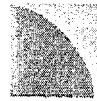


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PRETIUM
ENGINEERING LIMITED

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**Property Condition Report
165 Ontario St.
St. Catharines, Ontario**

Prepared for:



TransGlobe
Property Management Services

5310 Explorer Drive
Mississauga, ON L4W 5H8

Attention: Mr. Daniel Drimmer, M.A., M.B.A.

July 24, 2008
Project: 80-13-089426



**Professional Engineers
Ontario**

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2.2.3. Balconies

Description

| Deck | |
|---------------|---|
| Structure | Front and rear – cantilevered reinforced concrete slabs Sides – partially cantilevered reinforced concrete slabs |
| Waterproofing | None |

| Guards | |
|-------------|---|
| Description | Steel frames with solid panels at front and vertical steel pickets at sides |
| Anchors | Cast into slabs |
| Photographs | B22, B23, B24, B25, B26, B27 |

Observations

1. Delamination and spalling was observed on the top sides of approximately 10% of the balcony slabs.
2. Narrow cracks on the top of the balcony slabs running perpendicular to the building were typical. There was generally little evidence of water movement through the cracks. The cracking appears to be positioned at the steel reinforcement and is likely thermally induced.
3. Evidence of previous repairs was observed on the balcony slabs. It was reported that the repairs took place in 2000.
4. The slab soffits have cast drip edges. Peeling paint was observed at the edges and on many balconies past the drip edges to approximately 12" from the edge.
5. The balcony guards are approximately 42" in overall height. The tops of panels are approximately 33-1/2" in height and the opening between the panel and the top rail is approximately 8". The picket spacing at the sides of the guards is 5". The guards are considered climbable (36" minimum to top of panel) and the picket spacing and opening at the top rails exceeds the allowable size (4").
6. The paint finish on the guards and privacy panels is weathered and peeling. Surface corrosion was observed throughout and severe corrosion was noted in a few locations.

Discussion and Recommendations

The balcony decks were generally in fair to good condition. The cracks appear to be at the reinforcing steel. They appear to be thermally induced. The cracks are not a structural concern at this time. Repairs to the spalled areas should be completed. The cracks should be routed and sealed in the near future. If left as-is, concrete deterioration will continue and extensive repairs will eventually be required. Consideration could be given to waterproofing the balcony slab subsequent to the concrete repairs.

The balcony guards are in fair structural condition. Repairs and refinishing the guards will be required in the near future. The guards do not meet the dimensional requirements of the current Building Code. Complete replacement of the guards is at the discretion of the Owner, but should be considered.

The lower panel on the guards covers the balcony slab edges. This will trap debris and moisture and lead to accelerated deterioration of the guard panel and balcony slab. Modifying or completely replacing the guards could be considered.

2.3. Roof Systems

Main Roof

| | |
|-----------------|--|
| Location | Main |
| Type | Flat |
| Estimated Age | 20 years |
| System | Conventional (membrane above insulation) |
| Protection | Pea gravel |
| Membrane | Multi-ply built-up asphalt/felt membrane |
| Insulation | Unknown |
| Vapour Retarder | Unknown |
| Deck | Concrete slab |
| Drainage | 4 internal drains |
| Flashing | Painted metal |
| Photographs | B28, B29, B30, B31, B32, B33 |

Observations

1. No destructive testing was conducted; therefore, the exact composition of the roof assembly is unknown.
2. The main roof is divided into two sections by a roof curb.
3. The west end of the roof and the Penthouse roof appear to be older. Ponding, scouring, patching, exposed felts and blisters were observed.
4. Evidence of water leakage was observed on the corridor and suite ceilings at the west end of the building. Evidence of water leakage was also observed at the expansion joint.
5. The balance of the roof appeared to be in better condition, although it appears to be approaching the end of its useful life.
6. There is an expansion joint on the roof. The flashings at the joint are in poor condition and are debonded at laps in the flashing.
7. The masonry chimney has been repaired. The repairs used mismatched brick units wherein two different colours of brick were used.

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GRGAS Project #09039.06
 165 Ontario Street - St. Catharines, Ontario
 2012 Exterior Cladding Repairs
 July 19, 2012

00310

APPENDIX "I" TO STIPULATED PRICE BID

Bidder:

TRITAN Inc

| DIV. 1 - GENERAL REQUIREMENTS | | Quantity | Rate | Extension |
|-------------------------------|--|----------|------|-------------|
| .1 | Mobilization, general conditions and demobilization (to be a maximum of 10% of total bid price before cash allowance and taxes). | 1 | L.S. | \$ 24,400 ✓ |
| * 2 | Bonding and insurance. | 1 | L.S. | \$ 3,900 ✓ |
| .3 | Final cleaning. | 1 | L.S. | \$ 7,500 ✓ |
| SUB-TOTAL DIVISION 1 | | | | \$ 35,800 ✓ |

| DIV. 2 - SITE | | Quantity | Rate | Extension |
|----------------------|---|----------|------|-------------|
| .1 | Removal and disposal of all existing metal balcony railing systems. | 1 | L.S. | \$ 21,878 ✓ |
| SUB-TOTAL DIVISION 2 | | | | \$ 21,878 ✓ |

| DIV. 3 - CONCRETE | | Quantity | Rate | Extension |
|----------------------|---|----------|------|-------------|
| .1 | Balcony slab patching at supports for removed existing railing system | 1 | L.S. | \$ 48,660 ✓ |
| SUB-TOTAL DIVISION 3 | | | | \$ 48,660 ✓ |

| DIV. 4 - MASONRY | | Quantity | Rate | Extension |
|----------------------|---|------------|----------------|------------|
| .1 | Replace brick units where directed by the Consultant. | 200 bricks | 24. ✓ brick | \$ 4,800 ✓ |
| SUB-TOTAL DIVISION 4 | | | | \$ 4,800 ✓ |

- Due time restraints, Agreement to bond has not been provided. We will once the project is awarded.
- We assume the building is equipped with proper roof anchors which meet ministry standards
- Permit costs by owners

Grgas

GRGAS Project #09039.06

165 Ontario Street - St. Catharines, Ontario

00310

2012 Exterior Cladding Repairs

APPENDIX "T" TO STIPULATED PRICE BID

July 19, 2012

Bidder:

VOLTAN Inc

| DIV. 5 - METALS | | Quantity | Rate | Extension |
|----------------------|---|----------|------|-------------|
| .1 | Installation of complete new aluminum and glass balcony railing system. | 1 | L.S. | \$229,000 ✓ |
| SUB-TOTAL DIVISION 5 | | | | \$229,000 ✓ |

| * DIV. 9 - FINISHES | | Quantity | Rate | Extension |
|----------------------|---------------------------------------|----------|------|------------|
| .1 | Painting of balcony slab edges. | 1 | L.S. | \$29,800 ✓ |
| .2 | Painting of entire building exterior. | 1 | L.S. | \$59,900 ✓ |
| SUB-TOTAL DIVISION 9 | | | | \$89,700 ✓ |

| | |
|---|---------------|
| Cash Allowance | \$10,000.00 |
| Sub-Total | \$ 439,838. ✓ |
| H.S.T. (13%) | \$ 57,178.94 |
| TOTAL STIPULATED CONTRACT PRICE (Transfer to page 1 of Stipulated Price Bid) ALL VALUE ADDED TAXES (HST) INCLUDED | |
| A 497,016.94 | |

* We have not included for grinding of glazed brick prior to coating application. Surface prep is limited to powerwashing.

Grgas

Transcribed from Tribunal Audio

13:10

Attempting to establish the age of the balconies

Mr Woodall Who's been here the longest?

Ms Van Delft ... No, no, no, no.

13:25

Again attempting to establish the age of the balconies

Mr Woodall ... Those things have been there for decades.

Ms Van Delft ... She said she doesn't know how old... no, no, no,

16:15

Tenant begins to ask question...

Tenant ... Ah, yes, my balcony was in A1 shape like that. It was painted up nice and really solid and I think a lot of the folks here will tell you too, their balconies were really nice too.

Ms Van Delft ... Are you an engineer? (3 times)
This corporation hired an engineer and the engineer told them they gotta spend some money on the balconies. That's why they did it. You know corporations don't just go and do it because they like spending money. They were told in this engineering report that it was necessary.

20:00

Tenant questions lack of subsequent reports...

Tenant ... There was something else issued saying that they were a danger and had to be replaced.

Ms Van Delft ... Ok, the question I have then, for you later is, was there a requirement in the act that says she has to have a second report so she could spurt it for you?

Tenant ... If the first one was already adequate why was there a second one in.

Ms Van Delft ... Ok so you're gonna come up with a document that shows me it was adequate.

22:35

Tenant ... Well you definately could have given it another 5.

Ms Van Delft ... Really? Do you have an engineers report to show her right now.

Tenant ... Does she have an engineers report that she can show us?

Ms Van Delft ... No, no, no, you just said that well definately it would've. I'd like you if your gonna ask her a leading question like that I want more than your opinion unless you're an engineer and you can (stops)

51:05

Tenant ... I wanted to say that when I moved in in 2012 there was nothing wrong with my balcony and ummm it was fine and nothin' wrong with it so I ...

Ms Van Delft ... Sue, are you an engineer?