

By submitting any Personal Information requested in this RFP, Proponents are agreeing to the use of such information as part of the evaluation process, for any audit of this procurement process and for contract management purposes.

5.5.4 Make Public Proponent Names

Public Health Sudbury & Districts may make public the names of any or all Proponents.

5.5.5 Acceptance of Non-Compliant Proposals

Public Health Sudbury & Districts may accept Proposals that do not comply with the requirements of this RFP.

5.5.6 No Contract

By submitting a Proposal and participating in the process as outlined in this RFP, Proponents expressly agree that no contract or agreement of any kind is formed under, or arises from, this RFP, prior to the signing of a formal written Agreement.

5.5.7 Governing Law of RFP Process

This RFP process shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

5.5.8 Bid Protest Procedure

Proponents are encouraged to contact Public Health Sudbury & Districts' Accounting Manager to seek a resolution of any complaint prior to initiating a formal bid protest. Upon initial contact with Public Health Sudbury & Districts' Accounting Manager the proponent will have ten (10) business days in which to lodge a formal complaint in writing. If not received by that time, Public Health Sudbury & Districts' Accounting Manager will consider the issue resolved. Upon receiving a written complaint, Public Health Sudbury & Districts' Accounting Manager will discuss the matter and issue a timely response to the proponent. Any protest in writing that is not received in a timely manner will not be considered and the proponent will be notified in writing.

A protest in writing shall include the following:

- a) a specific identification of the provision and/or procurement procedure that is alleged to have been breached;
- b) a specific description of each act alleged to have breached the procurement process;
- c) a precise statement of the relevant facts;
- d) an identification of the issues to be resolved;
- e) the proponent's arguments and supporting documentation; and
- f) the proponent's requested remedy.

5.5.9 Bid Protest Procedure

If a proponent wishes to challenge the outcome of the RFP process, it should provide written notice to Public Health Sudbury & Districts contact within sixty (60) days of notification of award, and Public Health Sudbury & Districts will respond in accordance with its bid protest procedures.

Appendix A – Registration Form

TO: Public Health Sudbury & District

FROM: _____

RE: RFP: Terrace Repair at 1300 Paris

1. Proponent Information

(a) The full legal name of the Proponent is:

(b) Any other relevant name under which the Proponent carries on business is:

(c) The jurisdiction under which the Proponent is governed is:

(a) The name, address, telephone, facsimile number and email address of the contact person for the Proponent is:

(b) Whether the Proponent is an individual, a sole proprietorship, a corporation, a partnership, a joint venture, an incorporated consortium or a consortium that is a partnership or other legally recognized entity:

2. Not a Tender

The Proponent has carefully examined the RFP documents and has a clear and comprehensive knowledge of the Deliverables required under the RFP. By submitting the Proposal, the Proponent confirms its understanding that the RFP is not a tender call and that no contractual relations are created between the Public Health Sudbury & Districts and the Proponent as a result of the RFP or the submission of the Proposal.

3. Addenda

The Proponent confirms that it has read and accepted all addenda issued by the Public Health Sudbury & Districts prior to the Deadline for Issuing Addenda. The onus remains on the Proponent to make any necessary amendments to its Proposal based on the addenda.

4. Conflict of Interest

Prior to completing this portion of the Registration Form, Proponents should refer to the definition of Conflict of Interest set out in the RFP.

If the box below is left blank, the Proponent will be deemed to declare that: (1) there was no Conflict of Interest in preparing its Proposal; and (2) there is no foreseeable Conflict of Interest in performing the contractual obligations contemplated in the RFP. Otherwise, if the statement below applies, check the box.

- The Proponent declares that there is an actual or potential Conflict of Interest relating to the preparation of its Proposal, and/or the Proponent foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the RFP.

If the Proponent declares an actual or potential Conflict of Interest by marking the box above, the Proponent must set out below details of the actual or potential Conflict of Interest:

5. Disclosure of Information

The Proponent hereby agrees that any information provided in this Proposal, even if it is identified as being supplied in confidence, may be disclosed where required by law or if required by order of a court or tribunal. The Proponent hereby consents to the disclosure, on a confidential basis, of this Proposal by Public Health Sudbury & Districts to Public Health Sudbury & Districts’ advisers retained for the purpose of evaluating or participating in the evaluation of this Proposal.

(Insert Name of Proponent)

Signature of Proponent's Representative

Name: _____

Title: _____

Date: _____

Appendix B – Reference Form

Each Proponent is requested to provide three references from clients who have obtained similar goods or services from the Proponent in the last five years as those requested in this RFP.

Reference #1

Company Name	
Company Address	
Contact Name	
Contact Telephone Number	
Date Work Undertaken	
Nature of Assignment	

Reference #2

Company Name	
Company Address	
Contact Name	
Contact Telephone Number	
Date Work Undertaken	
Nature of Assignment	

Reference #3

Company Name	
Company Address	
Contact Name	
Contact Telephone Number	
Date Work Undertaken	
Nature of Assignment	

2022 07 09

Public Health Sudbury & District
1300 Paris Street
Sudbury, ON
Canada

Attention: Paul Gillett, Equans, Senior Facility Manager

Subject: PHSD Condition Assessment, 1300 Paris Street, Sudbury, ON

Timothy James
BES BArch OAA MRAIC

Sergio Cacciotti
PQS CET GSC

Michael Ladyk
BArch OAA

Angèle Dmytruk
MArch BArch Sci OAA

Vanessa Vachon
PQS GSC MAATO

Dear Paul,

As requested, the information below describes the actions taken place to complete the safety assessment as requested by Guido Mazza, Chief Building Official of Greater City of Sudbury.

Architectural review / repairs to membrane

3rdLine Studio attended the PHSD 1300 Paris Street site June 9th at 9:00am with representatives of Flynn (roofing contractor) to discuss immediate temporary measures to prevent water infiltration at the patio/terrace. The following work was completed:

- The lock-stone along the length of the exterior wall across the entire length of the front entrance, and along pathways to drains have been removed and stored on the sidewalk/parking area adjacent to the terrace.
- A visual inspection was completed of the existing membrane for any leaks or deficiencies.
- PVC patches were installed to areas where cracks or leaks appeared to be occurring in the membrane, seams were welded for a weathertight seal.
- The existing roof drains were cleaned, so no material is blocking pathway of water.
- Cut tested were performed on the existing membrane in several locations to visually assess the material below the existing membrane. It was noted that at each location the material and existing concrete deck were wet and/or damp.

Architectural comments and recommendations

3rdLine Studio has conducted three site visits (June 10/22, June 15/22, and June 21/22 – see attached Site Reports) to do a visual review of the remedial work on the terrace. It is evident that the roofing membrane is at the end of its life cycle and require immediate replacement of the roofing system.

The Lab area, lower level requires further review and adjustments within the interior space to ensure it provides a safe environment and meets the minimum means of egress widths identified in the Ontario Building Code.

Structural review summary

A2S Consulting Engineers Structural Condition Assessment dated July 5, 2022, provides a summary of the existing site conditions, and recommendations for further actions. These recommendations include immediate actions, short term actions (6 months to 12 months), and long-term actions (with the next two years). (Report attached)

289 Cedar Street
Sudbury, ON P3B 1M8

705-674-2300

www.3rdLine.Studio

ARCHITECTURE

Timothy James
BES BArch OAA MRAIC

Sergio Cacciotti
PQS CET GSC

Michael Ladyk
BArch OAA

Angèle Dmytruk
MArch BArch Sci OAA

Vanessa Vachon
PQS GSC MAATO

Mechanical / Electrical review summary

Piotrowski Consultants Ltd. Site Review Report dated June 13, 2022, provides a summary of the existing site conditions observed both on the exterior terrace area and within Level 1 of the existing building. Additional work will be required to address the items noted in the Mechanical and Electrical Site Review Report.

Mechanical / Electrical findings related to patio drain system

- piping constructed of ABS and PVC material
- not legal connection to drainage system at basement slab
- connected via floor drains tops to sewer system
- no sand traps
- piping or patio exposed drain bodies are not insulated
- possible issue with plugged drainage piping at basement floor
- corrosion of BX wiring jacket
- corrosion of back portion of one electrical panel

Please contact me directly to review any questions or concerns.

Yours very truly,



Tim James, BES BArch OAA MRAIC
Architect

Copy: Paul Gillet, Equans
Dezi Pigozzo, Equans
France Quirion, PHSD
Tim James, 3LS
Ian Boyne, 3LS
Steve Cairn, A2S
Sam Colizza, A2S
Jerzy Bak, Piotrowski
Ryan MacVicar, Piotrowski

Enclosed: Site Visit Report 1 prepared by 3rdLine Studio dated 2022 06 10
Site Visit Report 2 prepared by 3rdLine Studio dated 2022 06 16
Site Visit Report 3 prepared by 3rdLine Studio dated 2022 06 23
A2S Consulting Engineers Structural Condition Assessment dated July 5, 2022
Piotrowski Consultants Ltd. Site Review Report dated June 13, 2022

O:\5 PROPOSALS\2022\P22-044 phsd terrace renovation\Safety assessment\P 2022 06 09 phsd safety assessment_final letter.docx

289 Cedar Street
Sudbury, ON P3B 1M8

705-674-2300

www.3rdLine.Studio

Date:	June 10, 2022	Project No.:	2047
To:	Paul Gillett, Equans	Project:	PHSD – 1300 Paris Street - Podium Renovations
Present:	Tim James, 3LS Angele Dmytruk, 3LS Ian Boyne, 3LS Dezi Pigozzo, Equans	Permit No.:	
Distribution:	France Quirion, PHSD Nicole Proulx, PHSD Jerzy Bak, PCL Ryan MacVicar, PCL Aaron Dent, A2S Guido Mazza, City	Weather:	N/A
		Visit Date:	June 10, 2022

General review of the above noted Project was been conducted on the date noted above. The review was been carried out by examination of selective samples of the Work and is restricted to comments based on visual observations made on site. The review of the Civil, Structural, Mechanical and Electrical aspects of the Project are the responsibility of the individual Consultants and are separate from this report.

This report must not be construed as altering the contract and is issued solely to draw to your attention variances from the contract requirements observed during our construction review, or, to interpret a Contract requirement. Implementation of any item which may alter the Contract shall not commence until authorized by Change Order or Change Directive.

This report is issued and should be read together with all previously issued reports, including reports issued by any and all consultants. Nothing in this report relieves the contractor from performing its work in accordance with the plans and specifications, pursuant to the requirements of the Ontario Building Code and the requirements of all authorities having jurisdiction. The contractor shall ensure that its work is inspected by all authorities having jurisdiction. **This report is not a substitute for and does not replace the statutory duties of authorities having jurisdiction to carry out their own independent inspections.**

General

- 1.1 The site was visited on June 10, 2022, to review the condition of the existing Podium structure and interior Corridor and Lab areas.
- 1.2 The existing Podium waterproofing is leaking, water flow is evident within the interior of the building and is being caught by drip catchers installed by the building operator and on the floor on the lower level of the building.

Podium

- 1.2 Dezi Pigozzo indicated that two of the existing roof drains were plugged as well as the roof drain located in the planter at the N/W corner of the Podium.
- 1.3 The podium drains do not appear to be draining at the level of the existing roof membrane. While they are visually clear at the finished surface, there appears to be

- blockages below the concrete pavers. These drains need to be exposed, cleaned and where required replaced to permit positive drainage of the podium.
- 1.4 It was also noted that the existing caulking between the existing exterior precast panels are showing signs of cracking. As this is the only defense against water penetration into the building, it is recommended that these caulked joints be reviewed thoroughly and where cracked and deteriorated, removed and replaced at all locations around the building.
 - 1.5 There is cracking in the concrete at the existing stair at the existing corner near the ramp.

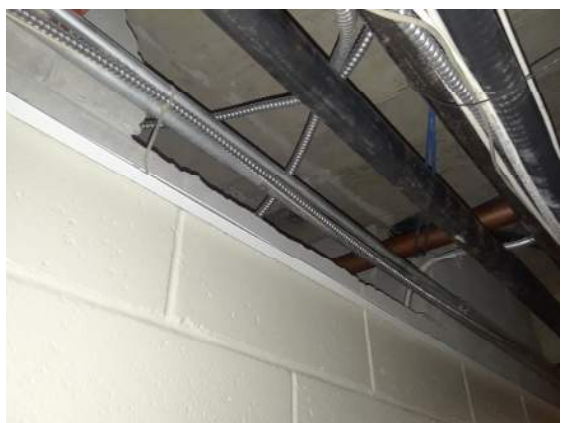
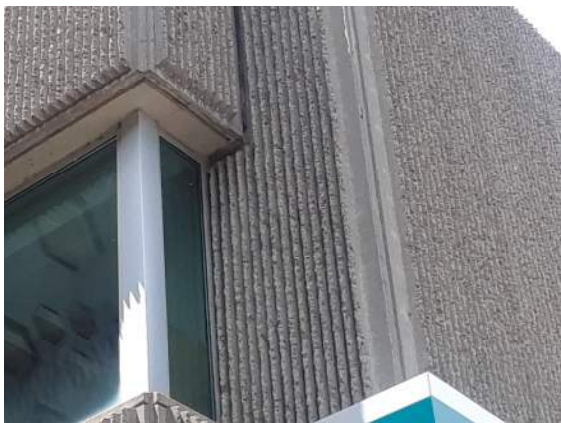
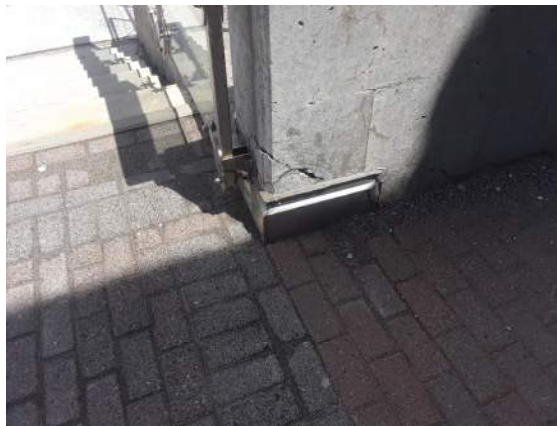
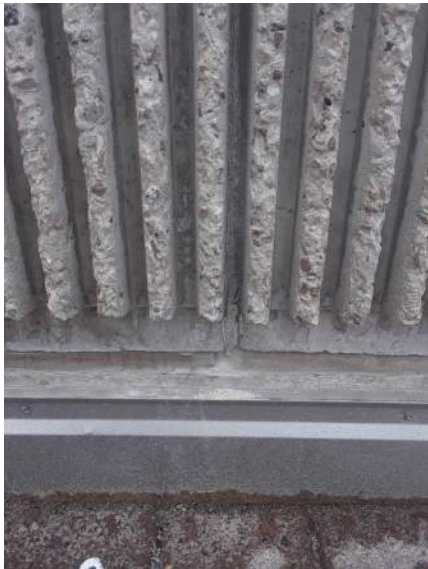
Interior

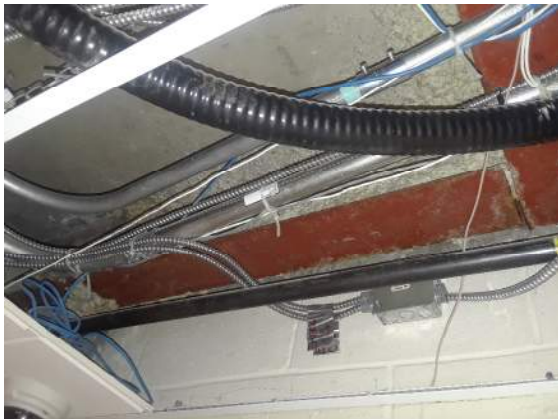
- 1.6 Existing fireproofing on existing steel beams needs to be reinstated.
- 1.7 Very limited rusting of existing steel is evident. The existing leaking is localized to steel immediate adjacent to concrete wall and podium. Refer also to structural comments.
- 1.8 There are holes in the existing masonry wall at the corridor in numerous locations. These openings need to be properly closed, sealed and fire-stopped.
- 1.9 The existing podium roof drain in the Storage areas are showing signs of leaking on the interior, these drain lines are not insulated and condensation is evident.
- 1.10 There are water marks and efflorescence on the existing concrete wall in the Storage areas
- 1.11 The building maintenance contractor has installed a temporary drip catchment system to divert any water leaking into the Lab space at the ceiling.

Comments and Recommendations:

- 1.12 There is no immediate threat to the life safety of the occupants of this building; however, the existing waterproofing membrane, insulation, flashing details, wear layers of the existing podium need to be addressed immediately. Immediate removal and replacement of existing system is recommended.
- 1.13 The podium is poorly insulated with between 1"-2" of rigid insulation (R5-10) only located above the podium. It is recommended that additional insulation be added to comply with the minimum insulation values as defined by the Ontario Building Code.
- 1.14 The minimum width of a means of egress within the Lab Area does not meet the minimum of 1100mm code requirement at several locations. It is recommended that the lab interior be reviewed in detail and adjustments be made to provide and maintain minimum width of 1100mm for corridors and passageways.
- 1.15 Additional reports will be forthcoming from Structural, Mechanical and Electrical.











Architects: **3rdLine Studio Inc.**

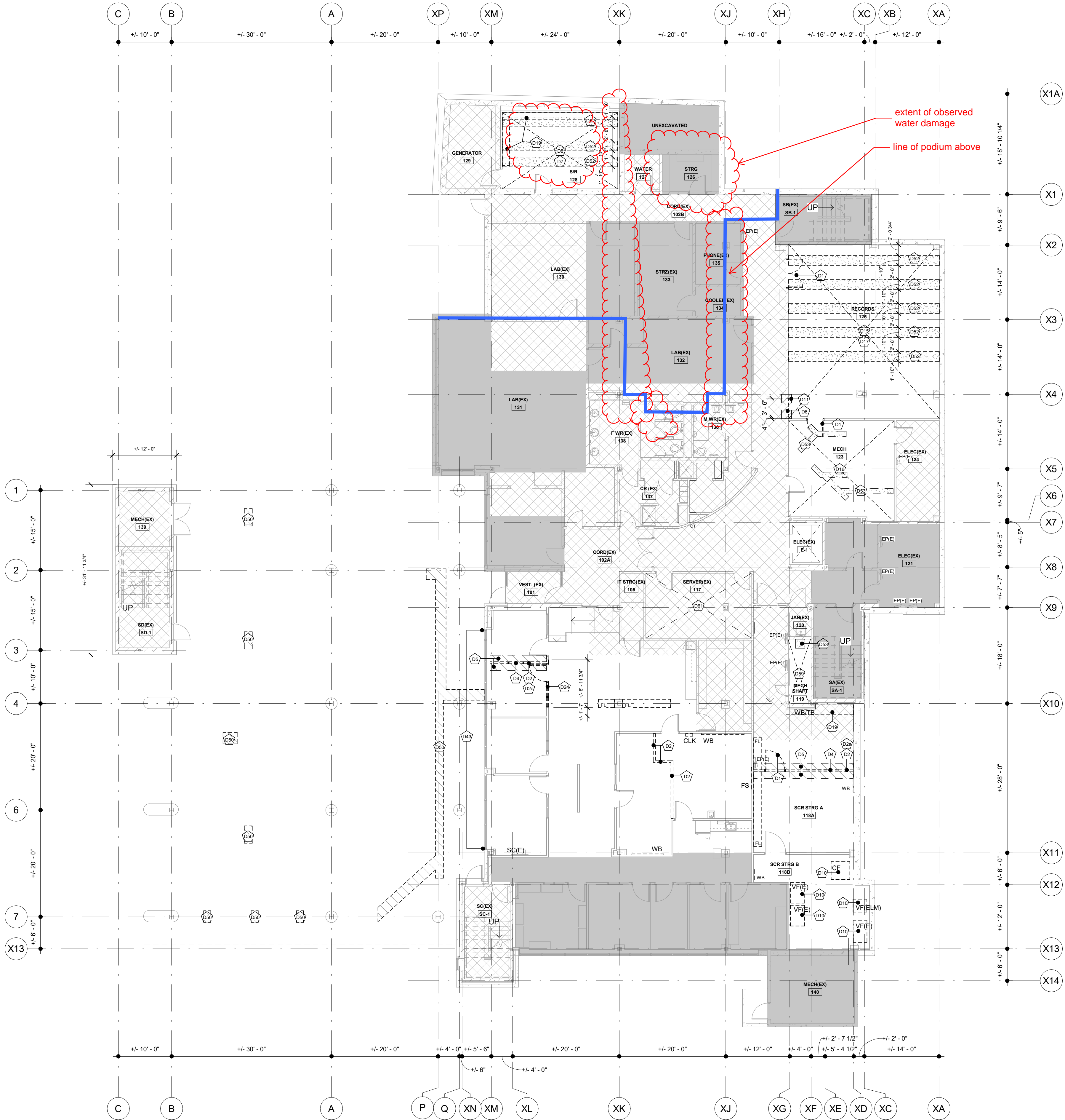
Certificate of Practice No: **5649** - The Certificate of Practice Number of the holder is the holder's BCDN

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

A handwritten signature in black ink, appearing to read "Ian Boyne".

Ian Boyne
Project Manager

F:\O:\1 PROJECTS\2020\2047 - PHSD - 1300 Paris Street\4.0 (Red) Contract Administration\4.8 Site Review + Close Out Documents\Podium\2022 06 10 - Site Review 1\Site Review Report 1.doc



DEMOLITION - LEVEL ONE FLOOR PLAN
3/32" = 1'-0"

DEMOLITION LEGEND

- DEMOLITION TAG - REFER TO DEMOLITION NOTES
- DENOTES EXISTING ITEMS TO REMAIN
- DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES SURFACE AREAS OF ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES REMOVAL OF EXISTING SLAB ON GRADE AND EXISTING GRANULAR MATERIAL, V.B. TO MAKE WAY FOR NEW CONSTRUCTION - REFER TO MECH. DWGS.
- DENOTES EXISTING ITEM TO REMAIN.
- DENOTES EXISTING ITEM TO BE RELOCATED.
- DENOTES LOOSE FURNITURE ITEMS TO BE REMOVED BY OWNER PRIOR TO START OF CONSTRUCTION.
- DENOTES WHITE BOARD TO BE REMOVED BY OWNER.
- DENOTES WALL MOUNTED CLOCK TO BE REMOVED BY OWNER.
- DENOTES FLAT SCREEN TO BE REMOVED BY OWNER.
- DENOTES WAYFINDING SYSTEM TO BE REMOVED BY OWNER.
- DENOTES TACK BOARD TO BE REMOVED BY OWNER.
- DENOTES EXISTING HAND SANITIZER TO BE REMOVED BY OWNER.
- DENOTES EXISTING PAMPHLET RACK TO BE REMOVED BY OWNER.
- DENOTES EXISTING FILE CABINETS TO BE REMOVED BY OWNER.
- HATCH DENOTES AREA AFFECTED BY NEW MECHANICAL & ELECTRICAL WORK. CAREFULLY REMOVE ACT CEILING TILE SYSTEMS AND GYPSUM BOARD CEILINGS AS REQUIRED TO MAKE WAY FOR NEW MECHANICAL & ELECTRICAL SYSTEMS. KEEP SAFE FOR RE-INSTALLATION. PROTECT ALL EXISTING FURNITURE & EQUIPMENT & FINISHED SPACES FROM DAMAGE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTENT OF WORK.
- HATCH DENOTES AREA NOT AFFECTED BY NEW WORK.

DEMOLITION NOTES (GENERAL):

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. DETAILED CONSTRUCTION DRAWINGS FOR THE EXISTING BUILDING ARE AVAILABLE AT THE OFFICE OF THE ARCHITECT. CONTRACTOR / TRADE CONTRACTS SHALL BE RESPONSIBLE FOR VISITING THE SITE / REVIEWING ALL RELEVANT DOCUMENTATION IN ORDER TO ASCERTAIN THE SCOPE OF THE DEMOLITION REQUIRED FOR THE PROJECT.
4. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO BE REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE, MAKE SAFE ALL ELECTRICAL.
6. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
7. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
8. REFER TO OTHER DRAWINGS IN THIS PACKAGE IN ORDER TO OBTAIN A FULL UNDERSTANDING OF DEMOLITION WORK REQUIRED TO MAKEWAY FOR CONSTRUCTION ACTIVITIES. NOT ALL ITEMS TO BE REMOVED HAVE BEEN NOTED.
9. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING.
10. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN. PROVIDE WATERTIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.
11. ALL FURNITURE ITEMS ARE TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION. ANY LOOSE ITEMS LEFT ON SITE ARE TO BE REMOVED AND DISPOSED OF BY CONTRACTOR.

DEMOLITION NOTES (TAGS):

- REMOVE EXISTING WOOD AND/OR HOLLOW METAL DOOR, FRAME AND RELATED HARDWARE AND WHEN APPLICABLE GLASS WHERE A GLAZED SCREEN IS PART OF THE ASSEMBLY, REMOVE THE SCREEN FRAME AND GLASS.
- REMOVE EXISTING GYPSUM BOARD PARTITION ASSEMBLY INCLUDING GYPSUM BOARD, METAL STUD, SOUND ATTENUATION INSULATION TOP AND BOTTOM TRACKS AND RELATED ACCESSORIES. WALLS TYPICALLY EXTEND FROM FINISHED FLOOR TO US OF STRUCTURE ABOVE.
- SALVAGE BASE FOR RE-INSTALLATION.
- REMOVE EXISTING GYPSUM BOARD PARTITION AS NOTED IN ASSEMBLY D2. THIS ASSEMBLY HAS ENHANCED ELEMENTS; ADDITIONAL LAYERS OF GYPSUM BOARD, RESILIENT FURRING, ETC. REMOVE ALL COMPONENTS.
- CONTRACTOR TO REMOVE ALL WASHROOM ACCESSORIES AS SHOWN, INCLUDING BUT NOT LIMITED TO EXISTING MILLWORK, SINKS, TOILETS, URINALS, VINYL VCT FLOORING, ACT, TOILET PARTITIONS + WALL MOUNTED ACCESSORIES. MAKE SAFE ALL MECHANICAL AND ELECTRICAL - REFER ALSO TO MECHANICAL DRAWINGS.
- REMOVE AND DISPOSE OF EXISTING WINDOW, FRAME & ALL RELATED HARDWARE.
- REMOVE FIRST ROW OF ACOUSTIC CEILING TILES NEXT TO PARTITION TO BE DEMOLISHED TO MAKE WAY FOR NEW MODIFY EXISTING GRID TO SUIT, ENSURE FLUSH TRANSITION, MAKE GOOD ALL TRADES.
- REMOVE EXISTING CONCRETE BLOCK WALL TO PROVIDE OPENING FOR NEW DOOR - REFER TO DOOR SCHEDULE AND STRUCTURAL DRAWINGS FOR REQUIRED LINTEL.
- REMOVE EXISTING VCT FLOORING AND VINYL/RUBBER/WOOD BASE AND ALL RELATED ACCESSORIES. FLOORS TO BE CLEAN + FREE OF DEBRIS AND VCT ADHESIVE, PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE EXISTING ACOUSTIC CEILING TILE SYSTEM INCLUDING BUT NOT LIMITED TO GRID, TILES, LIGHT FIXTURES, AIR GRILLES, DIFFUSERS ETC. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW. **NOTE: ANY GYPSUM BOARD BULKHEADS LOCATED DIRECTLY ABOVE WINDOWS TO REMAIN.**
- MINOR CEILING REMOVAL TO MAKE WAY FOR NEW MECHANICAL. REFER TO MECHANICAL DRAWINGS FOR EXTENT OF WORK.
- RELOCATE ALL VACCINE FRIGDES/FREEZES TO NEW FRIDGE 224 ONCE CONSTRUCTION ON LEVEL 200 IS COMPLETE. FRIGDES/FREEZERS WILL BE REQUIRED TO BE REMOVED IN A 2 STAGE APPROACH AS DIRECTED BY OWNER.
- REMOVE EXISTING TERRAZZO BASE TO NEAREST METAL STRIP JOINT TO MAKE WAY FOR NEW ENTRY AND B. MODIFY EXISTING MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.
- REMOVE EXISTING WATER FOUNTAIN/WATER BOTTLE FILL STATION AND ALL RELATED ACCESSORIES. STORE AND KEEP SAFE FOR RE-INSTALLATION. MAKE SAFE ALL MECHANICAL AND ELECTRICAL - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING JANITOR SINK AND ALL RELATED ACCESSORIES. MAKE SAFE ALL MECHANICAL AND ELECTRICAL - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING SHEET FLOORING AND VINYL BASE. FLOORS TO BE CLEAN + FREE OF DEBRIS, PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE ALL EXISTING LIGHT FIXTURES TO MAKE WAY FOR NEW, MAKE SAFE ALL ELECTRICAL. REFER TO MECHANICAL & ELECTRICAL DRAWINGS.
- REMOVE EXISTING GYPSUM BOARD CEILING AND ALL RELATED ACCESSORIES INCLUDING BUT NOT LIMITED TO LIGHTING AND RELATED FRAMING AND ACCESSORIES. **NOTE: ANY GYPSUM BOARD BULKHEADS LOCATED DIRECTLY ABOVE WINDOWS TO REMAIN.**
- GRIND EXISTING CONCRETE FLOOR TO RECEIVE NEW FINISH.
- REMOVE EXISTING CARPET AND BASE. FLOORS TO BE CLEAN + FREE OF DEBRIS, PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE EXISTING MILLWORK/CABINETS AND ALL RELATED ACCESSORIES AND RELATED PLUMBING FIXTURES. MAKE SAFE ALL ELECTRICAL AND MECHANICAL - REFER TO MECHANICAL & ELECTRICAL DRAWINGS. MAKE GOOD ALL SURFACES TO RECEIVE NEW FINISH.
- NOT IN USE.
- REMOVE EXISTING PRECAST WALL PANEL 4'-4" THICK IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- REMOVE EXISTING BLINDS AND ALL RELATED ACCESSORIES AT ALL WINDOWS AS INDICATED ON DRAWINGS. MAKE GOOD ALL SURFACES TO MAKE WAY FOR NEW CONSTRUCTION.
- CAREFULLY REMOVE EXISTING CUSTOM MILLWORK SHELVING & CABINETS. STORE AND KEEP SAFE FOR RE-INSTALLATION ON LEVEL 100. REFER TO NEW CONSTRUCTION PLANS.
- CUT & REMOVE EXISTING GYPSUM PARTITION INCLUDING DOOR, FRAME, GLASS SCREENS AND ALL RELATED ACCESSORIES TO MAKE WAY FOR NEW MAIL SLOTS. REFER TO NEW CONSTRUCTION DETAILS FOR EXTENT OF DEMOLITION REQUIRED.
- NOT IN USE.
- NOT IN USE.
- REMOVE EXISTING MILLWORK COUNTER AND SIGNAGE AND ALL RELATED ACCESSORIES.
- REMOVE EXISTING WOOD SLAT CEILING AND GYPSUM BOARD CEILING ABOVE INCLUDING BUT NOT LIMITED TO LIGHTING AND RELATED FRAMING ACCESSORIES.
- REMOVE EXISTING ALUMINUM SCREEN, DOORS, FRAME, GLASS AND RELATED HARDWARE. REFER ALSO TO ELEC. DRAWINGS.
- REMOVE EXISTING EXTERIOR WALL ASSEMBLY TO MAKE WAY FOR NEW CONSTRUCTION AS SCHEDULED. ASSUMED EXISTING ASSEMBLY IS AS FOLLOWS:
 - 5 1/2" PRECAST CONCRETE PANEL
 - AIR SPACE
 - 2 1/2" METAL STUDS
 - GYPSUM BOARD
- REMOVE EXISTING VERTICAL DUCT IN ITS ENTIRETY TO MAKE WAY FOR NEW CONSTRUCTION AS SCHEDULED - REFER TO MECHANICAL DRAWINGS.
- REMOVE TELEPHONE AND SHELF AND ALL RELATED ACCESSORIES.
- CAREFULLY REMOVE, SALVAGE EXISTING DEDICATION PLAQUE. TURNOVER TO OWNER.
- REMOVE EXISTING CERAMIC TILE FLOOR & VINYL BASE AND ALL RELATED ACCESSORIES. FLOORS TO BE CLEAN + FREE OF DEBRIS, PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE EXISTING WOOD CEILING SYSTEM, INCLUDING BUT NOT LIMITED TO LIGHTING, METAL STUD SUPPORT SYSTEM, GYPSUM BOARD RETURN BULKHEADS AND RELATED FRAMING AND ACCESSORIES. - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING WALL WITH BUILT IN CABINETS, DEMOLITION TO INCLUDE BUT IS NOT LIMITED TO CABINET FRAMING, GLASS, DOORS AND RELATED ACCESSORIES.
- REMOVE EXISTING FISHTANK AND ALL RELATED EQUIPMENT AND MILLWORK CABINETS.
- REMOVE EXISTING CEILING INCLUDING BUT NOT LIMITED TO GYPSUM BOARD BULKHEADS INCLUDING METAL STUD SUPPORT, ACOUSTIC CEILING TILE SYSTEM INCLUDING GRID AND TILES, LIGHT FIXTURES, AIR GRILLES, DIFFUSERS ETC. MAKE WAY FOR NEW CONSTRUCTION. **NOTE: ANY GYPSUM BOARD BULKHEADS LOCATED DIRECTLY ABOVE WINDOWS TO REMAIN.** - REFER ALSO TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING EXPANSION JOINT AT FLOOR, WALLS & CEILINGS TO MAKE WAY FOR NEW FINISHES.
- REMOVE WOOD CHAIR RAIL AT WALL AND RELATED ACCESSORIES. MAKE GOOD ALL SURFACES TO RECEIVE NEW FINISHES.
- REMOVE WOOD FRAMED STAGE ASSEMBLY INCLUDING FLOOR FINISH, RAIL AND PART HEIGHT WALL. FLOOR BELOW TO BE CLEAN + FREE OF DEBRIS, PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE WOOD VALENCE AT CEILING AND RELATED ACCESSORIES. MAKE GOOD ALL SURFACES TO RECEIVE NEW CONSTRUCTION.
- EXISTING BLINDS/ WINDOW COVERINGS TO REMAIN. PROTECT FROM CONSTRUCTION DUST/DEBRIS.
- REMOVE EXISTING RECEPTION DESK IN ITS ENTIRETY AND ALL RELATED ACCESSORIES INCLUDING GLAZED PARTITION ABOVE COUNTERTOP TO MAKE WAY FOR NEW.
- REMOVE EXISTING GLASS SCREEN SYSTEM AND ALL RELATED ACCESSORIES.
- REMOVE ALL FIN RADIATION AND ELECTRICAL BASEBOARD HEATERS ALONG PERIMETERS OF EXTERIOR WALLS TO BE REPLACED WITH NEW. MAKE SAFE ALL ELECTRICAL AND MECHANICAL. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW. - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- NOT IN USE.
- HATCH DENOTES PORTION OF EXISTING INTERLOCK STONE TO BE NEATLY REMOVED. SALVAGE EXISTING INTERLOCK STONE AS REQUIRED FOR NEW. REVIEW CONDITION OF EXISTING 2" INSULATION AND MEGRENE MOISTURE BARRIER WITH ARCHITECT. ARCHITECT WILL ADVISE ON SITE IF INSULATION AND MOISTURE BARRIER SHOULD BE REPLACED WITH NEW.
- CUT OPENINGS IN SLAB TO ACCOMMODATE NEW MECHANICAL UNITS AND PIPING. REFER TO CONSTRUCTION DRAWINGS FOR EXACT LOCATIONS. ASSUMED EXISTING ASSEMBLY IS AS FOLLOWS:
 - 2 1/2" CONCRETE SLAB
 - METAL PAN
 REFER TO MECHANICAL DRAWINGS AND STRUCTURAL DRAWINGS.
- REMOVE EXISTING SUSPENDED SOFFIT ABOVE PARKING TO MAKE WAY FOR PLUMBING AND ELECTRICAL INSTALLATION. HATCHED AREA DENOTES APPROXIMATE AREA TO BE REMOVED. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTENT OF WORK. ASSUMED EXISTING ASSEMBLY IS AS FOLLOWS:
 - 12" EXTERIOR GRADE SHEATHING
 - 4" 2" GIRT FURRING CHANNEL c/w SPRAYED INSULATION
 - 12" EXTERIOR GRADE SHEATHING
 - EXTERIOR STUCCO FINISH
- REMOVE EXISTING ELECTRICAL PANEL FOR RELOCATION. MAKE SAFE ALL ELECTRICAL. REFER TO ELECTRICAL DRAWINGS.
- HATCH DENOTES APPROXIMATE AREA TO NEATLY SAWCUT AND REMOVE EXISTING CONCRETE SLAB AND GRANULAR MATERIALS IN PREPARATION FOR NEW HIGH DENSITY STORAGE TRACKS. CONTRACTOR TO REFER TO MANUFACTURERS INSTRUCTIONS FOR FURTHER DETAILS. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.
- HATCH DENOTES AREA TO NEATLY SAWCUT AND REMOVE EXISTING CONCRETE SLAB AND GRANULAR MATERIALS IN PREPARATION FOR NEW PLUMBING TIE INS AND FLOOR DRAINS. REFER TO MECHANICAL DRAWINGS.
- NEATLY REMOVE RIDGES OF PRECAST CONCRETE PANELS TO ACCOMMODATE NEW CURTAIN WALL DOOR SYSTEM. REFER TO NEW CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR FRAME WIDTH.
- CORE DRILL EXISTING CONCRETE FLOOR AS REQUIRED TO PERMIT INSTALLATION OF NEW ELECTRICAL FLOOR BOXES/CONDUIT. COORDINATE LOCATIONS WITH OWNER AND WITH FURNITURE ITEMS ON SITE. REFER TO ELECTRICAL DRAWINGS.
- CUT OPENING AT EXISTING WALL ASSEMBLY TO SUIT NEW MECHANICAL VENTS AND/OR LOUVERS. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS.
- REMOVE EXISTING SERVICE SINK TO BE REPLACED WITH NEW. REFER TO MECHANICAL DRAWINGS.
- CUT AND REMOVE GYPSUM AT EXISTING COLUMN AS REQUIRED TO ACCOMMODATE NEW ELECTRICAL.
- REMOVE EXISTING MECHANICAL DUCTWORK/VENTS/GRILLES IN MECHANICAL SHAFT/JANITORS ROOM TO MAKE WAY FOR NEW. REFER TO MECHANICAL DRAWINGS.
- REMOVE EXISTING ACOUSTIC CEILING TILE SYSTEM AND WOOD CEILING SYSTEM, INCLUDING BUT NOT LIMITED TO GRID AND TILES, LIGHT FIXTURES, METAL STUD SUPPORT SYSTEM AND RELATED FRAMING AND ACCESSORIES. **NOTE: GYPSUM BOARD BULKHEADS LOCATED AT PERIMETER OF ROOM TO REMAIN.** - REFER ALSO TO MECHANICAL/ELECTRICAL DRAWINGS. ALL AV EQUIPMENT AND RELATED ACCESSORIES TO BE REMOVED BY OWNER.
- TAKE ALL MEASURES REQUIRED TO PROTECT EQUIPMENT IN THESE AREAS FROM DAMAGE THROUGHOUT CONSTRUCTION DURATION.
- REMOVE EXISTING HOLLOW METAL GLAZED PARTITION, DOOR, FRAME, GLASS AND RELATED HARDWARE. REFER ALSO TO ELECTRICAL DRAWINGS.
- REMOVE EXISTING FEATURE WALL IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, METAL STUDS, TOP AND BOTTOM TRACKS, LIGHT FIXTURES AND RELATED ACCESSORIES. EXISTING MILLWORK TO REMAIN. PATCH AND REPAIR EXISTING EXTERIOR WALL WITH MATERIALS OF LIKE KIND AND QUALITY. REFER TO ROOM FINISH SCHEDULE FOR FINISH.
- REMOVE EXISTING GRILLES IN BULKHEAD TO BE REPLACED WITH NEW. PATCH AND REPAIR WITH MATERIALS OF LIKE KIND AND QUALITY AS REQUIRED. REFER TO ROOM FINISH SCHEDULE FOR FINISH. REFER TO MECHANICAL DRAWINGS.
- REMOVE AND DISPOSE OF EXISTING FLOOR DRAIN MAT AND ALL RELATED ACCESSORIES.
- RELOCATE EXISTING SURFACE DRAIN C/W BOX ASSEMBLY, 3/4" AWAY FROM THE ENTRANCE VESTIBULE. MODIFY EXISTING PIPING AND CONNECTION TO SUIT. SOME SURFACE INSULATION TO BE CORRECTED AS REQUIRED. REMOVE EXISTING INTERLOCK STONE AS REQUIRED. KEEP SAFE FOR RE-INSTALLATION. REFER TO CONSTRUCTION DRAWINGS AND DETAIL. COORDINATE AS REQUIRED.



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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER, PERMIT & CONSTRUCTION	2021 04 23
2	ISSUED WITH ADDENDUM NO 2	2021 05 07

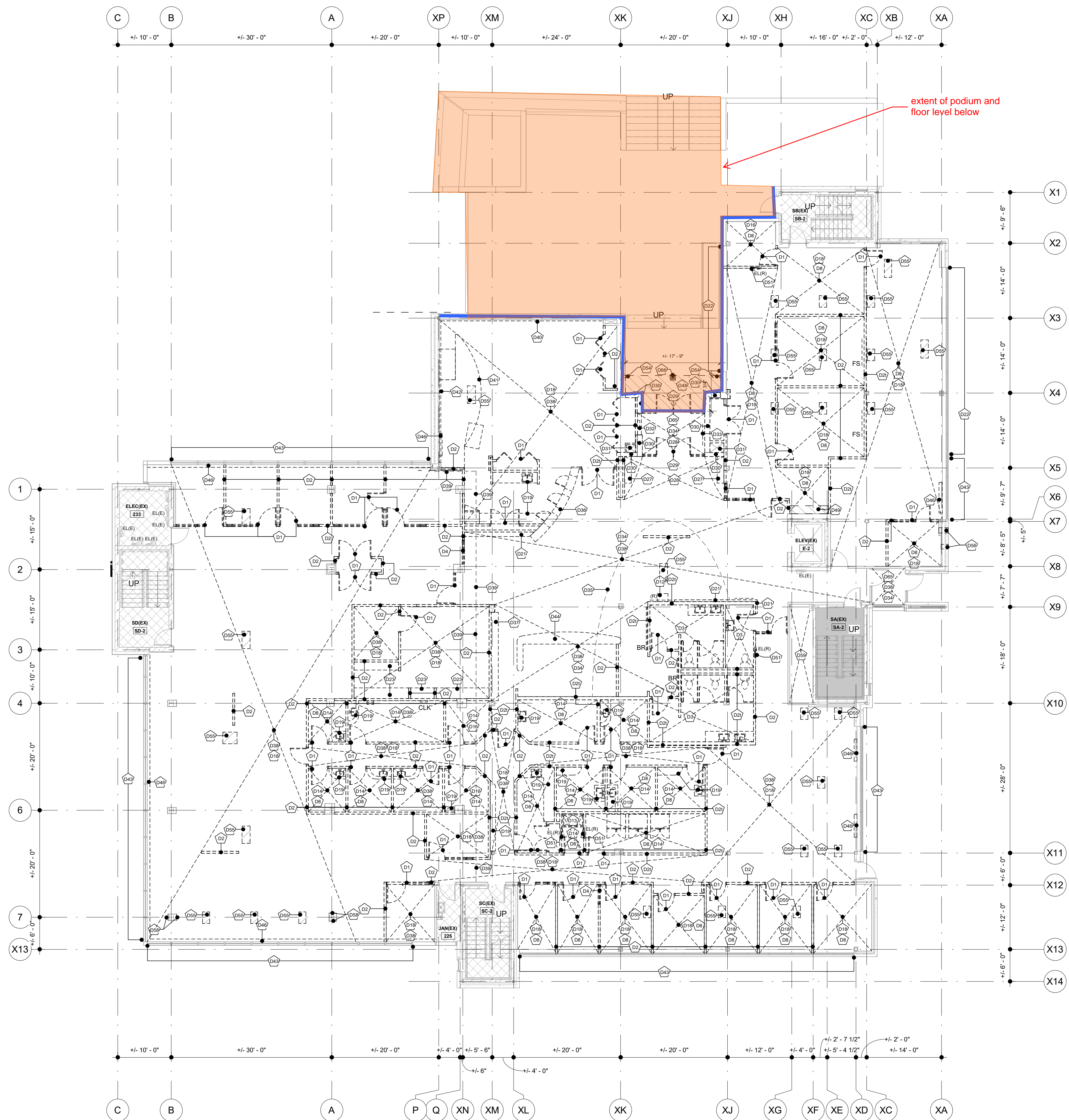


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**PUBLIC HEALTH SUDBURY AND DISTRICTS
INTERIOR RENOVATIONS**
1300 PARIS STREET, SUDBURY, ON, P3E 3A3
DEMOLITION - LEVEL ONE

Date: 2021 04 30
Scale: 3/32" = 1'-0"
Drawn By: AM Checked By: ADTJ
Project No: 2047
Drawing No: Rev: 2

A-2.0



DEMOLITION - LEVEL TWO FLOOR PLAN
3/32" = 1'-0"

DEMOLITION LEGEND

- DEMOLITION TAG - REFER TO DEMOLITION NOTES
- DENOTES EXISTING ITEMS TO REMAIN
- DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES SURFACE AREAS OF ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES REMOVAL OF EXISTING SLAB ON GRADE AND EXISTING GRANULAR MATERIAL, V.B. TO MAKE WAY FOR NEW CONSTRUCTION - REFER TO MECH. DWGS.
- (E) DENOTES EXISTING ITEM TO REMAIN.
- (R) DENOTES EXISTING ITEM TO BE RELOCATED.
- DENOTES LOOSE FURNITURE ITEMS TO BE REMOVED BY OWNER PRIOR TO START OF CONSTRUCTION.
- WB --- DENOTES WHITE BOARD TO BE REMOVED BY OWNER.
- CLK --- DENOTES WALL MOUNTED CLOCK TO BE REMOVED BY OWNER.
- FS --- DENOTES FLAT SCREEN TO BE REMOVED BY OWNER.
- WS --- DENOTES WAYFINDING SYSTEM TO BE REMOVED BY OWNER.
- TB --- DENOTES TACK BOARD TO BE REMOVED BY OWNER.
- HS --- DENOTES EXISTING HAND SANITIZER TO BE REMOVED BY OWNER.
- BR --- DENOTES EXISTING PAMPHLET RACK TO BE REMOVED BY OWNER.
- FL --- DENOTES EXISTING FILE CABINETS TO BE REMOVED BY OWNER.
- HATCH DENOTES AREA AFFECTED BY NEW MECHANICAL & ELECTRICAL WORK, CAREFULLY REMOVE ACT CEILING TILE SYSTEMS AND GYPSUM BOARD CEILINGS AS REQUIRED TO MAKE WAY FOR NEW MECHANICAL & ELECTRICAL SYSTEMS. KEEP SAFE FOR RE-INSTALLATION. PROTECT ALL EXISTING FURNITURE & EQUIPMENT & FINISHED SPACES FROM DAMAGE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTENT OF WORK.
- HATCH DENOTES AREA NOT AFFECTED BY NEW WORK.

DEMOLITION NOTES (GENERAL):

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. DETAILED CONSTRUCTION DRAWINGS FOR THE EXISTING BUILDING ARE AVAILABLE AT THE OFFICE OF THE ARCHITECT. CONTRACTOR / TRADE CONTRACTS SHALL BE RESPONSIBLE FOR VISITING THE SITE, REVIEWING ALL RELEVANT DOCUMENTATION IN ORDER TO ASCERTAIN THE SCOPE OF THE DEMOLITION REQUIRED FOR THE PROJECT.
4. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO BE REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE, MAKE SAFE ALL ELECTRICAL.
6. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
7. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
8. REFER TO OTHER DRAWINGS IN THIS PACKAGE IN ORDER TO OBTAIN A FULL UNDERSTANDING OF DEMOLITION WORK REQUIRED TO MAKEWAY FOR CONSTRUCTION ACTIVITIES. NOT ALL ITEMS TO BE REMOVED HAVE BEEN NOTED.
9. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING.
10. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN. PROVIDE WATER/TIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.
11. ALL FURNITURE ITEMS ARE TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION, ANY LOOSE ITEMS LEFT ON SITE ARE TO BE REMOVED AND DISPOSED OF BY CONTRACTOR.

DEMOLITION NOTES (TAGS):

- REMOVE EXISTING WOOD AND/OR HOLLOW METAL DOOR, FRAME AND RELATED HARDWARE AND WHEN APPLICABLE GLASS WHERE A GLAZED SCREEN IS PART OF THE ASSEMBLY, REMOVE THE SCREEN FRAME AND GLASS.
- REMOVE EXISTING GYPSUM BOARD PARTITION ASSEMBLY, INCLUDING GYPSUM BOARD, METAL STUD, SOUND ATTENUATION INSULATION, TOP AND BOTTOM TRACKS AND RELATED ACCESSORIES. WALLS TYPICALLY EXTEND FROM FINISHED FLOOR TO U/S OF STRUCTURE ABOVE.
- SALVAGE BASE FOR RE-INSTALLATION.
- REMOVE EXISTING GYPSUM BOARD PARTITION AS NOTED IN ASSEMBLY D2. THIS ASSEMBLY HAS ENHANCED ELEMENTS, ADDITIONAL LAYERS OF GYPSUM BOARD, RESILIENT FURRING, ETC. REMOVE ALL COMPONENTS.
- CONTRACTOR TO REMOVE ALL WASHROOM ACCESSORIES AS SHOWN, INCLUDING BUT NOT LIMITED TO EXISTING MILLWORK, SINKS, TOILETS, URINALS, VINYL VCT FLOORING, ACT, TOILET PARTITIONS + WALL MOUNTED ACCESSORIES. MAKE SAFE ALL MECHANICAL AND ELECTRICAL - REFER ALSO TO MECHANICAL DRAWINGS.
- REMOVE AND DISPOSE OF EXISTING WINDOW, FRAME & ALL RELATED HARDWARE.
- REMOVE FIRST ROW OF ACOUSTIC CEILING TILES NEXT TO PARTITION TO BE DEMOLISHED TO MAKE WAY FOR NEW. MODIFY EXISTING GRID TO SUIT, ENSURE FLUSH TRANSITION. MAKE GOOD ALL TRADES.
- REMOVE EXISTING CONCRETE BLOCK WALL TO PROVIDE OPENING FOR NEW DOOR - REFER TO DOOR SCHEDULE AND STRUCTURAL DRAWINGS FOR REQUIRED LINTEL.
- REMOVE EXISTING VCT FLOORING AND VINYL/RUBBER/WOOD BASE AND ALL RELATED ACCESSORIES. FLOORS TO BE CLEAN + FREE OF DEBRIS AND VCT ADHESIVE. PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE EXISTING ACOUSTIC CEILING TILE SYSTEM INCLUDING BUT NOT LIMITED TO GRID, TILES, LIGHT FIXTURES, AIR GRILLES, DIFFUSERS ETC. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW. **NOTE: ANY GYPSUM BOARD BULKHEADS LOCATED DIRECTLY ABOVE WINDOWS TO REMAIN.**
- MINOR CEILING REMOVAL TO MAKE WAY FOR NEW MECHANICAL. REFER TO MECHANICAL DRAWINGS FOR EXTENT OF WORK.
- RELOCATE ALL VACCINE FRIGDES/FREEZES TO NEW FRIDGE 224 ONCE CONSTRUCTION ON LEVEL 200 IS COMPLETE. FRIGDES/FREEZERS WILL BE REQUIRED TO BE REMOVED IN A 2 STAGE APPROACH AS DIRECTED BY OWNER.
- REMOVE EXISTING TERRAZZO BASE TO NEAREST METAL STRIP JOINT TO MAKE WAY FOR NEW ENTRY AND REPAIR. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.
- REMOVE EXISTING WATER FOUNTAIN/WATER BOTTLE FILL STATION AND ALL RELATED ACCESSORIES. STORE AND KEEP SAFE FOR RE-INSTALLATION. MAKE SAFE ALL MECHANICAL AND ELECTRICAL - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING JANITOR SINK AND ALL RELATED ACCESSORIES. MAKE SAFE ALL MECHANICAL AND ELECTRICAL - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING SHEET FLOORING AND VINYL BASE. FLOORS TO BE CLEAN + FREE OF DEBRIS. PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE ALL EXISTING LIGHT FIXTURES TO MAKE WAY FOR NEW. MAKE SAFE ALL ELECTRICAL. REFER TO MECHANICAL & ELECTRICAL DRAWINGS.
- REMOVE EXISTING GYPSUM BOARD CEILING AND ALL RELATED ACCESSORIES INCLUDING BUT NOT LIMITED TO LIGHTING AND RELATED FRAMINGS AND ACCESSORIES. **NOTE: ANY GYPSUM BOARD BULKHEADS LOCATED DIRECTLY ABOVE WINDOWS TO REMAIN.**
- GRIND EXISTING CONCRETE FLOOR TO RECEIVE NEW FINISH.
- REMOVE EXISTING CARPET AND BASE. FLOORS TO BE CLEAN + FREE OF DEBRIS. PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE EXISTING MILLWORK/CABINETS AND ALL RELATED ACCESSORIES AND RELATED PLUMBING FIXTURES. MAKE SAFE ALL ELECTRICAL AND MECHANICAL - REFER TO MECHANICAL & ELECTRICAL DRAWINGS. MAKE GOOD ALL SURFACES TO RECEIVE NEW FINISH.
- NOT IN USE.
- REMOVE EXISTING PRECAST WALL PANEL +/- 4" THICK IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- REMOVE EXISTING BLINDS AND ALL RELATED ACCESSORIES AT ALL WINDOWS AS INDICATED ON DRAWINGS. MAKE GOOD ALL SURFACES TO MAKE WAY FOR NEW CONSTRUCTION.
- CAREFULLY REMOVE EXISTING CUSTOM MILLWORK SHELVING & CABINETS. STORE AND KEEP SAFE FOR RE-INSTALLATION ON LEVEL 100. REFER TO NEW CONSTRUCTION PLANS.
- CUT & REMOVE EXISTING GYPSUM PARTITION INCLUDING DOOR, FRAME, GLASS SCREENS AND ALL RELATED ACCESSORIES TO MAKE WAY FOR NEW MAIL SLOTS. REFER TO NEW CONSTRUCTION DETAILS FOR EXTENT OF DEMOLITION REQUIRED.
- NOT IN USE.
- NOT IN USE.
- REMOVE EXISTING MILLWORK COUNTER AND SIGNAGE AND ALL RELATED ACCESSORIES.
- REMOVE EXISTING WOOD SLAT CEILING AND GYPSUM BOARD CEILING ABOVE INCLUDING BUT NOT LIMITED TO LIGHTING AND RELATED FRAMING ACCESSORIES.
- REMOVE EXISTING ALUMINUM SCREEN, DOORS, FRAME, GLASS AND RELATED HARDWARE. REFER ALSO TO ELEC. DRAWINGS.
- REMOVE EXISTING EXTERIOR WALL ASSEMBLY TO MAKE WAY FOR NEW CONSTRUCTION AS SCHEDULED. ASSUMED EXISTING ASSEMBLY IS AS FOLLOWS:
 - 5 1/2" PRECAST CONCRETE PANEL
 - 2" RIGID INSULATION
 - AIR SPACE
 - 2 1/2" METAL STUDS
 - GYPSUM BOARD
- REMOVE EXISTING VERTICAL DUCT IN ITS ENTIRETY TO MAKE WAY FOR NEW CONSTRUCTION AS SCHEDULED - REFER TO MECHANICAL DRAWINGS.
- REMOVE TELEPHONE AND SHELF AND ALL RELATED ACCESSORIES.
- CAREFULLY REMOVE, SALVAGE EXISTING DEDICATION PLAQUE. TURNOVER TO OWNER.
- REMOVE EXISTING CERAMIC TILE FLOOR & VINYL BASE AND ALL RELATED ACCESSORIES. FLOORS TO BE CLEAN + FREE OF DEBRIS. PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE EXISTING WOOD CEILING SYSTEM, INCLUDING BUT NOT LIMITED TO LIGHTING, METAL STUD SUPPORT SYSTEM, GYPSUM BOARD RETURN BULKHEADS AND RELATED FRAMING AND ACCESSORIES. - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING WALL WITH BUILT IN CABINETS. DEMOLITION TO INCLUDE BUT IS NOT LIMITED TO CABINET FRAMING, GLASS, DOORS AND RELATED ACCESSORIES.
- REMOVE EXISTING FISHTANK AND ALL RELATED EQUIPMENT AND MILLWORK CABINETS.
- REMOVE EXISTING CEILING INCLUDING BUT NOT LIMITED TO GYPSUM BOARD BULKHEADS INCLUDING METAL STUD SUPPORT, ACOUSTIC CEILING TILE SYSTEM INCLUDING GRID AND TILES, LIGHT FIXTURES, AIR GRILLES, DIFFUSERS ETC.. MAKE WAY FOR NEW CONSTRUCTION. **NOTE: ANY GYPSUM BOARD BULKHEADS LOCATED DIRECTLY ABOVE WINDOWS TO REMAIN.** - REFER ALSO TO MECHANICAL/ELECTRICAL DRAWINGS.
- REMOVE EXISTING EXPANSION JOINT AT FLOOR, WALLS & CEILINGS TO MAKE WAY FOR NEW FINISHES.
- REMOVE WOOD CHAIR RAIL AT WALL AND RELATED ACCESSORIES. MAKE GOOD ALL SURFACES TO RECEIVE NEW FINISHES.
- REMOVE WOOD FRAMED STAGE ASSEMBLY INCLUDING FLOOR FINISH, RAMP, STAGE EDGE, STEP AND PART HEIGHT WALL. FLOOR BELOW TO BE CLEAN + FREE OF DEBRIS. PREPARE TO RECEIVE NEW FLOOR FINISHES.
- REMOVE WOOD VALENCE AT CEILING AND RELATED ACCESSORIES. MAKE GOOD ALL SURFACES TO RECEIVE NEW CONSTRUCTION.
- EXISTING BLINDS / WINDOW COVERINGS TO REMAIN. PROTECT FROM CONSTRUCTION DUST/DEBRIS.
- REMOVE EXISTING RECEPTION DESK IN ITS ENTIRETY AND ALL RELATED ACCESSORIES INCLUDING GLAZED PARTITION ABOVE COUNTERTOP TO MAKE WAY FOR NEW.
- REMOVE EXISTING GLASS SCREEN SYSTEM AND ALL RELATED ACCESSORIES.
- REMOVE ALL FIN RADIATION AND ELECTRICAL BASEBOARD HEATERS ALONG PERIMETERS OF EXTERIOR WALLS TO BE REPLACED WITH NEW. MAKE SAFE ALL ELECTRICAL AND MECHANICAL. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW. - REFER TO MECHANICAL/ELECTRICAL DRAWINGS.
- NOT IN USE.
- HATCH DENOTES PORTION OF EXISTING INTERLOCK STONE TO BE NEATLY REMOVED. SALVAGE EXISTING INTERLOCK STONE AS REQUIRED FOR NEW. REVIEW CONDITION OF EXISTING 2" INSULATION AND NEOPRENE MOISTURE BARRIER WITH ARCHITECT. ARCHITECT WILL ADVISE ON SITE IF INSULATION AND MOISTURE BARRIER SHOULD BE REPLACED WITH NEW.
- CUT OPENINGS IN SLAB TO ACCOMMODATE NEW MECHANICAL UNITS. REFER TO CONSTRUCTION DRAWINGS FOR EXACT LOCATIONS. ASSUMED EXISTING ASSEMBLY IS AS FOLLOWS:
 - 12" CONCRETE
 - METAL PAN
 REFER TO MECHANICAL DRAWINGS AND STRUCTURAL DRAWINGS.
- REMOVE EXISTING SUSPENDED SOFFIT ABOVE PARKING TO MAKE WAY FOR PLUMBING AND ELECTRICAL INSTALLATION. HATCHED AREA DENOTES APPROXIMATE AREA TO BE REMOVED. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTENT OF WORK. ASSUMED EXISTING ASSEMBLY IS AS FOLLOWS:
 - 12" EXTERIOR GRADE SHEATHING
 - 4" Z" GIRT FURRING CHANNEL c/w SPRAYED INSULATION
 - 1/2" EXTERIOR GRADE SHEATHING
 - EXTERIOR STUCCO FINISH
- REMOVE EXISTING ELECTRICAL PANEL FOR RELOCATION. MAKE SAFE ALL ELECTRICAL. REFER TO ELECTRICAL DRAWINGS.
- HATCH DENOTES APPROXIMATE AREA TO NEATLY SAWCUT AND REMOVE EXISTING CONCRETE SLAB AND GRANULAR MATERIALS IN PREPARATION FOR NEW HIGH DENSITY STORAGE TRACKS. CONTRACTOR TO REFER TO MANUFACTURERS INSTRUCTIONS FOR FURTHER DETAILS. MAKE GOOD ALL SURFACES IN PREPARATION FOR NEW.
- HATCH DENOTES AREA TO NEATLY SAWCUT AND REMOVE EXISTING CONCRETE SLAB AND GRANULAR MATERIALS IN PREPARATION FOR NEW PLUMBING TIE INS AND FLOOR DRAINS. REFER TO MECHANICAL DRAWINGS.
- NEATLY REMOVE RIDGES OF PRECAST CONCRETE PANELS TO ACCOMMODATE NEW CURTAIN WALL DOOR SYSTEM. REFER TO NEW CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR FRAME WIDTH.
- CORE DRILL EXISTING CONCRETE FLOOR AS REQUIRED TO PERMIT INSTALLATION OF NEW ELECTRICAL FLOOR BOXES/CONDUIT. COORDINATE LOCATIONS WITH OWNER AND WITH FURNITURE ITEMS ON SITE. REFER TO ELECTRICAL DRAWINGS.
- CUT OPENING AT EXISTING WALL ASSEMBLY TO SUIT NEW MECHANICAL VENTS AND/OR LOUVERS. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS.
- REMOVE EXISTING SERVICE SINK TO BE REPLACED WITH NEW. REFER TO MECHANICAL DRAWINGS.
- CUT AND REMOVE GYPSUM AT EXISTING COLUMN AS REQUIRED TO ACCOMMODATE NEW ELECTRICAL.
- REMOVE EXISTING MECHANICAL DUCTWORK/VENTS/GRILLES IN MECHANICAL SHAFT/JANITORS ROOM TO MAKE WAY FOR NEW. REFER TO MECHANICAL DRAWINGS.
- REMOVE EXISTING ACOUSTIC CEILING TILE SYSTEM AND WOOD CEILING SYSTEM, INCLUDING BUT NOT LIMITED TO GRID AND TILES, LIGHT FIXTURES, METAL STUD SUPPORT SYSTEM AND RELATED FRAMING AND ACCESSORIES. **NOTE: GYPSUM BOARD BULKHEADS LOCATED AT PERIMETER OF ROOM TO REMAIN.** - REFER ALSO TO MECHANICAL/ELECTRICAL DRAWINGS.
- TAKE ALL MEASURES REQUIRED TO PROTECT EQUIPMENT IN THESE AREAS FROM DAMAGE THROUGHOUT CONSTRUCTION DURATION.
- REMOVE EXISTING HOLLOW METAL GLAZED PARTITION, DOOR, FRAME, GLASS AND RELATED HARDWARE. REFER ALSO TO ELECTRICAL DRAWINGS.
- REMOVE EXISTING FEATURE WALL IN ITS ENTIRETY INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, METAL STUDS, TOP AND BOTTOM TRACKS, LIGHT FIXTURES AND RELATED ACCESSORIES. EXISTING MILLWORK TO REMAIN. PATCH AND REPAIR EXISTING EXTERIOR WALL WITH MATERIALS OF LIKE KIND AND QUALITY. REFER TO ROOM FINISH SCHEDULE FOR FINISH.
- REMOVE EXISTING GRILLES IN BULKHEAD TO BE REPLACED WITH NEW. PATCH AND REPAIR WITH MATERIALS OF LIKE KIND AND QUALITY AS REQUIRED. REFER TO ROOM FINISH SCHEDULE FOR FINISH. REFER TO MECHANICAL DRAWINGS.
- REMOVE AND DISPOSE OF EXISTING FLOOR DRAIN MAT AND ALL RELATED ACCESSORIES.
- RELOCATE EXISTING SURFACE DRAIN C/W BOX ASSEMBLY, 3'-0" AWAY FROM THE ENTRANCE VESTIBULE. MODIFY EXISTING PIPING AND CONNECTION TO SUIT. SOME SURFACE INSULATION TO BE CORRECTED AS REQUIRED. REMOVE EXISTING INTERLOCK STONE AS REQUIRED. KEEP SAFE FOR RE-INSTALLATION. REFER TO CONSTRUCTION DRAWINGS AND DETAIL. COORDINATE AS REQUIRED.



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**PUBLIC HEALTH SUDBURY AND DISTRICTS
INTERIOR RENOVATIONS**
1300 PARIS STREET, SUDBURY, ON, P3E 3A3
DEMOLITION - LEVEL TWO

Date: 2021 04 30
Scale: 3/32" = 1'-0"
Drawn By: AM Checked By: ADTJ
Project No: 2047
Drawing No: Rev: 2

A-2.1

Date:	June 16, 2022	Project No.:	2047
To:	Paul Gillett, Equans	Project:	PHSD – 1300 Paris Street - Podium Renovations
Present:	Ian Boyne, 3LS Dezi Pigozzo, Equans	Permit No.:	
		Weather:	N/A
		Visit Date:	June 15, 2022
Distribution:	France Quirion, PHSD Nicole Proulx, PHSD Jerzy Bak, PCL Ryan MacVicar, PCL Steve Cairns, A2S Guido Mazza, City Tim James, 3LS Angele Dmytruk, 3LS		

General review of the above noted Project has been conducted on the date noted above. The review was carried out by examination of selective samples of the Work and is restricted to comments based on visual observations made on site. The review of the Civil, Structural, Mechanical and Electrical aspects of the Project are the responsibility of the individual Consultants and are separate from this report.

This report must not be construed as altering the contract and is issued solely to draw to your attention variances from the contract requirements observed during our construction review, or, to interpret a Contract requirement. Implementation of any item which may alter the Contract shall not commence until authorized by Change Order or Change Directive.

This report is issued and should be read together with all previously issued reports, including reports issued by any and all consultants. Nothing in this report relieves the contractor from performing its work in accordance with the plans and specifications, pursuant to the requirements of the Ontario Building Code and the requirements of all authorities having jurisdiction. The contractor shall ensure that its work is inspected by all authorities having jurisdiction. **This report is not a substitute for and does not replace the statutory duties of authorities having jurisdiction to carry out their own independent inspections.**

General

- 2.1 The site was visited on June 15, 2022, to review the condition of the existing Podium structure after a heavy downpour of rain.

Podium

- 2.2 Some of the existing patio pavers have been removed and it was noted that there was about 1-1/2" of water sitting on the roof, with very little water entering the actual roof drain.
- 2.3 Dezi P. was on site with a shop vac and I showed him where the basket was and he worked on cleaning it out to allow water to flow into the drain. Dezi P. informed this office that water was flowing into the podium roof drain once the basket was cleaned.

SITE REVIEW REPORT NO.2

- 2.4 It was also noted that the contractor had stacked and stored the existing patio pavers on the roof. They have been contacted and instructed to remove the pavers from the roof and store them on the parking area.

Comments and Recommendations:

- 2.5 Contractor was contacted to clean around all the roof drain baskets to ensure proper drainage of water into the roof drains.



SITE REVIEW REPORT NO.2



Architects: **3rdLine Studio Inc.**

Certificate of Practice No: **5649** - The Certificate of Practice Number of the holder is the holder's BCDN

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

A handwritten signature in black ink, appearing to read "Ian Boyne".

Ian Boyne
Project Manager

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Date:	June 23, 2022	Project No.:	2047
To:	Paul Gillett, Equans	Project:	PHSD – 1300 Paris Street - Podium Renovations
Present:	Ian Boyne, 3LS Dezi Pigozzo, Equans	Permit No.:	
		Weather:	N/A
		Visit Date:	June 21, 2022
Distribution:	France Quirion, PHSD Nicole Proulx, PHSD Jerzy Bak, PCL Ryan MacVicar, PCL Steve Cairns, A2S Guido Mazza, City Tim James, 3LS Angele Dmytruk, 3LS		

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General

- 3.1 The site was visited on June 21, 2022, to review the condition of the existing Podium structure after remedial work is being completed.

Podium

- 3.2 The existing patio pavers have been removed around all roof drains. Contractor indicated that all roof drains have been cleaned out and are allowing water to drain off roof.
- 3.3 Several cut tests were performed and the Contractor indicated that the surface below the roof membrane is saturated across the entire roof area.

SITE REVIEW REPORT NO.3

- 3.4 It was also noted that the roof membrane has pulled away from the sides of the building and ramp wall in some areas.

Comments and Recommendations:

- 3.5 Contractor indicated that the roof drain near the bottom of the ramp is rusted closed and could not be removed, they were able to clean out the basket which allows the water to flow into the roof drain.







Architects: **3rdLine Studio Inc.**

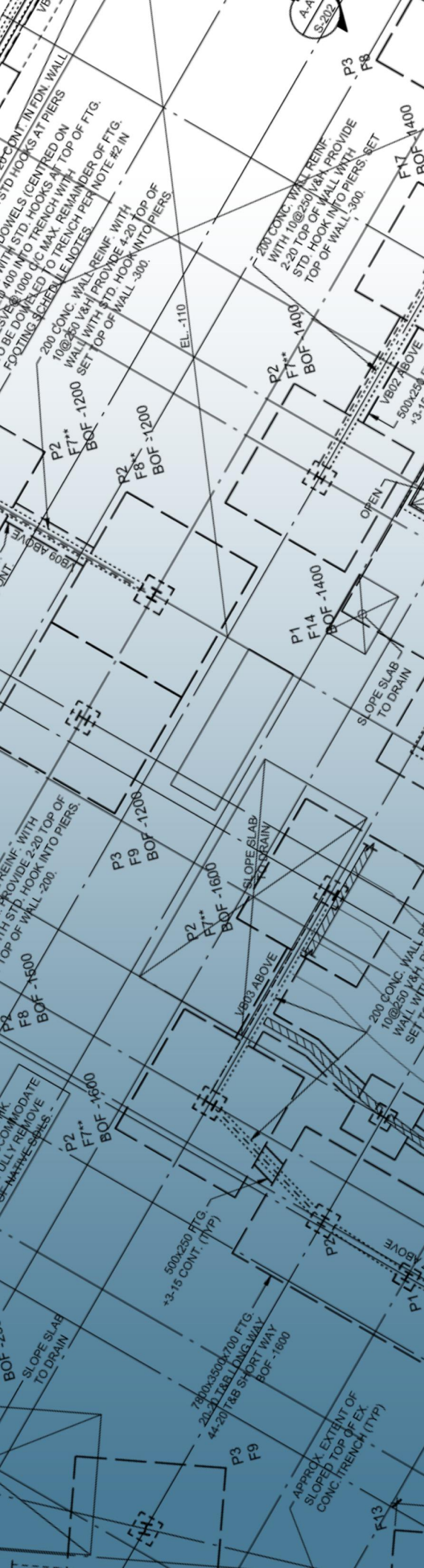
Certificate of Practice No: **5649** - The Certificate of Practice Number of the holder is the holder's BCDN

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

A handwritten signature in black ink, appearing to read "I. Boyne", is positioned above a horizontal line.

Ian Boyne
Project Manager

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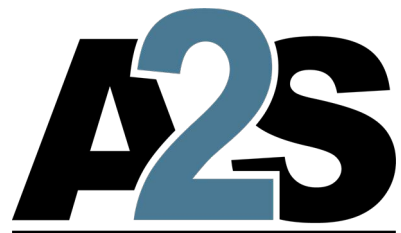
STRUCTURAL CONDITION ASSESSMENT

PUBLIC HEALTH SUDBURY & DISTRICTS FRONT ENTRANCE PODIUM 1300 PARIS STREET SUDBURY, ONTARIO

Our Project No.: 22090A

July 5, 2022

Prepared for:
3rdline Studio
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Sudbury, Ontario
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Attention: Angèle Dmytruk



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TABLE OF CONTENTS

1.	General Description	2
2.	Executive Summary	2
3.	Scope of Work	2
3.1	Authorization	2
3.2	Mandate	3
3.3	Survey Method	3
3.4	Information Provided	3
4.	Observations and Discussion	4
4.1	Podium Framing Systems	4
4.2	Podium Surface	6
4.3	Structural Analysis.....	7
5.	Recommendations	8
5.1	Immediate.....	8
5.2	Short-Term	8
5.3	Long-Term.....	9

1. GENERAL DESCRIPTION

Public Health Sudbury & Districts is a 3-storey building originally constructed c.1970 with a significant addition on the west side c.2001. Extensive interior renovations are currently underway throughout the building.

The structure in question is the Podium at the Front Entrance (north side of the building), which is located above occupied spaces including corridors, a Laboratory, service rooms, and storage rooms.

2. EXECUTIVE SUMMARY

A2S Consulting Engineers were called to the Public Health Sudbury & Districts building located at 1300 Paris Street, in Sudbury, in response to potential safety concerns raised by building occupants associated with ongoing leakage below the Front Entrance Podium.

While we did identify some locations experiencing extensive leakage, we did not observe any deterioration that is severe enough to constitute a significant reduction in the capacity of the Podium structure and therefore do not have any immediate concerns regarding the safety of building occupants.

Prolonged and persistent leakage will eventually deteriorate and weaken structural components to the point where they could pose a life-safety risk to building occupants. To prevent continued leakage and associated deterioration, we are recommending the following remedial measures:

- Replacement of the waterproofing membrane on the Podium. Proper application and detailing of the membrane necessitates the removal of both concrete stairs and the interlocking masonry units, in our opinion.
- Localized concrete repairs at the underside of the concrete slab may be required to alleviate any concerns associated with loose concrete at risk of falling. Note that we did not observe any evidence of extensive concrete delamination that would pose an immediate risk to occupant safety.
- Steel beams exhibiting signs of advanced corrosion are to be cleaned and recoated.

In addition to the above-noted measures, a condition assessment of the precast wall cladding is recommended as it may be contributing to the leakage experienced below the Podium.

During our review, we noted two (2) conditions unassociated with water infiltration that warrant further review and/or remedial details:

- Apparent deterioration of the precast concrete guard at the west side of the Podium.
- An unreinforced opening cut through the web of a steel beam that supports the Podium.

3. SCOPE OF WORK

3.1 Authorization

This report was prepared by Steve Cairns, P.Eng. of A2S Consulting Engineers at the request of Angèle Dmytruk of 3rdline Studio for the purpose of determining the general condition of the existing building structure in response to concerns raised by a building occupant to the Chief Building Official.

3.2 Mandate

The purpose of our review is to complete a walk-through of the existing building to facilitate a visual inspection of a rational sampling of building finishes, components (where applicable) and structural elements (where possible) so as to develop an opinion on the condition of the existing structural systems based on previous and current uses. This scope of work does not include an exhaustive review of observed conditions against all building code requirements, by-laws or other legislative requirements, all of which can change over time and may or may not retroactively apply to the building.

Our review does not include the removal of material (including finishes), exploratory probing or the use of specialty equipment unless specifically noted in our report.

Unless specifically noted, no structural analyses were performed on any component of the existing building structure. A2S Consulting Engineers assumes no responsibility or liability for the adequacy of the original structural design or the current capacity of the structural systems.

Only conditions observed and noted in our report can be assumed to have been reviewed during our walk-through. All conclusions and/or recommendations pertaining to the condition of the building structure are based on extrapolations and interpolations of the conditions observed.

This report is intended to be read in its entirety, including the scope of work, limitations and all appendices. No part of this report should be read in isolation or taken out of the context of the complete report.

3.3 Survey Method

The Podium structure was reviewed by Steve Cairns, P.Eng., and Sam Colizza, P.Eng. of A2S Consulting Engineers on June 9, 2022. During our review, the weather was generally overcast with heavy rain at times with an ambient air temperature of 18°C.

3.4 Information Provided

The following existing drawings were made available for our review:

- Sudbury and District Health Unit – Architectural Drawings prepared by Louis N Fabbro Architects, January 20, 1971.
- Sudbury and District Health Unit – Structural Drawings prepared by Atkinson Parazader Lostracco Bannerman Ltd. Structural Consultants, October 15, 1970.

Mr. Dezi Pigozzo, of Equans, provided the following information regarding the buildings' recent performance:

- Leakage below the Podium is known to have been ongoing for at least the last 5 years.
 - Leakage through the slab at the north end of the building occurs regularly, generally with each rain event.
 - Leakage events along the east, south, and west extents of the Podium are infrequent and not necessarily associated with rain events.
- At least one of the drains on the Podium is known to be blocked and not draining freely.

- Catchment systems were installed in the ceiling above the Laboratory to mitigate the impact of water infiltration on building occupants.
- Buckets have been placed above the ceiling in the storage room at the north end of the basement.

We cannot attest to the knowledge or accuracy of the persons interviewed.

4. OBSERVATIONS AND DISCUSSION

4.1 Podium Framing Systems

The Podium structure generally consists of a 5" thick, reinforced concrete slab spanning between structural steel beams supported by a combination of structural steel columns and reinforced concrete walls. Steel beams are compositely anchored to the concrete slab with welded, headed studs.

Ceiling tiles below the Podium were generally removed at locations of known leakage and at steel column locations prior to our arrival on site.

4.1.1 Concrete Slab

Where reviewed, most of the Podium slab appeared to be in good condition, with no obvious signs of extensive deterioration that would constitute a reduction in the performance level of the slab. We noted cracking at the underside of the slab, which we believe to be attributable to shrinkage in the concrete rather than in response to excessive loading or corrosion of embedded reinforcing steel. The size and arrangement of the cracking is not structurally significant, in our opinion.

Extensive water infiltration was observed through several shrinkage cracks (predominantly located at the north end of the Podium), around penetrations in the slab (i.e., current drains, an abandoned electrical service, an abandoned drain... etc.), and where the concrete slab bears on concrete basement walls in the vicinity of the stair at the northeast corner. Leakage at these locations was identified as "persistent" and "regular" with each rain event by Maintenance Staff. Stained ceiling tiles, peeling paint, and corroded door frames were noted in this area.

Where probed, we noted small and generally localized concrete delamination at areas exhibiting signs of water infiltration, suggesting limited reinforcement corrosion. Any loose concrete should be removed around slab penetrations and/or other locations where prolonged water infiltration has occurred. Once exposed, the reinforcing steel should be reviewed by a Professional Engineer to determine whether the extent of section loss warrants remedial work. Overhead patching is anticipated to reinstate cover to the reinforcement where removals were required.

"Irregular / infrequent" leakage was described by Maintenance Staff at several locations around the perimeter of the Podium slab, immediately adjacent to the First Floor. Existing architectural and structural drawings indicate that a concrete curb was constructed at these boundaries to support the precast wall cladding above, while providing a positive termination point for the Podium membrane. Refer to Figure 1 below for the typical curb detail against the building on both the architectural and structural drawings, respectively.

JULY 5, 2022

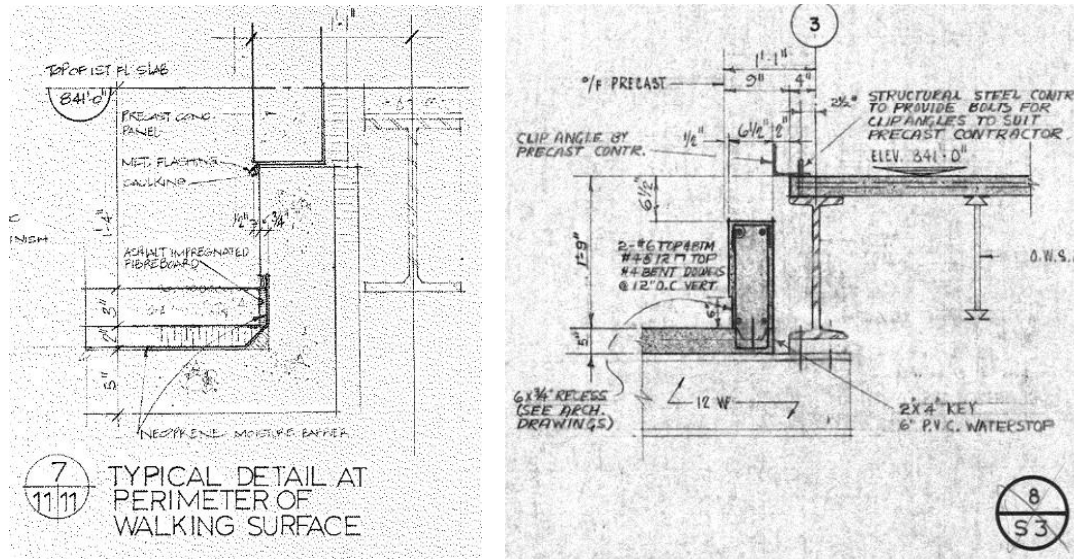


Figure 1: Original architectural and structural curb details.

The curbs and waterproofing membrane make it unlikely that leakage would occur through the Podium level at these locations, in our opinion. We anticipate that leakage identified at these locations is due to the presence of water in the cavity behind the precast cladding above. Precast wall panels rely on sealant joints between adjacent panels, low permeability concrete, and flashing to prevent water ingress. Regular maintenance (i.e., sealant replacement, flashing replacement and application of concrete surface sealers) is required to ensure that the wall assembly continues to perform over the life of the building. A detailed review of the precast cladding is recommended with the expectation that a general maintenance program will have to be developed and implemented to mitigate water ingress through the building envelope.

4.1.2 Concrete Stairs

The Podium has two (2) flights of cast-in-place concrete stairs; one from the sidewalk to the Podium (lower stair) and the other from the Podium to the First Floor (upper stair).

Existing structural drawings note that the lower stair is a concrete slab spanning between concrete walls over an unexcavated area. We noted rust stains and cracking on the concrete surface consistent with advanced deterioration of the embedded reinforcing steel. Continued deterioration will result in more frequent and larger areas of concrete delamination on the surface of the stair, which represent a tripping hazard.

We anticipate that at least part of the lower stair would have to be removed to facilitate replacement or repair of the waterproofing membrane on the Podium, specifically the cold joint between the slab and the basement wall, which was noted to be leaking in the rooms below. Given the current state of the concrete and the anticipated removals necessary to facilitate work to the Podium membrane, we anticipate that removal and reinstatement of the stair is warranted. The new stair should be cast with chloride and frost-resistant concrete and galvanized reinforcing steel to prolong the useful life of the structure.

The upper stairs generally appeared to be in good condition. Existing drawings indicate that these stairs were cast as part of the original concrete topping over insulation and a sloping concrete slab. We could not confirm if these stairs

are part of the original construction of if they were replaced when the remainder of the concrete topping was removed and replaced with interlocking masonry.

Despite their generally good condition, we anticipate that the upper stairs would have to be removed and replaced to facilitate any repairs to, or replacement of, the membrane below.

4.1.3 Structural Steel

Most structural steel beams below the Podium were generally covered with spray-applied fireproofing, which did not exhibit signs of excessive exposure to moisture where reviewed. We anticipate that any deterioration of the structural steel at these locations is minimal, with no significant reduction in the performance level of the structure.

Several beams that bear on the concrete basement wall at the north end of the Podium were observed to be corroded where in contact with the concrete. Spray-applied fireproofing had fallen off or been removed previously. Minor section loss of the steel beams was observed but does not represent a significant reduction in the capacity of the members, in our opinion. Continued deterioration will eventually reduce the capacity of the steel beams resulting in a potentially unsafe condition. All corrosion product should be removed from the steel beams with a wire brush, the steel recoated, and new spray-applied fireproofing reapplied as required to suit the life-safety requirements of the Ontario Building Code.

We noted an opening that appears to have been flame-cut through the web of an existing steel beam on gridline 1, between J and K (refer to floor plans in Appendix C) to suit a power line from the generator at the northwest corner of the basement. Refer to 4.3 below for further discussion.

4.2 Podium Surface

Original architectural drawings note a 3" thick concrete slab on 2" of rigid insulation and a neoprene moisture barrier above the structural slab. The original concrete surface has since been replaced with interlocking masonry units throughout.

Three (3) drains are located across the surface of the Podium. Standing water was observed adjacent to the drain closest to the planter and along the west edge of the Podium. We could not verify if the surface and/or waterproofing has a positive slope to the drains. Drains are believed to be bi-level, which would be appropriate given the anticipated construction above the slab (i.e., to permit drainage at both the surface and waterproofing levels).

It is our understanding that at least one of the drains is known to be blocked, which accelerates deterioration of the membrane and increases the risk of leakage at weak points in the waterproofing system.

Given the nature and extent of leakage observed below the Podium, we anticipate that the waterproofing membrane on the surface is beyond the end of its useful life and should be replaced to mitigate continued water infiltration and deterioration of the structural systems. Continued exposure to moisture will eventually result in a reduction in the performance level of the Podium structure.

During our review, we observed extensive "map-cracking" on the vertical surface of the precast cladding at the west end of the Podium. This cracking is likely the result of alkali aggregate reaction (AAR), a degenerative condition that can occur when cement paste reacts with aggregates in the concrete. The reaction creates a gel that can expand in the presence of moisture, which cracks the concrete. AAR damage can result in increased water infiltration into the

concrete, creating additional deterioration mechanisms (such as freeze-thaw damage), ultimately resulting in a reduction in performance level of the concrete. We have confirmed AAR in precast cladding of similar vintage used in the Sudbury area. Protecting the surface of the damaged concrete with a penetrating sealer and a membrane will help to mitigate moisture infiltration associated progressive deterioration.

We observed evidence of previous repairs and corroded reinforcement where the steel handrails are connected to the top of the precast panel at the west end of the Podium. We recommend localized concrete repairs (including reinforcing steel and embedment plate cleaning / recoating) to prevent continued deterioration and maintain the structural integrity of the handrail.

4.3 Structural Analysis

We have completed structural analyses of a sample of the structural elements below the Podium to generally confirm their design capacity relative to the anticipated loads.

The original structural drawings indicate a design live load of 100 psf on the Podium, which is appropriate for *Assembly Areas* and *Exits* as defined in the Ontario Building Code. Snow accumulation loads due to the adjacent high roofs exceed the design live load at several locations but are not indicated on the existing drawings. As such, we analysed portions of the structure relative to both the anticipated live load and increased snow loads.

All structural elements that we analysed appear to have been designed to withstand the anticipated live load noted on the existing structural drawings. While the structure west of gridline K was generally capable of resisting snow accumulation loads, we identified at least one (1) member on gridline 1, between J and K that has an upper-bound capacity limited to the anticipated live load of 100 psf (i.e., cannot resist increased snow accumulation loads).

As noted in 4.1.3 above, the beam on gridline 1 has been modified to accommodate an electrical service. While preliminary calculations suggest that the beam may still be capable of supporting the anticipated live load, further review and analysis is necessary to verify assumptions made to account for the composite behaviour between the beam and the concrete slab above and to address potential concerns with tearing of the web at the jagged edges of the cut over time. A masonry partition has been built tight to the underside of the beam, alleviating any immediate concerns, but should not be relied upon permanently. We anticipate that web reinforcement, designed by a Professional Engineer, will be required to permanently address the opening.

Further analysis is required to identify every structural member in the Podium that is incapable of supporting the full snow accumulation load. The 100 psf design live load represents an approximate depth of 4'-10" of wet, undisturbed snow in the Sudbury area. A "snow watch" program may be appropriate, where Maintenance Staff monitor snow depths on the Podium (between gridlines J and K) and remove it once it reaches this limit, in lieu of structural reinforcement.

It is imperative to note that snow should not be piled and/or stored on the Podium structure during snow removal operations. All disturbed snow should be removed from the suspended structure and piled somewhere in the parking lot or off site.

5. RECOMMENDATIONS

Where noted, recommended timeframes for further investigation/remediation are provided. Timeframes provided are not to be construed as the definitive remaining lifespan of a particular system, but rather to help identify the urgency of a particular recommendation.

All compensating construction is to be designed by a Professional Engineer, installed by a qualified Contractor, and with the approval of the Chief Building Official or Authority Having Jurisdiction.

5.1 Immediate

5.1.1 Place the Podium on Snow Watch between gridlines J and K

At least one member has been identified that does not have sufficient capacity to withstand the full snow accumulation load associated with the adjacent high roofs. In lieu of analysing the entirety of the Podium structure and reinforcing all deficient members, we believe that implementing an immediate Snow Watch program will address future cases of extreme snow loads that may occur in the future.

We have generally confirmed that the structure was designed to resist a live load of at least 100 psf, which is roughly equivalent to 4'-10" of wet, undisturbed snow. Maintenance Staff would be required to ensure that snow depths never exceed this amount between gridlines J and K. Regular clearing of snow to maintain the adjacent building entrance is expected to effectively keep the structure clear of snow during the winter.

Snow should not be piled at any location on the Podium.

5.1.2 Remove loose concrete at underside of the Podium Slab

We anticipate that localized concrete delamination due to reinforcing steel corrosion may be present in areas exhibiting extensive water infiltration, such as slab penetrations or at cracks at the north side of the Podium. Removals are anticipated to be relatively small and localized.

Once exposed, a Professional Engineer should review to verify our assumptions regarding the extent of reinforcing steel deterioration and develop appropriate overhead concrete repair details as required.

5.2 Short-Term

5.2.1 Replace Podium membrane [within 6 months]

The extent of water infiltration observed suggests that the waterproofing membrane above the Podium structure is no longer adequate and should be replaced. Membrane replacement will likely require the removal of the interlocking masonry units and both flights of stairs. Further removals may be necessary to adequately waterproof the cold-joint between the concrete slab and the concrete basement walls around the north end of the Podium.

Deterioration and damage to the top of the concrete slab may be discovered as the existing membrane is removed during replacement. Based on our observations from below, we do not anticipate widespread damage on the surface, but some localized repairs may be required. A series of test cuts through the membrane at select locations would help to identify and quantify the type and extent of repair that may be necessary.

The Contractor should notify the Consultant of any deleterious concrete exposed on the surface during membrane replacement and permit sufficient opportunity for review by the Consultant. This requirement should be clearly noted on the Contract Documents describing membrane replacement.

5.2.2 Review and reinforce the steel beam on gridline 1, between J and K [within 6 months]

Compensating construction is anticipated to accommodate the relatively large hole that was cut through the web of the existing steel beam. A Professional Engineer should be retained to review the impact of the opening (including the potential for tearing due to the irregular manner of the cut) and prepare appropriate remedial details.

5.2.3 Clean and recoat corroded steel beams [within 12 months]

Steel beams exhibiting signs of advanced corrosion are to be brushed clean to accept a new coat of paint and spray-applied fireproofing (as required).

5.2.4 Remediate precast cladding at the west end of the Podium [within 12 months]

Progressive concrete deterioration due to AAR will eventually reduce the performance level of the precast concrete panels acting as the guard on the Podium. Continued deterioration can be mitigated by protecting the concrete from moisture with the use of concrete sealers and/or an adhered membrane.

Localized concrete and steel repairs are required at the concrete/steel interface at the top guardrail.

Alternatively, the precast panels could be removed and replaced with a steel guard, similar to that installed along the remainder of the north face of the Podium.

5.3 Long-Term

5.3.1 Review condition of precast cladding and perform maintenance (within 2 years)

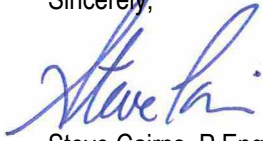
A condition assessment of the current precast cladding wall system is recommended to determine the condition of the concrete and sealant joints between adjacent panels. We anticipate that remedial measures (i.e., re-caulking of the joints, flashing replacement, and application of a concrete sealer to the surface of the panels) will be necessary to mitigate water ingress and leakage through the cavity behind the precast.

JULY 5, 2022

STRUCTURAL CONDITION ASSESSMENT
PUBLIC HEALTH SUDBURY & DISTRICTS PODIUM

We trust that the enclosed information is adequate for your current needs. Please do not hesitate to contact us with any further questions or comments.

Sincerely,



Steve Cairns, P.Eng.

A2S Consulting Engineers



Attachments: Appendix A – Limitations (2 pages)
 Appendix B – Photos (10 pages)
 Appendix C – Original Architectural Floor Plans (2 pages)

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APPENDIX A - LIMITATIONS

“Consultant” in the following document refers to A2S Consulting Engineers.

- The scope of our work and related responsibilities related to our work are defined in our proposal and Conditions of Assignment.
- Any user accepts that decisions made or actions taken based upon interpretation of our work are the responsibility of only the parties directly involved in the decisions or actions.
- No party other than the Client shall rely on the Consultant’s work without the express written consent of the Consultant, and then only to the extent of the specific terms in that consent. Any use which a third party makes of this work, or any reliance on or decisions made based on it, are the responsibility of such third parties. Any third-party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including sub-consultants, their officers, agents and employees). The work reflects the Consultant’s best judgement in light of the information reviewed by them at the time of preparation. It is not a certification of compliance with past or present regulations. Unless otherwise agreed in writing by the Consultant, it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. No portion of this report may be used as a separate entity; it is written to be read in its entirety.
- Only the specific information identified has been reviewed. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Conditions may differ from those observed, which were relied upon to develop our recommendations. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Therefore, this work does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. We can perform further investigation on items of concern if so required.
- The Consultant is not responsible for, or obligated to identify, mistakes or insufficiencies in the information obtained from the various sources, or to verify the accuracy of the information.
- No statements by the Consultant are given as or shall be interpreted as opinions for legal, environmental or health findings. The Consultant is not investigating or providing advice about pollutants, contaminants or hazardous materials.
- The Client and other users of this report expressly deny any right to any claim against the Consultant, including claims arising from personal injury related to pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.
- Applicable codes and design standards may have undergone revision since the subject property was designed and constructed. As an example, design loads (such as those for temperature, snow, wind, rain, seismic, etc.) and the specific methods of calculating the capacity of the systems to resist these loads may have changed significantly. Unless specifically included in our scope, no calculations or evaluations have been completed to verify compliance with current building codes and design standards.
- Timeframes given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate. This opinion is therefore given as a reasonable average approximation rather than a specific prediction.

- Qualified design professionals are required to perform additional evaluation (as necessary), design and general review during construction when carrying out the recommendations included in this report. Ongoing monitoring is required to confirm that repair or renewal measures are successful and to identify for changing conditions that would require increased levels of intervention or different repair / renewal strategies.
- Qualified contractors are required to implement any recommendations included in this report.
- Failure to implement the recommendations included in this report and/or failure to maintain building components appropriately could lead to ongoing and accelerated deterioration that may lead to unsafe conditions developing.

APPENDIX B - PHOTOS



Figure 1: Podium surface looking southwest. Drain locations noted.



Figure 2: Typical Podium framing.



Figure 3: Typical shrinkage crack at underside of slab without any evidence of water infiltration.



Figure 4: Underside of Podium slab exhibiting evidence of minor water infiltration through a crack.



Figure 5: Underside of Podium slab exhibiting evidence of excessive water infiltration through a crack and at the cold-joint between the slab and basement wall.



Figure 6: Underside of Podium slab exhibiting evidence of excessive water infiltration through a crack.



Figure 7: Underside of Podium slab exhibiting evidence of excessive water infiltration at a drain.



Figure 8: Cold-joint between the concrete slab and basement wall exhibiting evidence of excessive water infiltration.



Figure 9: Cold-joint between the concrete slab and basement wall exhibiting evidence of excessive water infiltration.



Figure 10: Ceiling catchment system installed in the Laboratory.



Figure 11: Above ceiling catchment system (typical edge detail between Podium and First Floor structures).



Figure 12: Lower stair. Note rust stains, cracks, and delaminated concrete.



Figure 13: Upper stair.



Figure 14: Spray-applied fireproofing on steel beam exhibiting minor exposure to water.



Figure 15: De-bonded spray-applied fireproofing and minor section loss of steel beam at basement wall.



Figure 16: De-bonded spray-applied fireproofing and minor section loss of steel beam at basement wall.



Figure 17: Unreinforced opening cut through existing beam web on gridline 1, between J and K.



Figure 18: Standing water at west side of Podium.

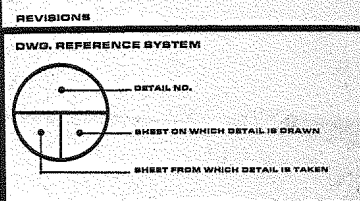
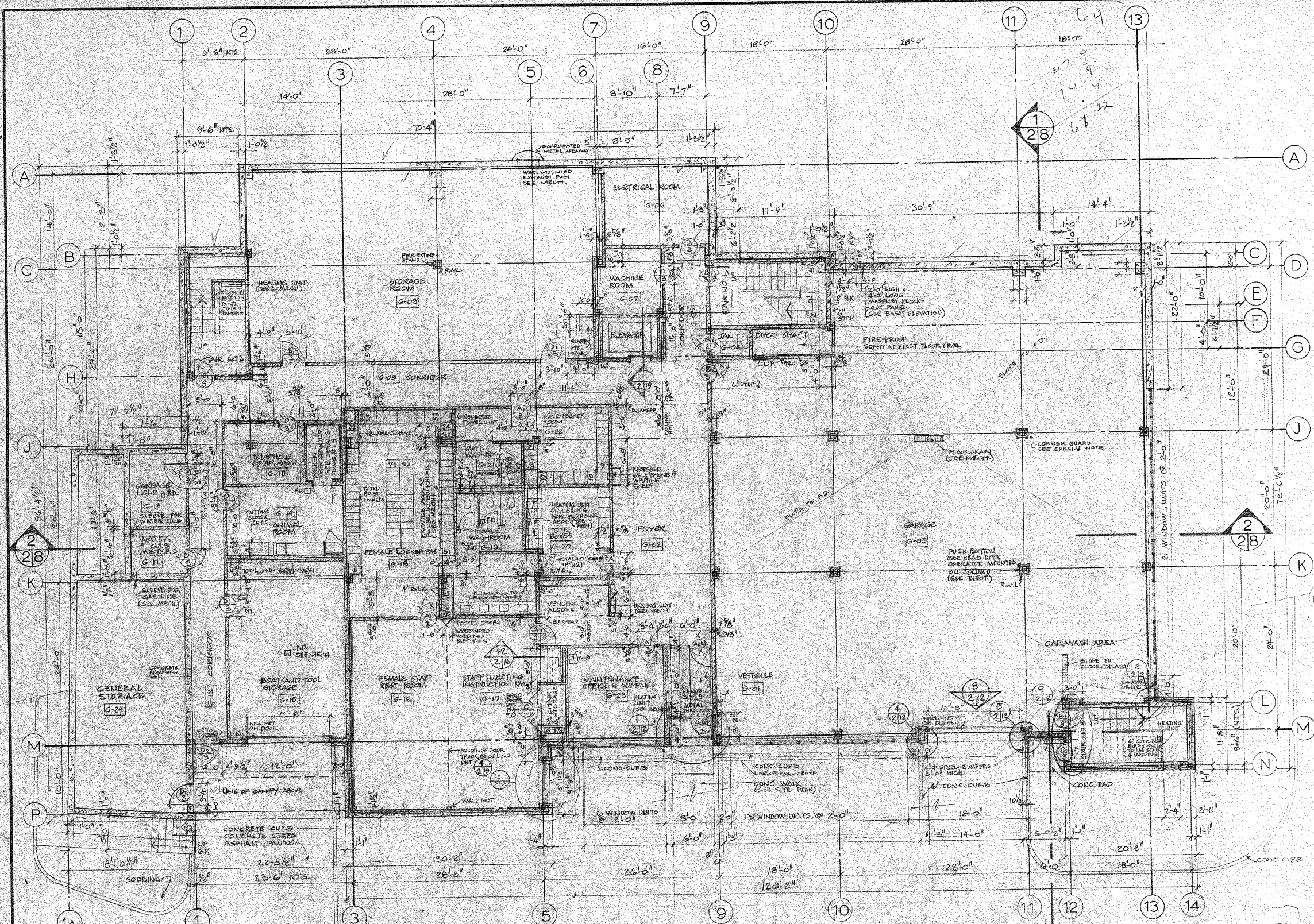


Figure 19: Map-cracking on concrete surface and previous repairs / delamination at steel guard connection.

APPENDIX C – ORIGINAL ARCHITECTURAL FLOOR PLANS

NOTE:
CORNER GUARDS
ALL COLUMNS & PIERS IN GARAGE
REINFORCED BY CORNER GUARDS
4" X 4" X 1/4" CS, 3'-0" HGT.

Handwritten calculations:
762
156
476
494

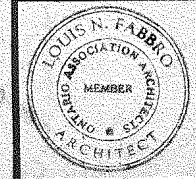
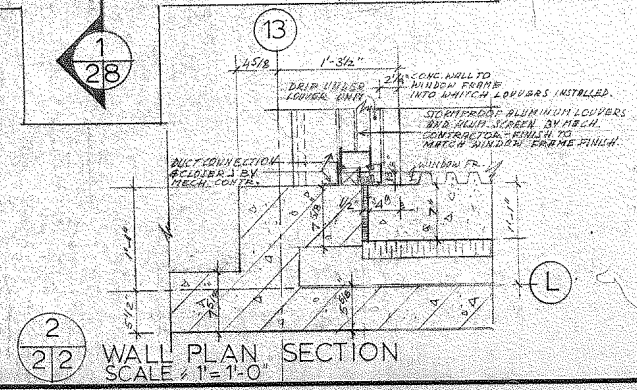
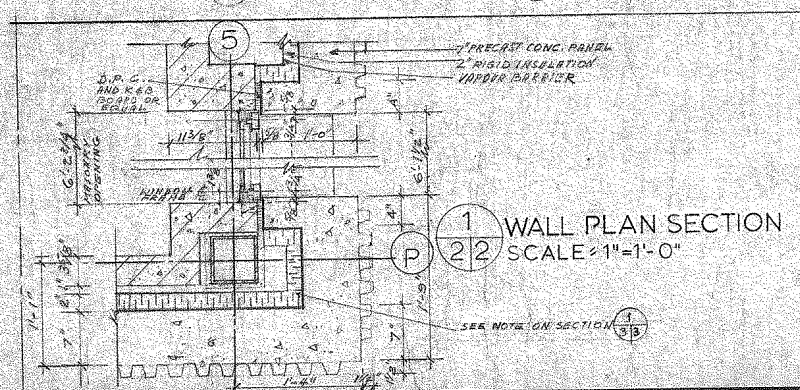


SUDBURY AND DISTRICT HEALTH UNIT
SUDBURY ONTARIO

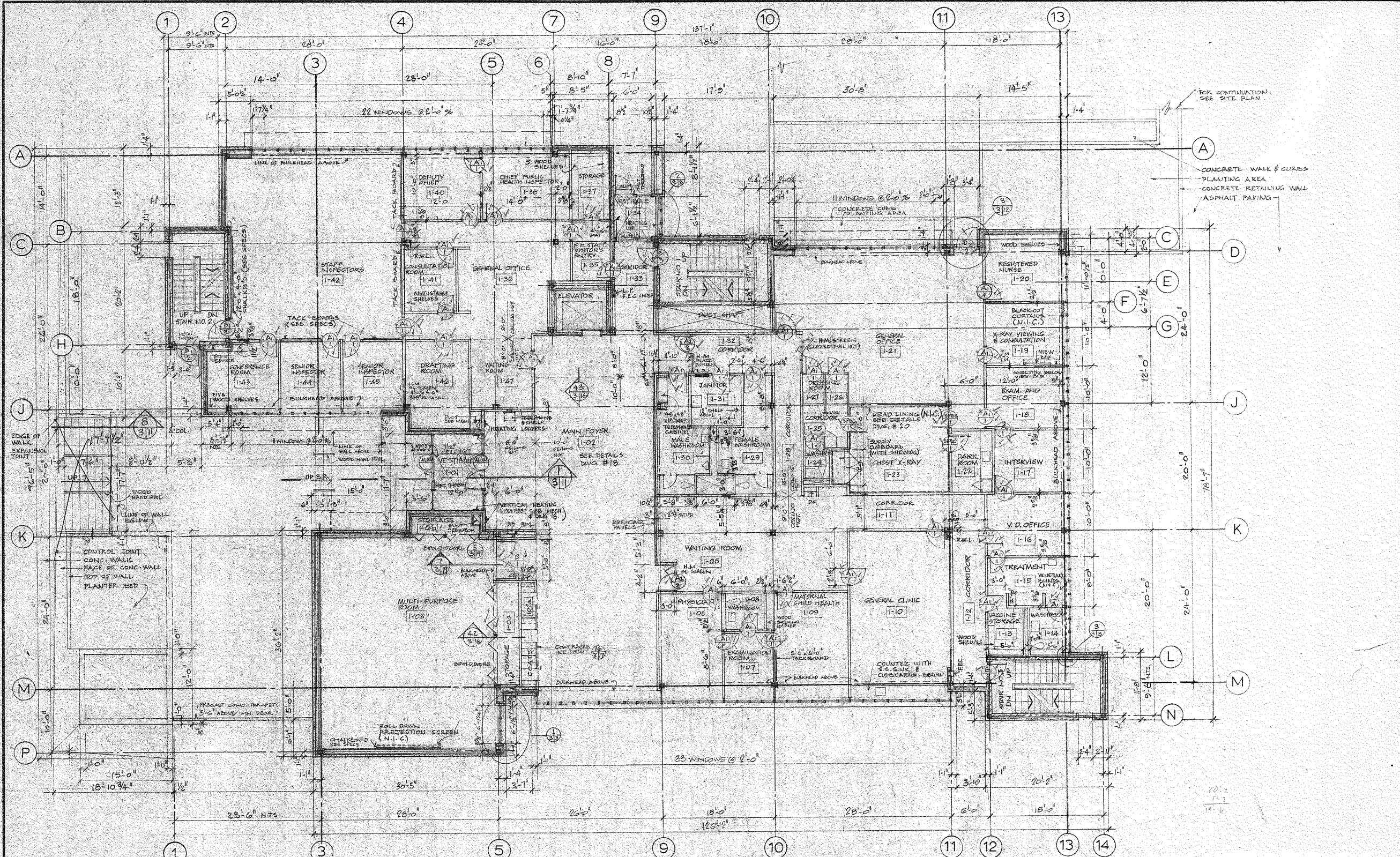
GROUND FLOOR PLAN

LOUIS N. FABBRO - ARCHITECT
588 AVENUE ROAD TORONTO 7, ONTARIO
TEL. 977-0488
EST. LORNE ST. S. SUDBURY, ONTARIO
TEL. 873-8881
GLEN R. TABER - ASSOCIATE ARCHITECT

DRAWN BY: GRT, SHAW
CHKD BY:
SCALE: 1/8" = 1'-0"
AS NOTED
DATE: JAN 20, 1971
DRAWING NO.:



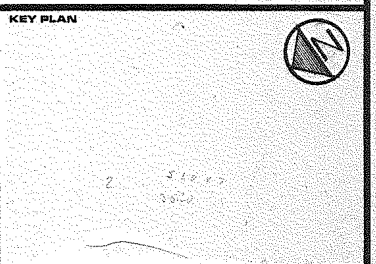
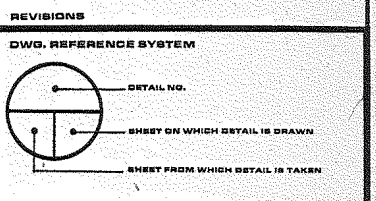
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NOTES

ALL DIMENSIONS ARE TAKEN FROM: FACE OF METAL STUD TO FACE OF METAL STUD OR COL. LINE
 FACE OF MASONRY TO FACE OF METAL STUD OR COL. LINE
 FACE OF MASONRY TO FACE OF MASONRY

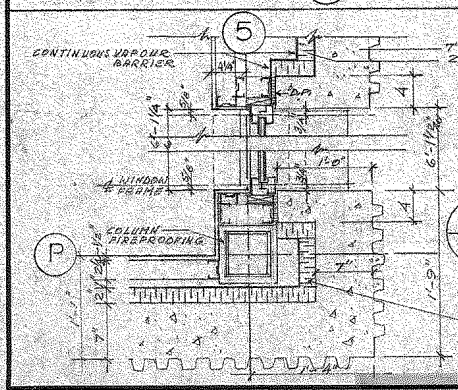
INTERIOR WALL FINISHES (IF DRAWN) ARE NOT INCLUDED ALTHOUGH ALLOWANCES ARE MADE FOR THEM IN THE DIMENSIONS CALCULATIONS.



SUDBURY AND DISTRICT HEALTH UNIT
 SUDBURY ONTARIO

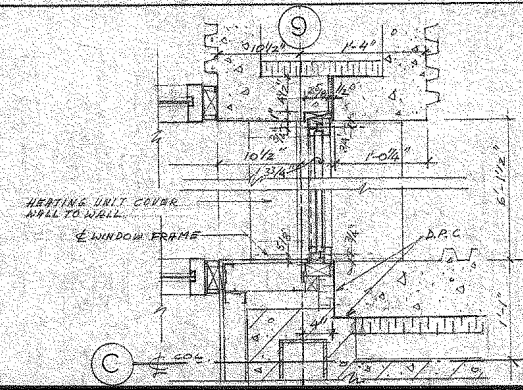
FIRST FLOOR PLAN

LOUIS N. FABBRO - ARCHITECT
 888 AVENUE ROAD TORONTO 7, ONTARIO TEL. 872-8888
 881 LORNE ST. SUDBURY, ONTARIO TEL. 872-8888
 GLEN R. TABER - ASSOCIATE ARCHITECT

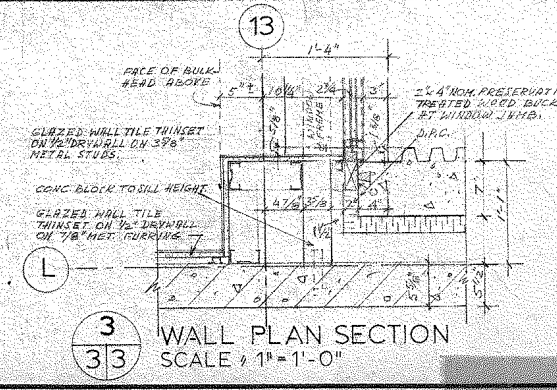


1/33 WALL PLAN SECTION
 SCALE 1/4" = 1'-0"

NOTE:
 ONLY IN AREAS INACCESSIBLE AFTER ERECTION OF PRECAST PANELS - APPLY RIGID INSULATION BEFORE ERECTION. BE SURE THAT JOINTS ON INSULATION ENTER ERECTION IN THESE CONDITIONS MAY BE USED, BUT REMAINS SUBJECT TO ARCHITECT APPROVAL.



2/33 WALL PLAN SECTION
 SCALE 1/4" = 1'-0"



3/33 WALL PLAN SECTION
 SCALE 1/4" = 1'-0"

DRAWN BY	SAT
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SCALE	1/4" = 1'-0"
DATE	JAN 29, 1971
DRAWING NO.	

3

SITE REVIEW REPORT

Project Name: Public Health Sudbury and Districts
Interior Renovations

Site Review Date: June 09, 2022

Date of Report: June 13, 2022

Project No.: 6373

Report No. N/A

1.0 Site Conditions

1.1 Not Applicable.

2.0 Progress of the Work - Electrical

2.1 Level 100:

2.1.1 Water Room

- a) Significant rust and water damage visually observed on walls and ceiling, no damage or moisture observed in exterior wall mounted receptacle and back box.



2.1.2 Lab Area

- a) Significant water damage visually observed on structure and ceiling tiles. No immediate dripping over electrical devices. No moisture observed within receptacle back box.



2.1.3 Storage Room

- a) Very significant water damage to ceiling located around existing drain from patio located above. No moisture observed within recessed mounted receptacle back box.
- b) Stagnant water observed beneath existing raised floor.



2.1.4 S/R Room

- a) Significant damage to ceiling tiles and exterior walls.
- b) Water damage appears to be originating from existing patio drain piping within ceiling space.
- c) Significant damage and rust on existing BX wiring running from roof slab into existing dry wall.
- d) No moisture observed within fire alarm system junction box.



2.1.5 Telephone Room

- a) Water and moisture damage observed along structural beam in open ceiling space.
- b) No moisture damage observed in recessed receptacle back box.
- c) No moisture observed on back plate of electrical panel 'A' located in corridor.



2.1.6 Women's Washroom

- a) Significant damage to underside of roof decking directly above existing lighting fixtures.
- b) No water observed to be draining onto fixture.



2.1.7 Corridor 102B

- a) Signs of consistent water damage along beam located directly above current carrying conductors and existing lighting fixtures.
- b) No dripping water observed.



3.0 Progress of the Work – Mechanical

3.1 Level 100:

3.1.1 Water Room

- a) Water damage visually observed on walls and ceiling.
- b) No damage to mechanical equipment found, the plumbing services, water lines, and insulation have been upgraded recently.



3.1.2 Storage Room

- a) Very significant water damage to ceiling and existing patio drain body.
- b) Significant amount of standing water observed on floor below wooden raised platform floor.
- c) Existing floor drainage system does not function correctly. (Based on existing drawings.)



3.1.3 Corridor 102B

- a) Signs of consistent water damage along the steel beam.
- b) Mechanical systems such as insulated water lines do not show any signs of damage.



3.2 Patio Drainage System

- a) Existing patio drainage (3 drains) are cast bronze assembly with PVC and ABS piping distribution. (2 Lines)
- b) Both Lines are discharging fluid to the existing sanitary sewer drain system (located in water and storage rooms).
- c) Existing cast drain body nor piping is insulated.
- d) The patio storm liquid is discharging directly to sanitary sewer without any sand traps.
- e) Visible standing water in storage room maybe contributed to semi-plugged drain.

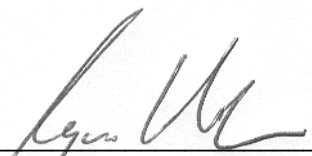


Disclaimer. This report is not a substitute for and does not replace the statutory duties of Authorities Having Jurisdiction to carry out their own independent inspections.

END OF REPORT



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