Council
Addendum

Date:	**October 28, 2024**
Time:	**6:30 p.m.**
Location:	**Council Chambers or Microsoft Teams** **Municipal Administrative Centre** **40 Temperance Street, 2nd Floor** **Bowmanville, Ontario**

Inquiries and Accommodations: For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending, please contact: Michelle Chambers, Legislative Services Coordinator, at 905-623-3379, ext. 2101 or by email at mchambers@clarington.net.
Alternate Format: If this information is required in an alternate format, please contact the Accessibility Coordinator, at 905-623-3379 ext. 2131.

Audio/Video Record: The Municipality of Clarington makes an audio and video record of Council meetings. If you make a delegation or presentation at a Council meeting, the Municipality will be recording you and will make the recording public by publishing the recording on the Municipality's website, www.clarington.net/calendar.

Cell Phones: Please ensure all cell phones, mobile and other electronic devices are turned off or placed on non-audible mode during the meeting.
Copies of Reports are available at www.clarington.net

The Revised Agenda will be published on Friday after 3:30 p.m. Late items added or a change to an item will appear with a * beside them.

Pages

10. Unfinished Business

*10.2 Memo-008-24 - Budget Decision on the Cafeteria Building at Camp 30 *3*

(Arising out of the September 16, 2024 Special General Government Committee Meeting)

[Attachment 1 has been Added]

Clarington

MEMO

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To: **Council**

From: Lee-Ann Reck, Deputy CAO Public Services and
Mary-Anne Dempster, Chief Administrative Officer

Date: October 28, 2024

Memo #: Memo-008-24

File No.:

Re: Budget Decision on the Cafeteria Building at Camp 30

At the September 16, 2024, Special General Government Committee, PUB-017-24 provided the following recommendation:

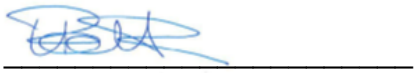
"That Council consider the financial investment required to stabilize the cafeteria building as part of future plans for the Jury Lands; and any decision be deferred to October 28, 2024, Council Meeting, alongside the Parks, Recreation, and Culture Master Plan (PRCMP)."

Staff have completed additional follow-up to provide Council information for consideration when making this decision.

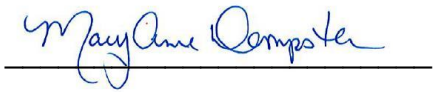
- Staff met with consultants and have identified a risk for cost escalations on this project. The proposed $4.5 million for the project of stabilization and abatement could escalate given the uncertainty of actual state of the building, this is the amount submitted for the grant application. This project would not see the building usable and would only provide an opportunity to assess and provide a cost estimate for future phases of the project (Stage 5 of the project outlined in the report).
- In 2022, staff had an engineering assessment completed for the building that provided a cost projection for full restoration of the building, in today's numbers the starting project budget for full restoration is estimated to be $21,855,424.
- Financing options for the stabilization and restoration were outlined in the staff report PUB-017-24.
- Should Council direct staff to include the stabilization project in the 2025 capital budget, a tax increase of approximately 6% would be required as all available financing has been allocated to other Council priorities and asset management needs per the asset management plan required under provincial legislation.

- Engagement results from the Parks, Recreation and Culture Master Plan identified this project as ranking third in community priorities.
- Additional risks to consider is the lack of identified future use (proposed stage 4 of the project) and unidentified operating costs based on future use. Given the current lack of business plan for operation, there is no current or future revenue associated with this site. Once future use is identified, associated operating costs will be assessed and brought back to Council to achieve the proposed service levels to the site. This would lead to an increase in the operating budget in the appropriate year.
- The Jury Lands Foundation has requested a Capital and Operating lease with the Municipality. Once the expectations are known, fully vetted and costed, staff will request an operating and capital budget to support the ongoing needs and expectations for the site. Currently, staff do not have a budget and any work completed at the site falls to the bottom line as an over-expenditure.
- Staff identify the need to preserve the Heritage Significance of this site. As such, an alternative approach Council may consider is to provide direction to staff to undertake a Heritage Risk Assessment to provide alternative options and costing to commemorate the building rather than full restoration.

Given the number of variables and unknowns with budget, anticipated cost escalations, the lack of identified future use and operational planning costs, staff's advice is to proceed with a Heritage Impact Assessment to provide alternative paths to commemorating the site.



Lee-Ann Reck
Deputy CAO, Public Services



Mary-Anne Dempster
Chief Administrative Officer

Camp 30/Bowmanville Boys School
Bowmanville

(GBCA Project No: 23032)

`

Stabilization & Security Measures Report for Building 5 - Cafeteria Hall

October 2024

Prepared by GBCA

Goldsmith Borgal & Company Ltd Architects

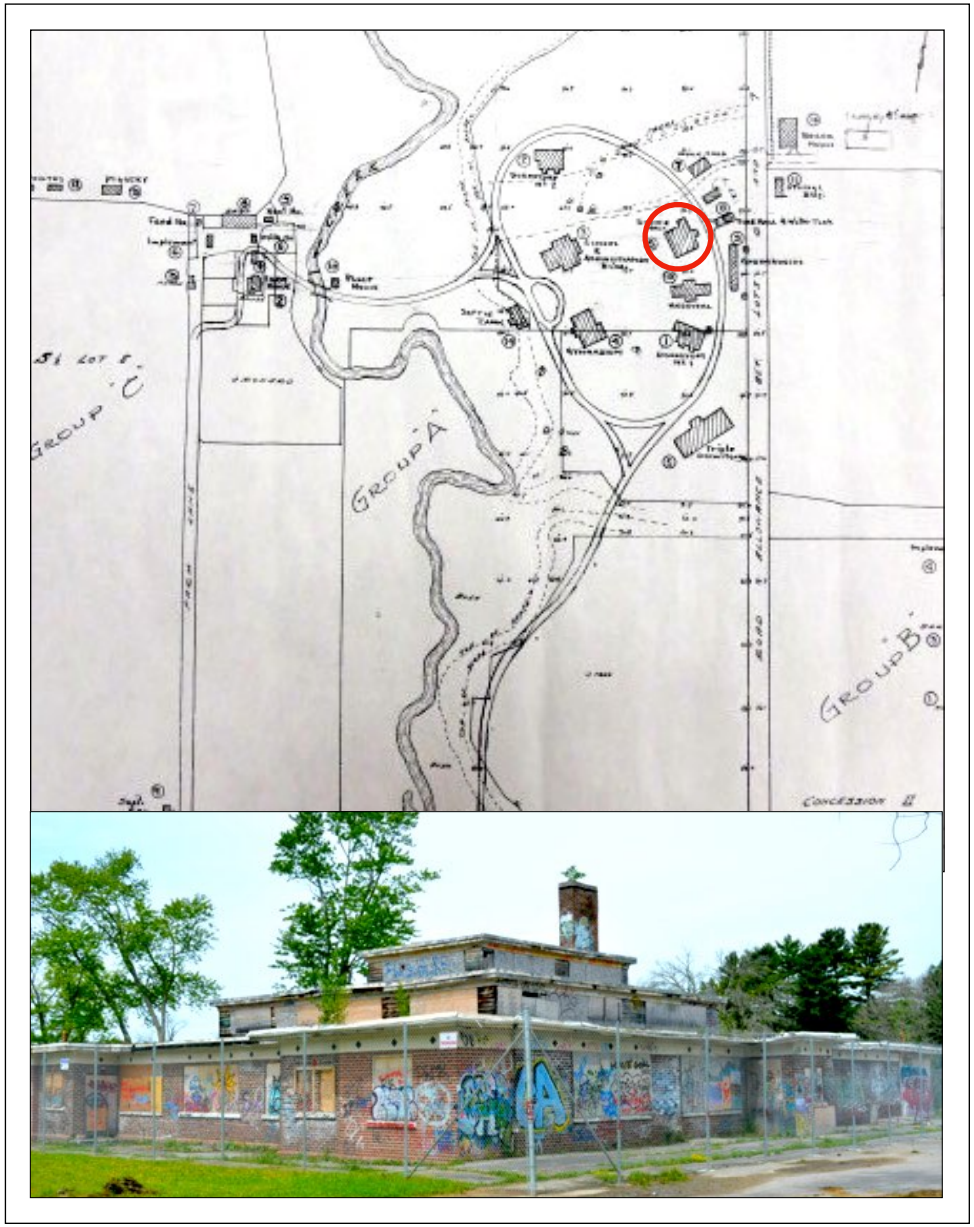


TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

GBCA was retained in June 2023 to recommend stabilization and security measures for the cafeteria at the former Boys Training School/Camp 30 property at 2020 Lambs Road, Bowmanville, specifically:

Building 5 – Cafeteria/Dining Hall

This report is a compilation of documentation which includes:

1. **Record drawings** and **photographs** of the cafeteria building along with a **current condition survey and drawings by GBCA**. These documents form the core of the work undertaken and informed the recommendations presented here. These documents are also valuable tools for moving forward as they can be used as the base for subsequent and related work. Observations are annotated on the appended drawings.

2. **Stabilization:** The process of closing up a building temporarily to slow down its deterioration and to secure it from future vandalism. This is necessary to protect the building while planning for the property's future. Acknowledging that historic buildings are irreplaceable, stabilization and installation of adequate security features minimizes the risk of arson, unauthorized entry, vandalism, fire hazards, and dangers to public health, while ensuring the integrity of the existing heritage attributes against weather damage, theft, loss, deterioration and neglect. If stabilization is deferred too much longer, deterioration will accelerate exponentially such that, the building may become unsalvageable within a short period of time.

The steps discussed in this report can protect buildings for periods from five to ten years which is dependent on the course of action taken at the outset of the stabilization process (this, of course, is tied to the available budget). Long-term success is dependent on continued close monitoring and maintenance. The monitoring is an especially important component in this instance since the vacant building is in a location that is relatively remote. .

It is strongly recommended that the Cafeteria/Dinning Hall Building be occupied as soon as possible at minimum should be put into temporary use. A vacant building cannot survive indefinitely in a boarded-up condition, and so even marginal interim uses, are generally preferable to sitting vacant. Granting temporary lease for temporary occupation by a third party has a number of advantages including improving security and less risk of decay.

A final component of GBCA's contract is the provision of advice on the future uses for the buildings in their current context. It is our understanding that the Town of Clarington and the Jury Land Foundation are currently in discussions with the stakeholders.

2. BACKGROUND AND SITE PHOTOGRAPHS

A considerable amount of information exists with regards to the site's history and the structures on the site. The site has been well-researched and documented as part of the National Historic Sites and Monuments Board report. In addition, primary research was undertaken by GBCA, including the sourcing of original architectural drawings from various archival repositories, including the Clarington Museums and Archives, the Archives of Ontario, and Special Collections at the University of Waterloo Library.

The history of the site was reviewed in order to understand not only the historic importance and the heritage defining elements, but also to determine the various uses and building programs over time. The various ownerships and usages can provide clues about past alterations to the buildings. The chronology of the overall site usage can be summarized as follows:

- The Bowmanville Boys School was opened in August 1925 on lands donated to the Government of Ontario for this purpose. Several buildings were constructed under the direction of the Provincial Architect James Govan and later George A. White. The remaining buildings are representative examples of the work of these notable architects. The first buildings to be built were the Jury House/dormitory (Building 6) in 1925; the Dining Hall Cafeteria (Building 5) in 1925; and, the Kiwanis House/dormitory (Building 3) in 1927. This was followed by the Triple Dormitory (Building 2) in 1928; the Gymnasium (Building 1) in 1929; and, the Hospital/Infirmary (Building 4) in 1937.

- **The Bowmanville Boys School is recognized as one of the few juvenile reform schools that were purpose-built in the interwar period that embodies in its architecture and layout a modern philosophy of juvenile social reform (HSMB Report, 2012).**

- In 1941 the federal government expropriated the Bowmanville Boys Training School and established Camp 30 on the site, reusing the existing buildings and adding other structures to the site.The buildings on site are recognized as the only extant buildings that once functioned as a WWII prisoner-of-war detention centre in Canada (HSMB Report, 2012).

- After Camp 30 was closed in April 1945 the school buildings were repaired and the property was returned to the Province of Ontario. In 1947, the school resumed its pre-war activities. Over several decades, the school was renamed (the final institution was Pine Ridge School) and operational policies amended, until Training Schools in Ontario were eliminated.

- In 1983 the Province offered the vacant buildings and the property to the Municipality at fair market value. The Council declined.

- In 1983: Ministry of Government Services accepted an offer from How Kheng Ang, in Trust, to purchase the school. T

- 1988: Members in Christ Assemblies of Ontario purchased the site in 1987 and leased a portion of the property for the St. Stephen's Catholic Secondary School.

- 1999 to 2005: Became known as the Great Lakes College. It housed students from Hong Kong. During this time the owners filed an application (in 2002) for an Official Plan amendment.

- 2005 to 2006: May 2005 property sold to Madressa Ashraful Uloom, which ran Islamic University called Darul Uloom. The Kaitlin Group proposed to acquire the northerly and southerly parcels for future development purposes. Planning Services Staff supported the severance application as the northerly and southerly parcels are within the boundary of the Bowmanville Urban Area and the valley lands were to be dedicated to the Municipality as part of the severances. The applications were approved on March 13th, 2006. Conditions of approval were not fulfilled, and the approval lapsed.

- 2007: Property was purchased by Lambs Road School Property Ltd. (Kaitlin). Darul Uloom, the Islamic University continued to operate until they relocated in October of 2008.

- 2008: The site has been vacant and unused since the closing of the school. Considerable vandalism has caused damage to all of the structures with loss of materials and fittings. Local Property Standards enforcement and the Fire Department issued notices about the state of the site to the owner in late 2008.

- 2008: The owner (Kaitlin) approached the Municipality to discuss demolition. Report PSD-016-09 placed all of the buildings on the site on the Municipal Heritage Register which effectively provided the Municipality with 60 days to respond to a demolition permit if it were submitted. The Municipality contacted the Provincial Government, Ontario Heritage Trust and the Federal Government to engage the other levels of government in the discussion on future use and alternatives to demolition.

- 2009: The former administration building 14 and gymnasium/ natatorium building 13 sustained substantial fire damage.

- 2009: Council received a petition containing over 800 signatures which also informed that a Clarington branch of the Architectural Conservancy of Ontario (ACO) had been formed to preserve our history and to educate the public on the heritage of our area. One of the first priorities of this ACO branch is the preservation of Camp 30 the last remaining intact German POW camp in Canada.

- 2009: The Owner, Clarington Staff, and Clarington Museum and Archives worked with a final year studio class at Ryerson University to help generate alternatives for the long term use of the site.

- 2009: Applications for an Official Plan Amendment, Rezoning and Subdivision on the southern third of the property were filed with the Municipality. Council to date of the current report not rendered a decision on this application.

- 2010: The Camp 30 site was opened to the public for Doors Open Clarington by the ACO Clarington Branch. Over 1400 people attended the site in a single day.

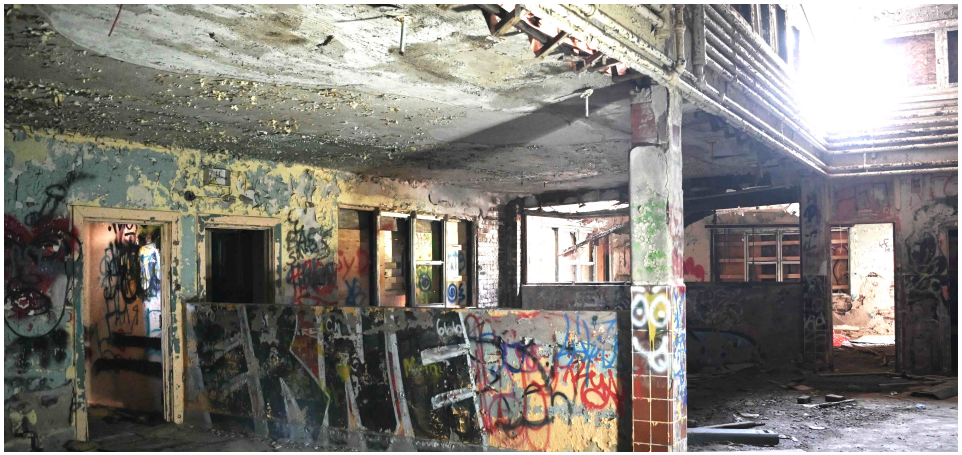
- 2011: The ACO held a ticketed Camp 30, 90 minute tour event which included vignettes. 300 tickets sold out for the day. The funds raised are set aside for the formation of a Foundation.

- 2011: Council and the Owner authorized the Clarington Museums and Archives to prepare a submission to the National Historic Sites and Monuments Board.

- 2013: The Minister of Environment and Parks Canada notified the Owner, Municipality and Clarington Museum and Archives that the site had been designated a National Historic Site

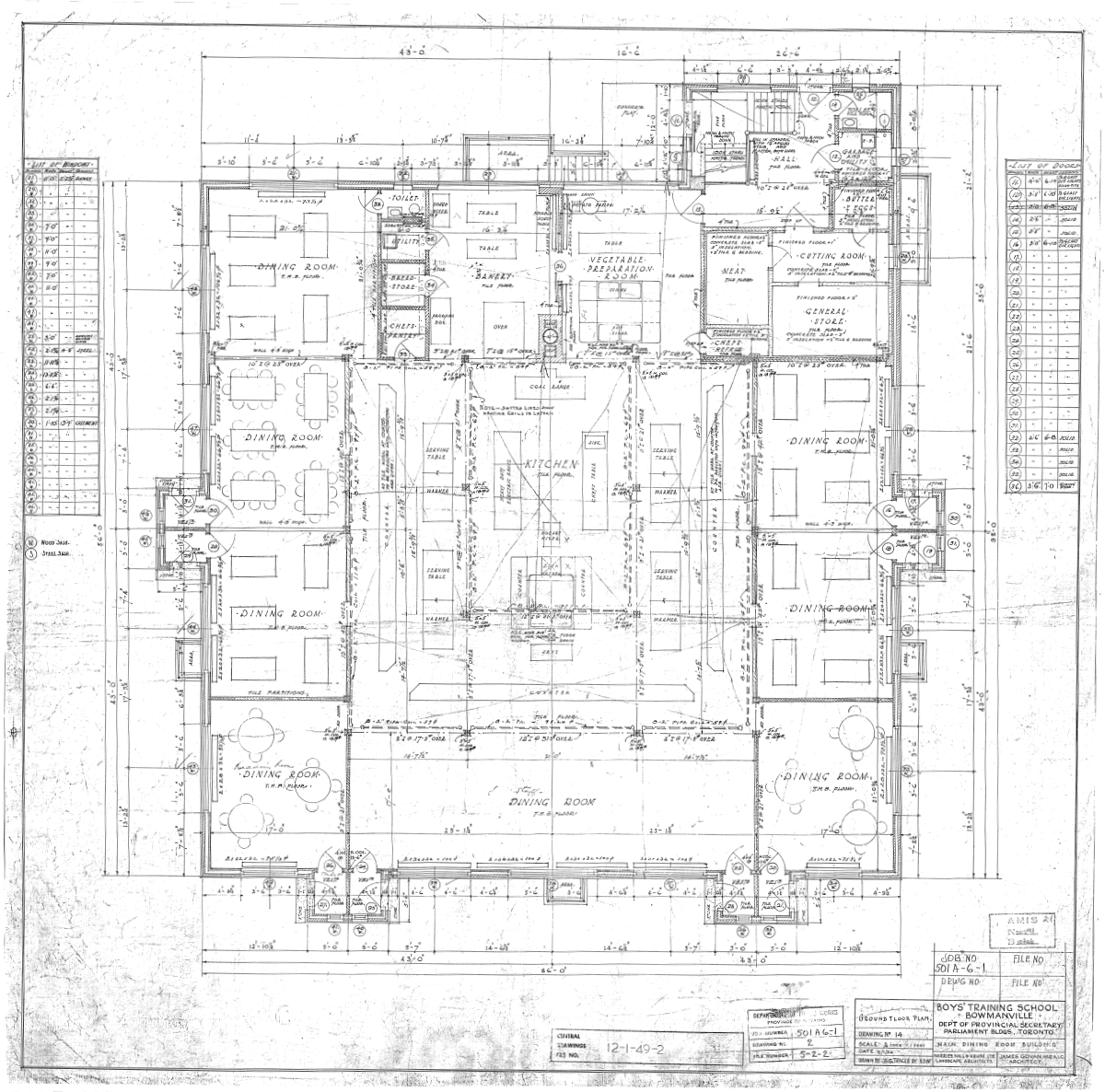
- 2013: Clarington Council formed a committee to nominate interested persons to the group that will form a Foundation and a Task Force that will explore future uses of the site.

Cafeteria building, east side, July 2024

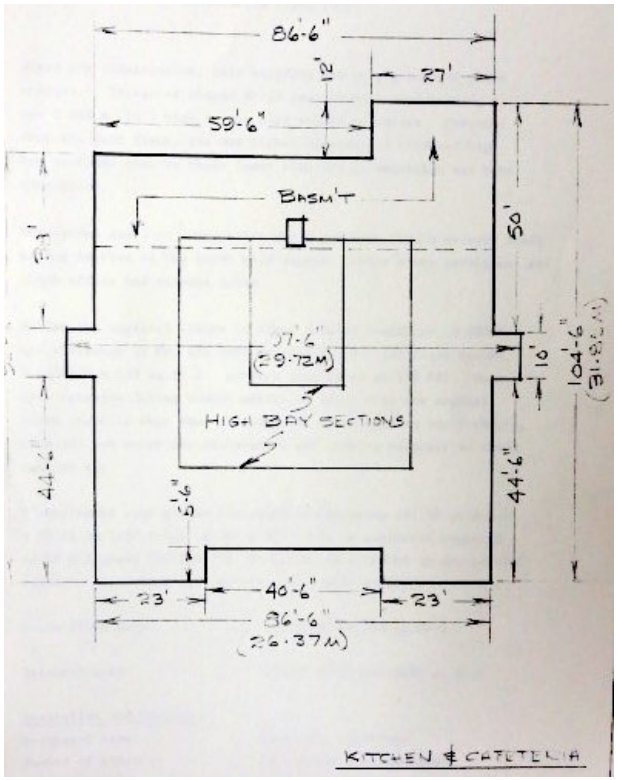


Cafeteria building, interior photograph, July 2024

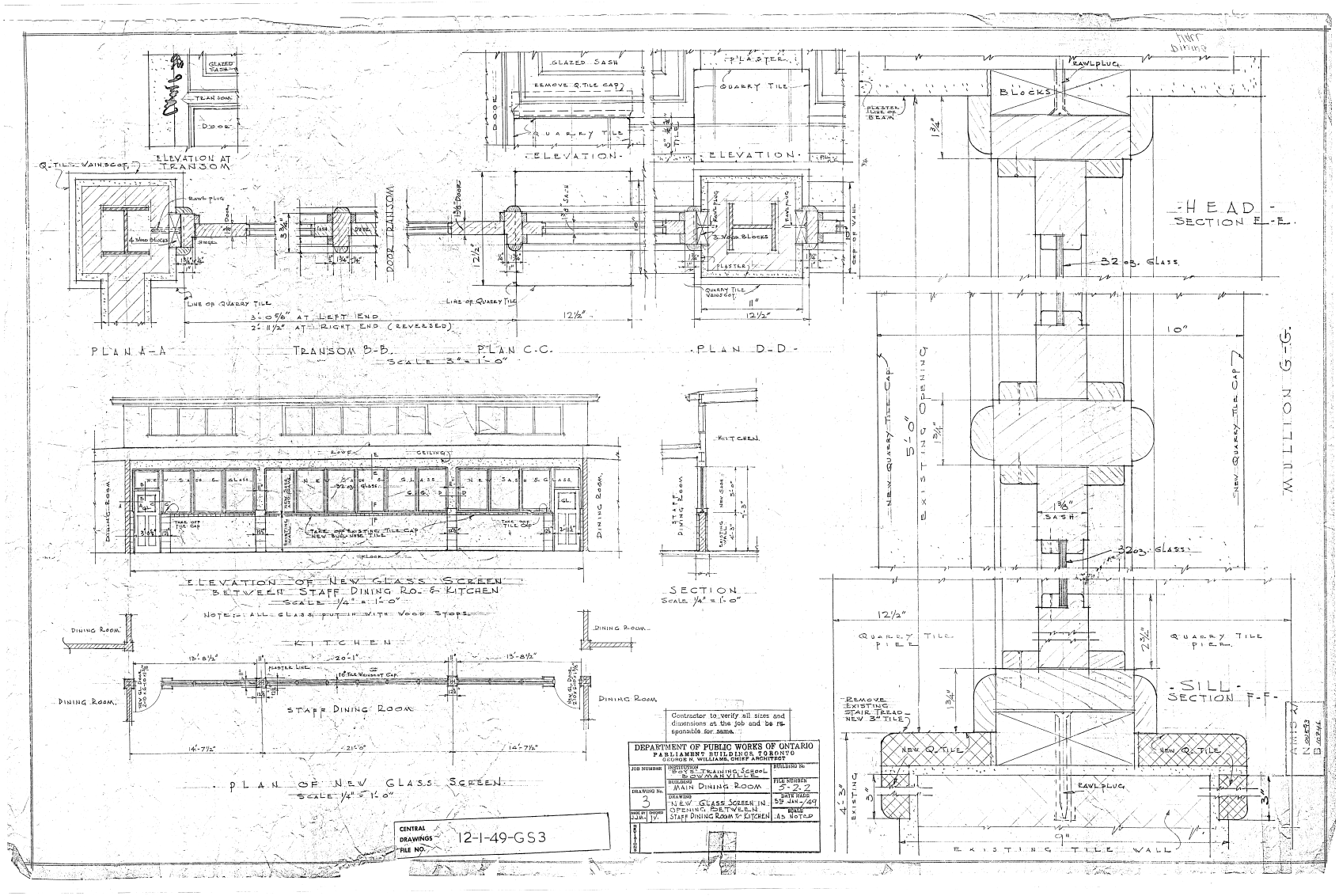
Cafeteria building, south east side, July 2024



Department of Provincial Secretary, James Govan, Architect: Main Dining Room, Ground Floor Plan, September 1, 1924



Cafeteria Plan, 1978



Department of Public Works, George Williams, Chief Architect: Main Dining Room, New Glass Screen in opening between Staff Dining Room and Kitchen, January 5, 1949

3. CONDITION REVIEW

GBCA undertook the condition survey on June 27th and July 17th 2024. Observations were annotated on the drawings that are appended to this report, and were also recorded in the following pages of this report.

Each building component has its own specified state of repair. In describing the conditions in this report, the following relative terminology was used: Good / Fair / Poor / Very Poor / Unsalvageable.

Good = functional with minimal risk to the heritage fabric
Fair = functional, may be in need of repair
Poor = neglected and in need of repair
Very poor = may be nearing functional failure, urgent need for action
Unsalvageable = beyond repair, too far compromised to warrant retention

The overall condition of this building can be classified as poor. Some building components are in good, fair or poor condition due to the sixteen years of vacancy at which time the elements have taken their toll and deterioration will quickly accelerate as the buildings remain unoccupied in the near future. In addition, it was noted the building has been subjected to some serious vandalism.

The condition review undertaken by GBCA provides a general overview of the current conditions. The assessment is not exhaustive and was focused on the **general** condition and soundness for the purpose of preparing a stabilization and security plan plan.

The condition review is what we used to set priorities for repairs necessary to stabilize the property for both the short. Each element that is assessed can then be rated on a scale of their importance to the integrity and significance of the building. Those features of the highest priority will receive preference when repairs or protection measures are outlined as part of the process.

It is generally preferred that the building be prepared in advance of the condition assessment (for example, overgrown vegetation should be removed to expose foundations to view, and interior debris should be removed) however, GBCA's review was undertaken without the benefit of this step of the process. It is important to note that GBCA's review was limited by the amount of debris and one of the recommendations of this report is to remove the majority of the debris as soon as possible. No destructive tests were performed, so the condition assessment was restricted to visual observation only.

3.1 CONDITION REVIEW - CAFETERIA/DINING HALL

The Dining Hall/Kitchen and Cafeteria (c1924-25) is a one-storey brick building with partial basement. It is has an approx. footprint 8,095 square feet.

Unlike the other buildings on site, the Dining Hall does not have cementitious coating on the red brick with only a band of stucco under the roof eaves. Currently the masonry of this building is generally in fair condition. There are localized areas of damage where the brick is either bulging away such as the chimney and a portion of the east wall leaning forward.

The Dining Hall is distinguished by the clerestory level that is set back from the ground floor roofline. These clerestories create high ceilinged interiors allowing ample light to filter in.

There are approximately 54 openings/doors and windows. Openings have been partially boarded up.

The building is currently secured by a perimeter eight foot chain link fence with one padlocked gate at the north east corner.

Building #5 - West Elevation, 2024

Building #5 - East Elevation, 2024

Building #5 - North Elevation, 2024

Building #5 - South Elevation, 2024

3.1.1 Wood

Exterior wood elements consist of wood canopies with brackets, wood cove & fascia and T&G wood soffits and siding and original doors in several locations. Roof joists seem to be constructed of wood.

CONDITION

- Overall condition of wood elements vary from good to very poor.
- Condition of the wood fascia and soffit are in very poor condition caused by moisture or water penetration and/or freeze thaw cycles. Soffits appear to have collapsed in particular wherever downspouts once existed.
- Bird nests appear through the fascia in many locations. Paint is peeling.
- Original wood doors and windows, where existing, are missing all glazing. Paint is peeling and much of the hardware is missing.
- Wood canopies are in very poor condition and severely deteriorated.
- Wood cove mouldings appear to be in good condition.
- Overall condition of structure (wood structure, decking and steel) reviewed by BBA structural engineer engaged by Town of Clarington)

Wood Soffit, Fascia Board & Cove moulding

Wood canopy and bracket

Mold apparent in lath and concrete ceilings.

Collapsed lath and plaster ceiling including wood decking and joists.

Wood window frame inside south-east addition.

Wood ceilings joists in very poor condition where ceiling has caved in.

Water accumulation on third level roof, even the top tier, is rotting out walls, window frames and ceiling and roof joists.
The roofing situation is at a critical level for both heritage preservation and human safety. If the ceilings continue to rot, this will result in a clean up requiring hazmat procedures. Wood window frames are typically without glazing throughout.

Example of horizontal wood siding on clerestories neglected to the point there is no paint remaining.
It was noted that some boards have been removed or have come loose.

Exterior view of south wall showing evidence of water accumulation at the first tier clerestory level.

Corresponding interior view of south wall showing deterioration of wall and ceiling at the first tier.

3.1.2 Masonry

Exterior masonry consists of Ground floor brick structure including foundation and chimney. There is a stucco cornice around the perimeter. Some interior walls are made of clay tiles.

CONDITION

- Overall condition of masonry elements vary from fair to very poor depending on location.
- Condition of the masonry structure is in poor condition in certain locations such as the chimney and at doorway openings and exterior stair.
- The foundation appears to be in fair condition.
- The remaining masonry and lime mortar joints are in fair to poor condition. There is evidence of deterioration is shown through efflorescence, extreme graffiti and holes from hoarding attachments.
- There are cracks in the on the east elevation wall.
- Some areas have deteriorated and missing mortar.
- Portions of exterior stairs are in very poor condition with crumbling bricks.
- Window sills are in fair condition. There are some broken areas that can be repaired. Paint to be removed.
- The stucco cornice is in good condition with a few cracks and minimal graffiti.

Broken bricks around doorway sills in a few locations requiring reconstruction.

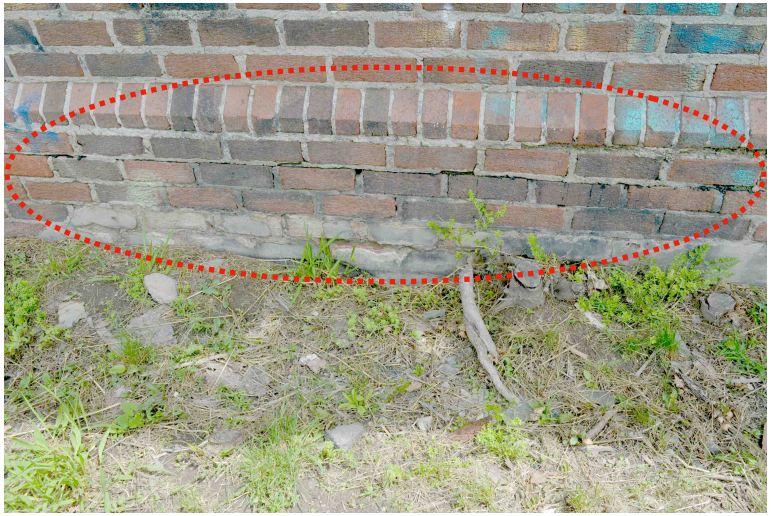
Holes in brick. This surface hoarding is damaging to the brick.

Crack in north window well.

Chimney with tree and large bulge that will require rebuilding.

Cracks in west side wall.

Steps on north side extensively deteriorated and may have been subjected to vandalism



Old repairs to damaged foundation on west side .

3.1.3 Metals

Exterior metal consists of flashing around the perimeter of all roof tiers plus railings, gutters and downspouts. Interior metals include support columns and ceiling lathe. Potential metal beams are not visible at this time but likely support the base of all tiers.

CONDITION

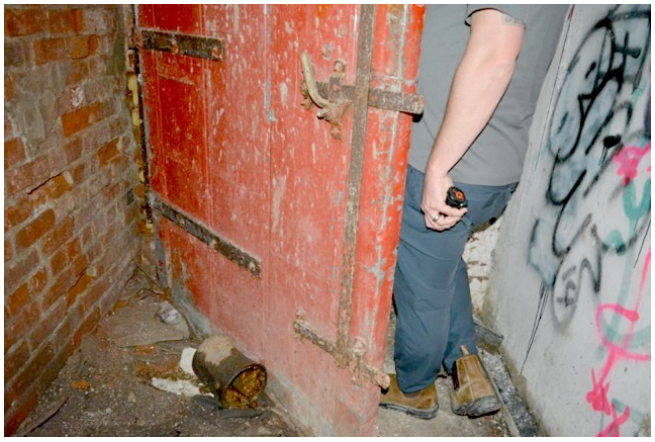
- Condition of the interior structure will be addressed by a structural engineer.
- The condition of the metal flashings, downspouts and gutters is very poor or non-existent. There were no downspouts apparent on visits. Remaining gutters seemed to be non-functional and the flashings were ripped apart.
- There aren't any gutters on the upper tiers of the building.
- Interior metal lathe was extensively rusted due to roof leakage. It is collapsed in many locations.

Missing rain water leaders typical.

Torn flashings, missing gutter.

Steel Column encased in clay tile and parging.

Metal basement window with metal barrier and typically sloped sill.



Metal door to the boiler room in the basement. A rectangular door in an arched opening.

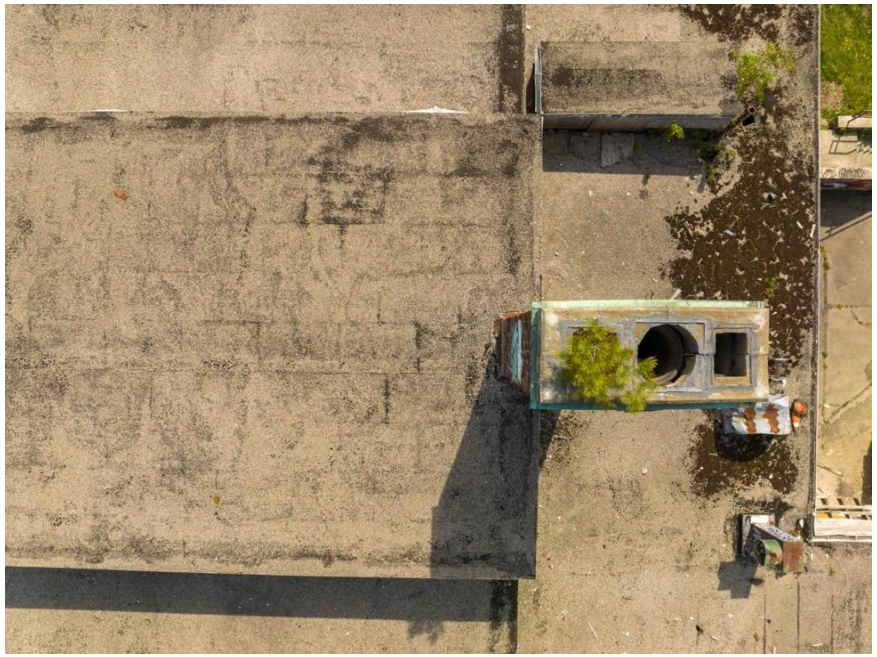
3.1.4 Roof

Roof is almost universally mod bit flat roofing on three tiers, sloped consistently to the outer edges and flashed to drain. There are two small canopies on the north side of the building with sloped wood roof structure but no roofing remaining.

CONDITION

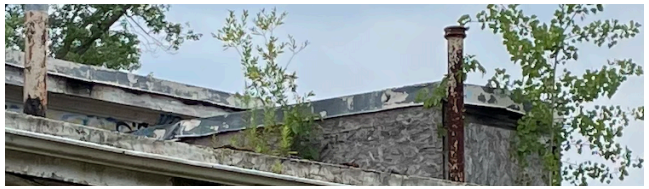
- The roofing is in an unsalvageable condition and needs immediate attention in order to salvage the building.
- The two canopies are devoid of roofing and the underlying plank sheathing is half is no longer present.
- The small cupola on the first tier may have a metal roof, in unknown condition.

Roof Plan showing soiling at west side



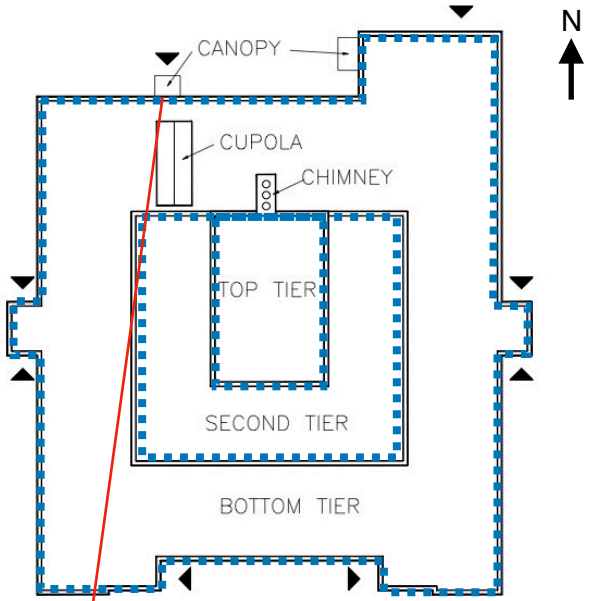
Roof Plan and chimney

Close up of Roof Plan and chimney



Small cupola in boarded up condition in 2024

Small cupola as it appeared in 2014.



Remains of Canopy roof facing north.

4. Stabilization & Security Measures

A vacant building cannot survive indefinitely in a boarded-up condition and even marginal interim uses where there is regular activity and monitoring are generally preferable.

Since a longer-term vacancy is anticipated this will require:

- stabilization of the structural components and cladding
- securing the exterior envelope from moisture penetration
- pest control
- properly designed security protection
- introduction of natural passive ventilation
- continued maintenance and monitoring plan

Stabilization measures should not result in permanent damage, and each treatment should be weighed in terms of its reversibility and its overall benefit. Any materials that need to be removed from the building or the site as part of the stabilization effort should be photographed, tagged with a number, inventoried and safely stored, preferably in the building, for later retrieval. Recording all actions taken on the building will be helpful in the future.

4.1 Structural stabilization

- A site visit and structural assessment has been undertaken by Doug Mclaughlin from BBA
- Provide shoring for temporary support of structure. Refer to structural engineer report.
- Do localized repairs to existing roof wood planks with 3/4" plywood sheathing. Refer to structural engineer report.
- Structurally reinforce and stabilize roof structure as required. Refer to structural engineer report.
- Bulging chimney to be dismantled and rebuilt and provide cap. Refer to structural engineer report.
- Interior patching of plaster is required wherever structure has become exposed. This is not for aesthetic purposes but rather for fire safety purposes.
- Roofing support structural support is visibly deteriorated and will require replacement in certain areas to support new roofing. Refer to structural engineer report.

4.2 Securing the exterior envelope from moisture penetration

Water ingress is one of the major causes of damage in historic buildings. Vacant properties are particularly vulnerable to damage from water as leaks can go undetected for long periods.

To the greatest extent possible, these weatherization efforts undertaken should not harm historic fabric. Non-historic or modern materials may be used to cover historic surfaces temporarily, but these treatments should not destroy valuable evidence necessary for future preservation work.

- Remove vegetation from the roof of the building.
- The roofing must be replaced as it has reached the end of its life. Remove existing roof membrane, all legacy mechanical and plumbing penetration through roof.
- Patch fascia boards, remove deteriorated flashing and gutters throughout and install new flashing with drip edge, gutters and rain water leaders required for the entire perimeter (for both upper and lower levels). Sealant should be applied to opened joints between pieces of flashing. Run off from downspouts should be directed far away from any walls.
- Windows (all levels) require an integrated passive ventilation system while boarded up. Upper windows boards to incorporate built in grille for ventilation.
- Install upper plywood window/door plugs.
- For the most part, the foundations appear to be in fair condition. Cracks in foundation walls should be temporarily protected from water infiltration by means of a sealant.
- Bulging chimney is in a hazardous condition and requires to be dismantled and rebuilt. Refer to structural stabilization report.
- Remove stone and debris that may have gathered in window wells as these trap water and moisture close to the foundation. (Area not accessible at time of visit)

- Remove all interior and exterior debris as these trap water, mold and moisture. Remove anything flammable.

- Remove all vegetation around the perimeter of the building - at minimum, within 7 feet of the building - the brush and vegetation keep moisture close to the foundation and the exterior masonry. To keep vegetation under control, put down a layer of black polyethylene sheeting or fibre mesh matting covered with gravel where soft scraping abuts the building.

4.3 Pest Control

Empty buildings can provide a habitat for various animals, birds and insects, which can damage building fabric. It is important to keep birds out of buildings because their droppings are highly acidic and can damage materials. Where a building has been empty for some time, layers of droppings may have built up which can be dangerously toxic. Rodents gnaw through materials and droppings may cause damage or health risks.

- In our on-site reviews, no major issues with pests were detected.

- Ensuring that all door and window openings are covered will prevent access to the buildings. Canopies under eaves should be removed and placed in storage since they provide access to the roof.

- Install insect screens in all areas of possible access, including the louvers on the recommended window coverings.

- Monitor external sills, roofs and gutters for bird nests.

4.4 Security

Securing vulnerable entry points to the building from vandals, break-ins and natural disasters is vital to the security process. Vacant buildings are usually boarded up. Infill materials for closing door and window openings include plywood, corrugated panels, metal grates, chain fencing, metal grills, and cinder or cement blocks. The method of installation should not result in the destruction of the opening and all associated sash, doors, and frames should be protected or stored for future reuse.

- Exterior doors – generally exterior doors need to be reinforced and provided with strong locks, but if weak historic doors would be damaged or disfigured by adding reinforcement or new locks, the original wood doors is to be removed temporarily and stored and replaced with secure modern doors.

- A few of the doors should be secured with a temporary closure system to facilitate regular inspection. The choice of material (wood versus metal) is dependent on the amount of time that the building will be vacant. If plywood panels are installed in any doorways, they should be screwed in place, as opposed to nailed, to avoid crowbar damage each time the panel is removed.

- Windows – the most common security feature is the closure of window openings with wooden or pre-formed panels, metal sheets or concrete blocks. There are a number of ways to set insert plywood panels into window openings to avoid damage to frame and sash. The choice of material (wood versus metal) is also dependent on the amount of time that the building will be vacant.

- Clerestory window openings should have louvers with insect screens to allow for proper ventilation.

- Security systems – Add barbwire on top of existing exterior perimeter chain link fence.

- A combination fire and smoke detection is needed to keep the building in good order while vacant.

- Power and intrusion alarms, security lighting and smoke detectors should be installed. Connection to an annunciator panel or similar. To be specified by Electrical Engineer.

- Determine which utilities and services are existing and working if any. To be specified by Electrical Engineer.

4.5 Providing **passive ventilation** to the interior is imperative once the exterior has been made weathertight and secure. Without adequate air exchange, humidity may rise to unsafe levels, and mold, rot and insect infestation are likely to thrive.

- Some window openings should have louvers with insect screens to allow for proper ventilation. This is preferable in the clerestory windows where vandalism is more difficult.

- Leave interior doors open for flow of air throughout the buildings.

- There is no exact science for how much ventilation should be provided for each building - a study could be undertaken, perhaps in conjunction with a mechanical engineer, to determine how much ventilation is necessary.

4.6 Maintenance and monitoring plan (read in conjunction to APPENDIX II Maintenance Checklist)

While every effort may have been made to stabilize the property and to slow the deterioration of materials, natural disasters, storms, undetected leaks, and unwanted intrusion can still occur. A regular schedule for surveillance, maintenance, and monitoring should be established.

The fire and police departments should be notified that the property is vacant. A walk-through visit to familiarize these officials with the buildings' locations, construction materials, and overall plan may be invaluable if they are called on in the future.

The optimum schedule for surveillance visits to the property will depend on the location of the property. The involvement of neighbours and community groups in caring for the property can ensure its protection from a variety of circumstances.

- The current damage to the building is due primarily to the vacant state of the building, vandalism and the deterioration will be exponentially faster

- No matter what security features are employed, vandalism will likely continue to happen.

- A determination of the length of time before restoration is important to know in order to make proper decisions on the stabilization methods and materials used.

- Regular monitoring by a security company. A contact number should be displayed so that a member of the public can report any damage witnessed.

- A planned maintenance schedule should be drawn up which identifies the tasks, responsibilities and frequency for each element of the building to be maintained.

- Monitor roofs for further failure.

5. PRELIMINARY OPINION OF COSTS
by GBCA(Architects) and BBA (Structural Engineer)

GBCA
ARCHITECTS

362
DAVENPORT ROAD
SUITE 200
TORONTO, ONTARIO
M5R 1K6

October 25, 2024

Branden Grigg – Supervisor of Building/Deputy CBO
Planning and Infrastructure Services
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
Phone: 905 623 3379

RE: Preliminary Opinion of Hard Cost for Stabilization of Cafeteria Building, camp30

Per requested, find below preliminary Opinion of Hard Costs dated August 29' 2024.
GBCA and Doug McLaughlin (BBA) together arrived at these high-level estimates for combined Structural Stabilization and Building Envelope Work for the Cafeteria Building

	camp30	
	20241025	
	Preliminary Estimated Opinion of Costs	
	PHASE 1A- Structural Stabilization and building envelope	**ROUNDED COSTS**
1	Remove debris from interior and exterior including anything flammable	$50,000.00
2	Provide shoring for temporary support of roof structure	$200,000.00
3	Remove collapsing interior ceiling lath and plaster and dispose (abatement not inc)	$30,000.00
4	Do localized repairs to existing roof wood planks with 3/4' plywood sheathing of estimated 40% of roof area. Remove existing roof membrane and any vegetation, all legacy mechanical and plumbing penetration through roof. Patch fascia boards, remove deteriorated flashing and gutters throughout and install new flashing, gutters and rwls. Install roof membrane on entire roof	$1,600,000.00
5	Structurally reinforce and stabilize roof structure as required by structural engineer. (linear meter @ $350)	$200,000.00
6	Remove roots from trees and other vegetation. By arborist consultant (to ascertain what is the best herbicide to use) and authorities having jurisdiction (to see what is permitted in the area)	TBD
7	Bulging chimney to be dismantled and rebuilt	$15,000.00
8	Upper plywood window/door plugs with ventilation grille	$40,000.00
9	Masonry repairs	$50,000.00
	TOTAL	**$2,135,000.00**
	*Abatement Expenditures excluded	
	*The above costs are approximate and based on market rates at the time of the opinion.	
	*As the inspections were visual and not all areas could be accessed, the amount of any unforeseen additional works may vary. An additional contingency is recommended for unforeseeable conditions.	
	*To be determined after structural engineer assessment.	
	*The above amounts do not include H.S.T.	
	* Mobilization and demobilization and overhead and profit	
	* Removal of trees and other vegetation excluded	

6. RECOMMENDATIONS AND NEXT STEPS

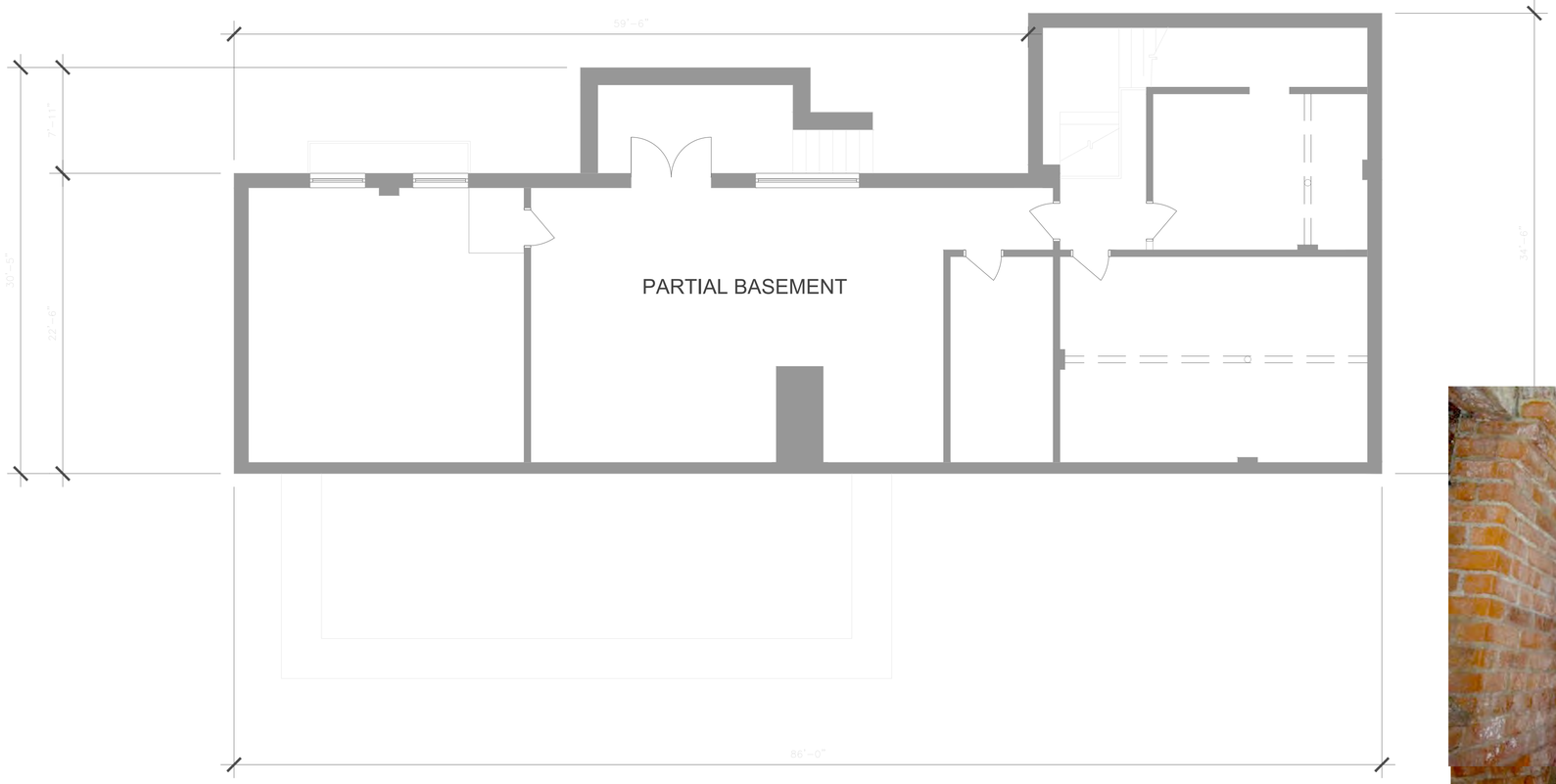
- GBCA to provide high level specifications and unit prices to accompany tender package.
- Procurement and Tender per Town of Clarington
- Abatement to be conducted in its entirety in one phase. Awarded abatement company to engage structural engineer for required structural reinforcement. Not in GBCA'S scope of work.
- Engagement of Structural Engineer Consultant by the town of Clarington to review submitted shop drawings by abatement company. Not in GBCA's scope of work.
- Once abatement has been completed with structural support, GBCA and Structural Engineer to do more in-depth investigation and prepare more detailed construction documents.
- Town of Clarington to determination future use of cafeteria building and GBCA to begin schematic design process

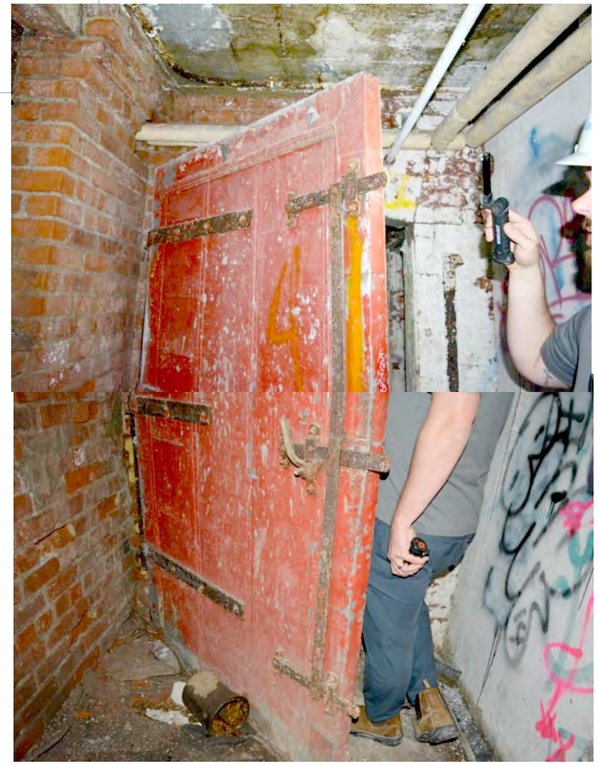
7. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

APPENDIX I

Building Plans and Elevations showing condition and
Stabilization and Security Actions and Rough Structural Layout by GBCA





BASEMENT BOILER ROOM DOOR

BOILER ROOM

BASEMENT CEILING

by:

date :

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STABILIZATION AND SECURITY MEASURES

0' 4' 8' 12' 16' 24'

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:

CAMP 30
BOWMANVILLE

FOR:

TOWN OF CLARINGTON
40 Temperance Street Bowmanville, ON L1C 3A6

PROJECT NO.:	SCALE:
23032	SEE DRAWING
DRAWN BY:	REVIEWED BY:
NG	SI

TITLE:

BUILDING 5

BASEMENT FLOOR PLAN

DRAWING NO.

A5.1

REMOVE COLLAPSING INTERIOR CEILING LATH AND PLASTER AND DISPOSE. REFER TO HAZARDOUS SUBSTANCE REPORT FOR ABATEMENT

STRUCTURALLY REINFORCE AND STABILIZE ROOF STRUCTURE
AS REQUIRED
BY STRUCTURAL ENGINEER

REMOVE DEBRIS FROM INTERIOR AND EXTERIOR INCLUDING EVERYTHING FLAMMABLE

B

A

STRUCTURALLY REINFORCE AND STABILIZE ROOF STRUCTURE AS REQUIRED BY STRUCTURAL ENGINEER

A INTERIOR LOOKING NORTH

REMOVE COLLAPSING INTERIOR CEILING LATH AND PLASTER AND DISPOSE. REFER TO HAZARDOUS SUBSTANCE REPORT FOR ABATEMENT

REMOVE DEBRIS FROM INTERIOR AND EXTERIOR INCLUDING ALL FLAMMABLE 100%

REMOVE COLLAPSING
INTERIOR CEILING LATH AND PLASTER AND DISPOSE. REFER TO HAZARDOUS SUBSTANCE REPORT FOR ABATMENT

B INTERIOR LOOKING SOUTH WEST

0' 4' 8' 12' 16' 24'

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STABILIZATION AND SECURITY MEASURES

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30
BOWMANVILLE

FOR: TOWN OF CLARINGTON
40 Temperance Street Bowmanville, ON L1C 3A6

PROJECT NO.:	SCALE:
24032	SEE DRAWING
DRAWN BY: NG	REVIEWED BY: SI

TITLE: BUILDING 5

GROUND FLOOR PLAN

DRAWING NO. A5.2

FASCIA AND SOFFIT TO BE PATCHED

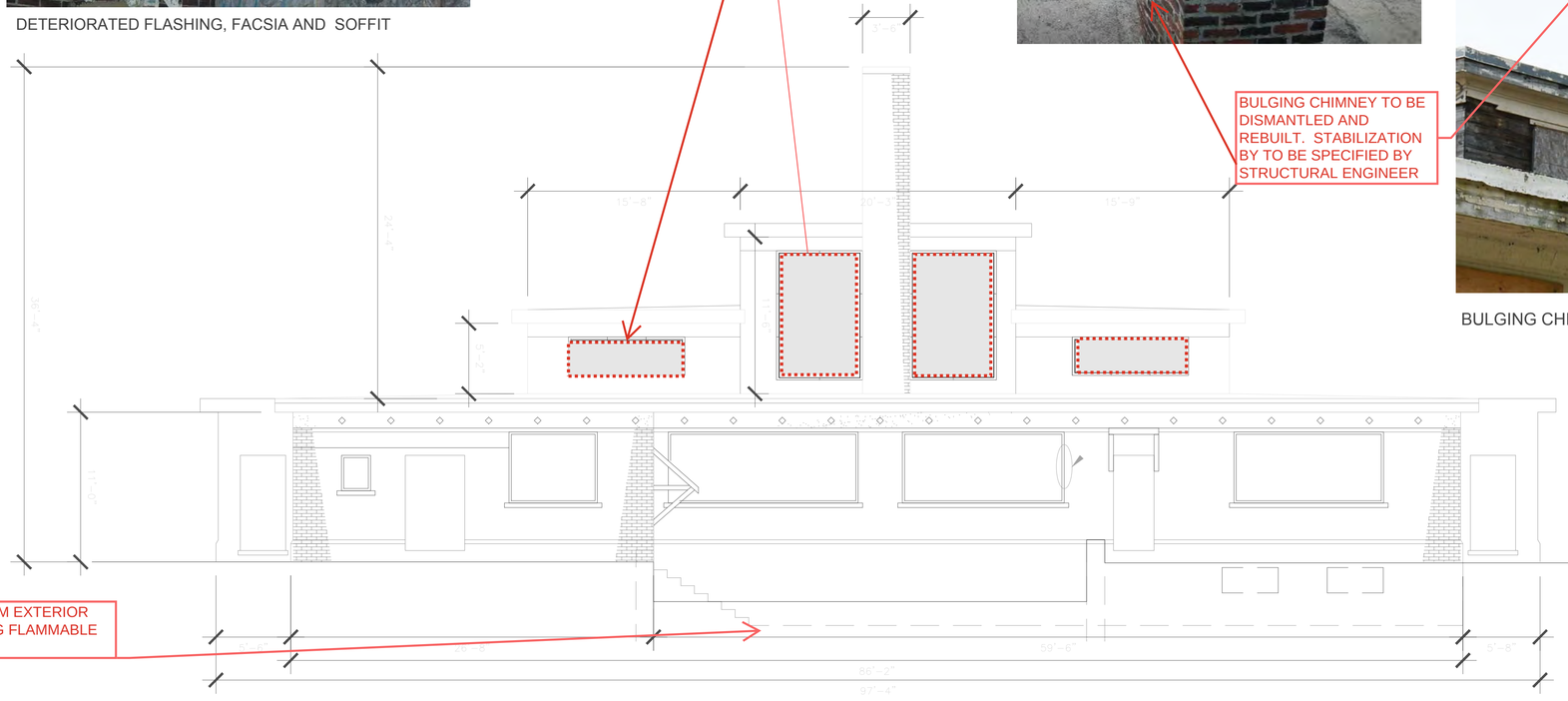
DETERIORATED FLASHING, FACSIA AND SOFFIT

UPPER PLYWOOD WINDOW/ DOORS PLUGS TO INCORPORATE VENTILATION GRILLE

BULGING CHIMNEY TO BE DISMANTLED AND REBUILT. STABILIZATION BY TO BE SPECIFIED BY STRUCTURAL ENGINEER

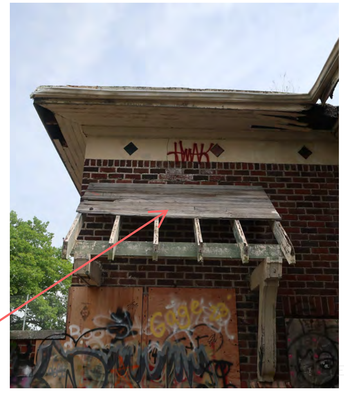
BULGING CHIMNEY AND VEGETATION GROWTH

REMOVE ROOTS, TREES AND OTHER VEGETATION. BY ARBORIST CONSULTANT AND AUTHORITIES HAVING JURISDICTION



REMOVE DEBRIS FROM EXTERIOR INCLUDING ANYTHING FLAMMABLE 100%

DETERIORATED CANOPY AND BRACKETS TO BE REMOVED AND STORED



DETERIORATED CANOPY AND BRACKETS TO BE REMOVED AND STORED

DETERIORATED CANOPY AND BRACKET

DETERIORATED E TERIOR STAIRS

HOLES IN BRICKS

MASONRY REPAIRS

DETERIORATED CANOPY

0' 4' 8' 12' 16' 24'

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STABILIZATION AND SECURITY MEASURES

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30
BOWMANVILLE

FOR:
TOWN OF CLARINGTON
40 Temperance Street Bowmanville, ON L1C 3A6

PROJECT NO.:	SCALE:
23031	SEE DRAWING
DRAWN BY:	REVIEWED BY:
NG	SI

TITLE: BUILDING 5

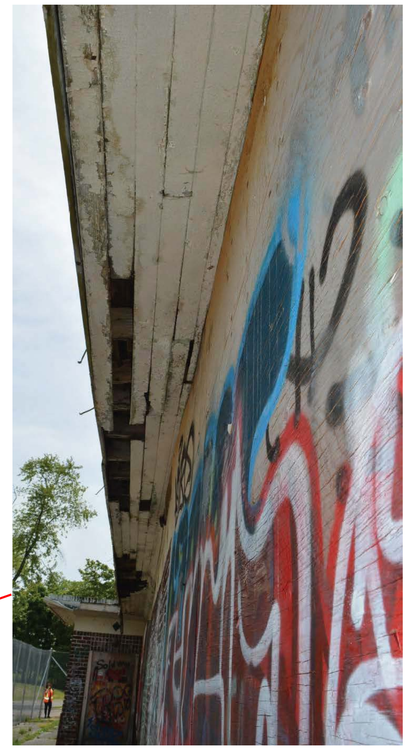
NORTH ELEVATION

DRAWING NO.
A5.3

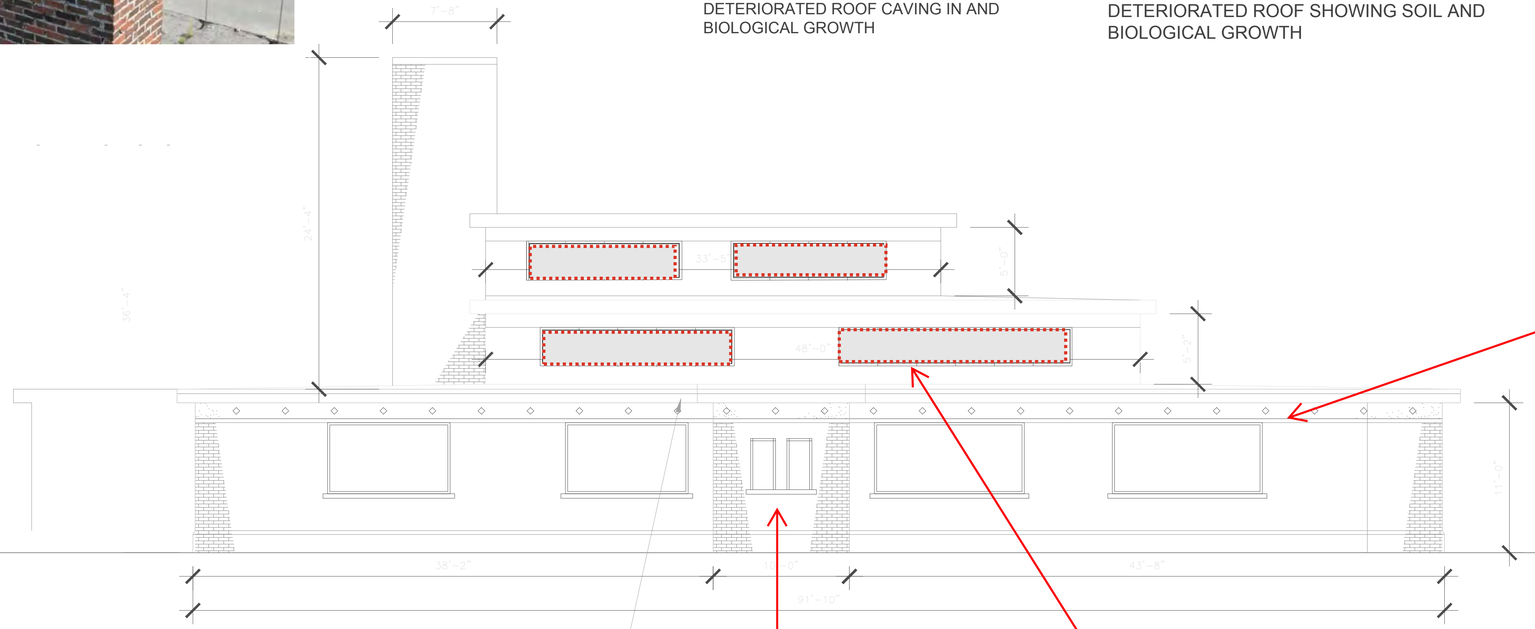
DO LOCALIZED REPAIRS TO ALL THREE LEVELS OF EXISTING ROOF WOOD PLANKS WITH 3/4" PLYWOOD SHEATHING. ESTIMATED 40% OF ROOF. REMOVE EXISTING ROOF MEMBRANE AND ANY VEGETATION, ALL LEGACY MECH & PLUMBING PENETRATION THROUGH ROOF. PATCH FASCIA BOARD, REMOVE DETERIORATED FLASHING AND GUTTERS THROUGHOUT AND INSTALL NEW FLASHING, GUTTERS, AND RWL'S. INSTALL 5 YEAR TEMPORARY ROOF MEMBRANE ON ENTIRE ROOF

DETERIORATED ROOF CAVING IN AND BIOLOGICAL GROWTH

DETERIORATED ROOF SHOWING SOIL AND BIOLOGICAL GROWTH



HEAVILY DAMAGED SOFFIT



LEANING BRICK WALL

DETERIORATED MORTAR OINTS

OVERALL WEST ELEVATION

MASONRY REPAIRS. ESTIMATED 35%

UPPER PLYWOOD WINDOW/DOORS PLUGS TO INCORPORATE VENTILATION GRILLE

0' 4' 8' 12' 16' 24'

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STABILIZATION AND SECURITY MEASURES

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30
BOWMANVILLE

FOR:
TOWN OF CLARINGTON
40 Temperance Street Bowmanville, ON L1C 3A6

PROJECT NO.:	SCALE:
24032	SEE DRAWING
DRAWN BY:	REVIEWED BY:
NG	SI

TITLE:
BUILDING 5

WEST ELEVATION

DRAWING NO.
A5.4
4

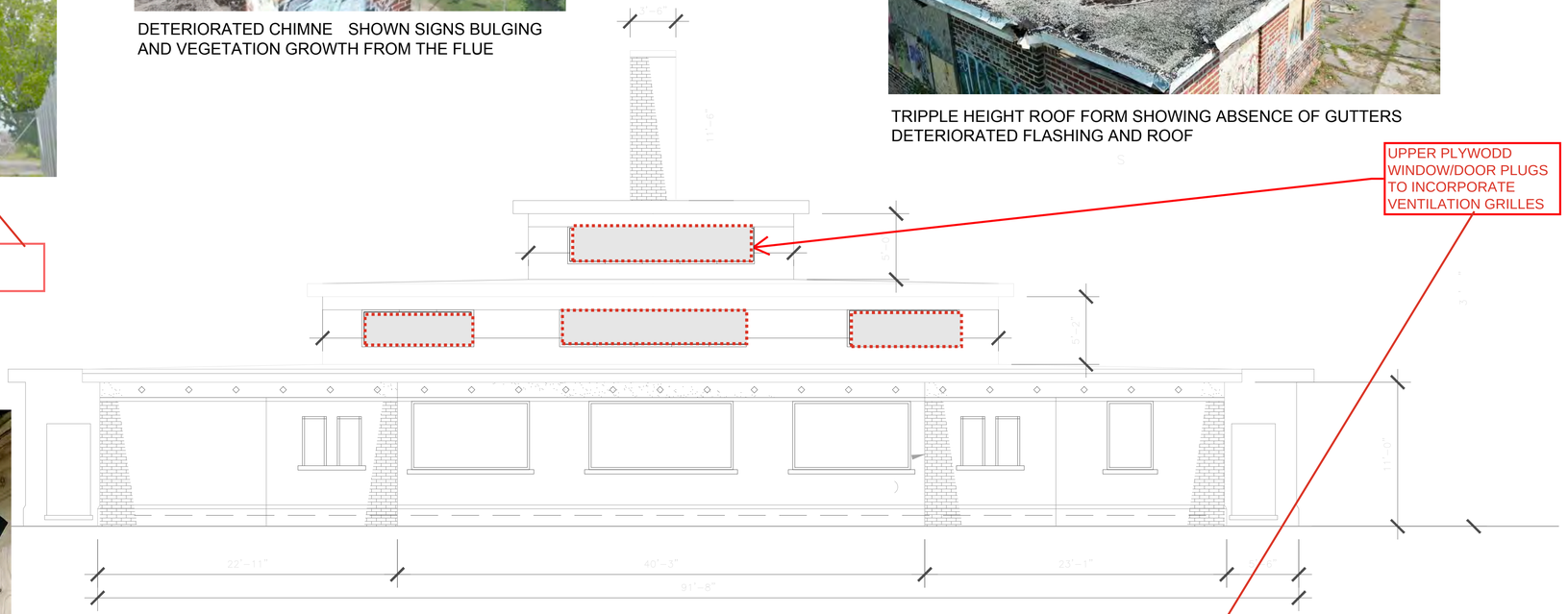
ROOF STRUCTURE HEAVILY DETERIORATED AT EDGE. FASCIA AND SOFFIT SEVERELY DETERIORATED AND DAMAGED. NO GUTTERS

PATCH FASCIA BOARDS AND REMOVE DETERIORATED FLASHING AND GUTTERS THROUGHOUT

DETERIORATED CHIMNE SHOWN SIGNS BULGING AND VEGETATION GROWTH FROM THE FLUE

BULGING CHIMNEY TO BE DISMANTLED AND REBUILT PER STRUCTURAL ENGINEER

TRIPPLE HEIGHT ROOF FORM SHOWING ABSENCE OF GUTTERS DETERIORATED FLASHING AND ROOF



UPPER PLYWODD WINDOW/DOOR PLUGS TO INCORPORATE VENTILATION GRILLES

ELEVATION SHOWING VANDALISM

OVERALL SOUTH ELEVATION

0' 4' 8' 12' 16' 24'

by:

date :

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STABILIZATION AND SECURITY MEASURES

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30
BOWMANVILLE

FOR:
TOWN OF CLARINGTON
40 Temperance Street Bowmanville, ON L1C 3A6

PROJECT NO.: 24032
SCALE: SEE DRAWING
DRAWN BY: NG
REVIEWED BY: SI

TITLE:
BUILDING 5

SOUTH ELEVATION

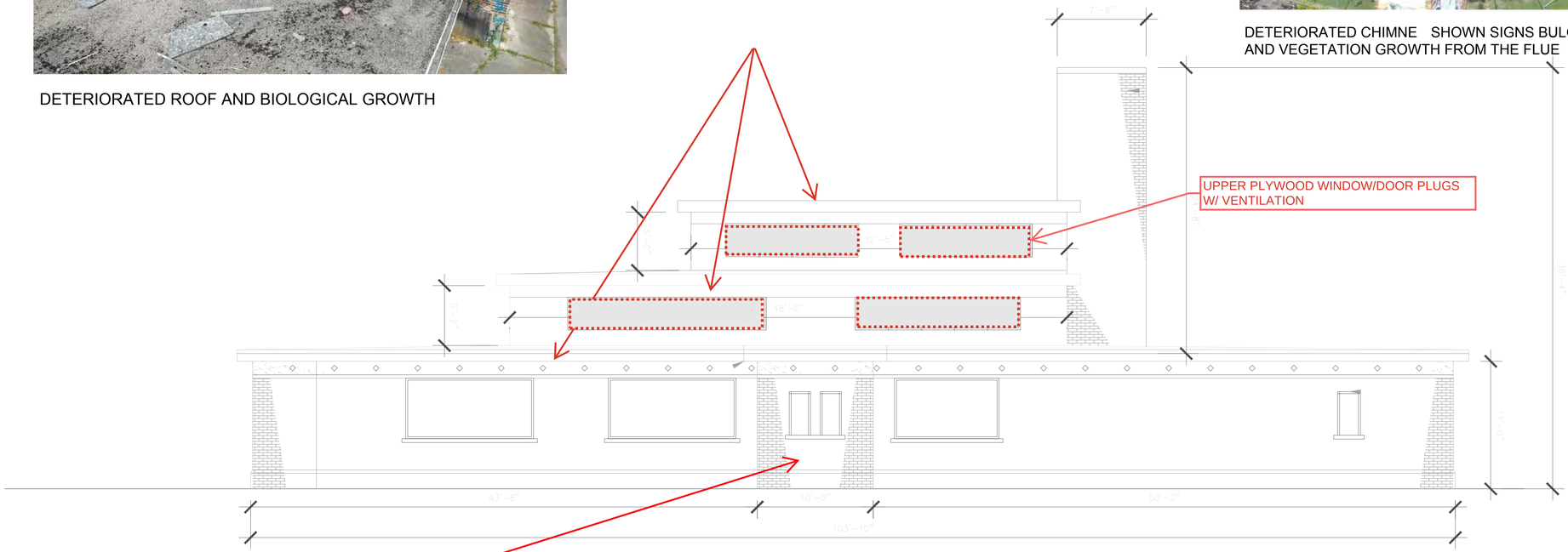
DRAWING NO.
A5.5

DO LOCALIZED REPAIRS TO ALL THREE LEVELS OF EXISTING ROOF WOOD PLANKS WITH 3/4" PLYWOOD SHEATHING. ESTIMATED 40% OF ROOF. REMOVE EXISTING ROOF MEMBRANE AND ANY VEGETATION, ALL LEGACY MECH & PLUMBING PENETRATION THROUGH ROOF. PATCH FASCIA BOARD, REMOVE DETERIORATED FLASHING AND GUTTERS THROUGHOUT AND INSTALL NEW FLASHING, GUTTERS, AND RWL'S. INSTALL 5 YEAR TEMPORARY ROOF MEMBRANE ON ENTIRE ROOF

DETERIORATED ROOF AND BIOLOGICAL GROWTH

REMOVE ROOTS, TREE AND OTHER VEGETATION

DETERIORATED CHIMNE SHOWN SIGNS BULGING AND VEGETATION GROWTH FROM THE FLUE



UPPER PLYWOOD WINDOW/DOOR PLUGS W/ VENTILATION

UPPER PLYWOOD WINDOW/DOOR PLUGS W/ VENTILATION

MASONRY REPOINTINGE REPAIRS. ESTIMATED 35%

DETERIORATED MORTAR OINTS

OVERALL EAST ELEVATION

0' 4' 8' 12' 16' 24'

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STABILIZATION AND SECURITY MEASURES

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30
BOWMANVILLE

FOR:
TOWN OF CLARINGTON
40 Temperance Street Bowmanville, ON L1C 3A6

PROJECT NO.:	SCALE:
23032	SEE DRAWING
DRAWN BY:	REVIEWED BY:
NG	SI

TITLE:
BUILDING 5

EAST ELEVATION

DRAWING NO.
A5.6

APPROXIMATE QUANTITIES, REFER TO ELEVATIONS AND ROOF PLAN

CAMP 30 – NORTH ELEVATION

Quantities

ACTION	QUANTITY	
Masonry Rebuild	≈65 ft²	stair walls & doorway
Masonry Repairs	≈250 ft²	cracks, pointing etc.
Soffit & Fascia patching	≈ 70 linear ft	
Canopy Storage	2 brackets	
Window & Door Hoardings	≈555 ft²	2 layers plywood plus strapping
Window vents	9	12x12s upper tiers only
Tyvec upper tier wall sheathing	≈410 ft²	

CAMP 30 – WEST ELEVATION

Quantities

ACTION	QUANTITY	
Masonry Repairs	≈300 ft²	cracks, pointing etc.
Soffit & Fascia patching	≈ 45 linear ft	
Window & Door Hoardings	≈455 ft²	2 layers plywood plus strapping
Window vents	6	12x12s upper tiers only
Canopy Storage	2 brackets	
Tyvec upper tier wall sheathing	≈450 ft²	

CAMP 30 – PLAN

Quantities

ACTION	QUANTITY	
Chimney dismantle to stable ht.	≈260 ft²	close remaining opening
Debri removal exterior	≈5000 ft²	total area
Gutters & RWLs	≈700 linear ft & 60 ft RWL	total perimeter
Roof Flashing (interior & exterior edges)	≈1050 linear ft	total perimeter
Roofing	8200 ft²	total area
Roof Sheathing	3280 ft²	primarily lowest tier

CAMP 30 – SOUTH ELEVATION

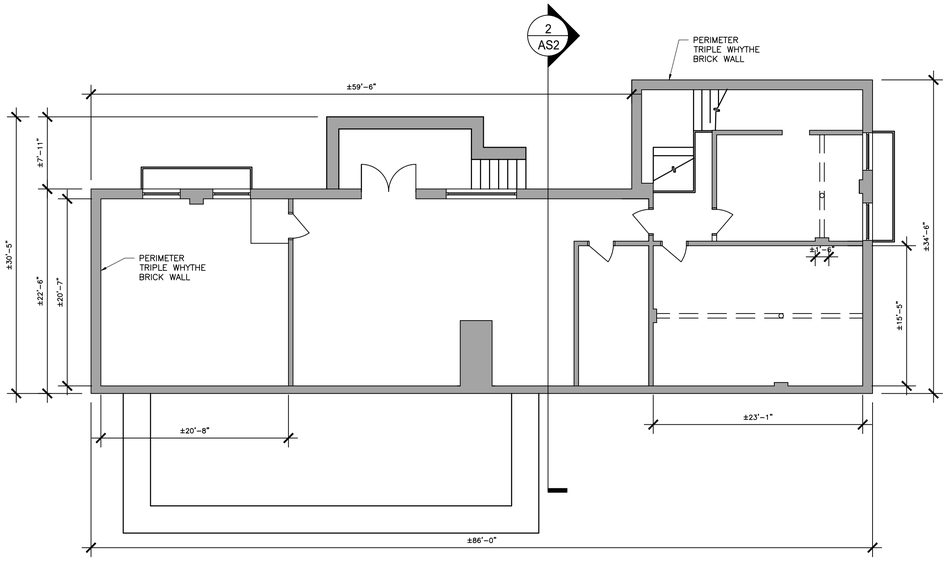
Quantities

ACTION	QUANTITY	
Masonry Repairs	≈260 ft²	cracks, pointing etc.
Soffit & Fascia patching	≈ 35 linear ft	
Window & Door Hoardings	≈386 ft²	2 layers plywood plus strapping
Window vents	5	12x12s upper tiers only
Tyvec upper tier wall sheathing	≈410 ft²	

CAMP 30 – EAST ELEVATION

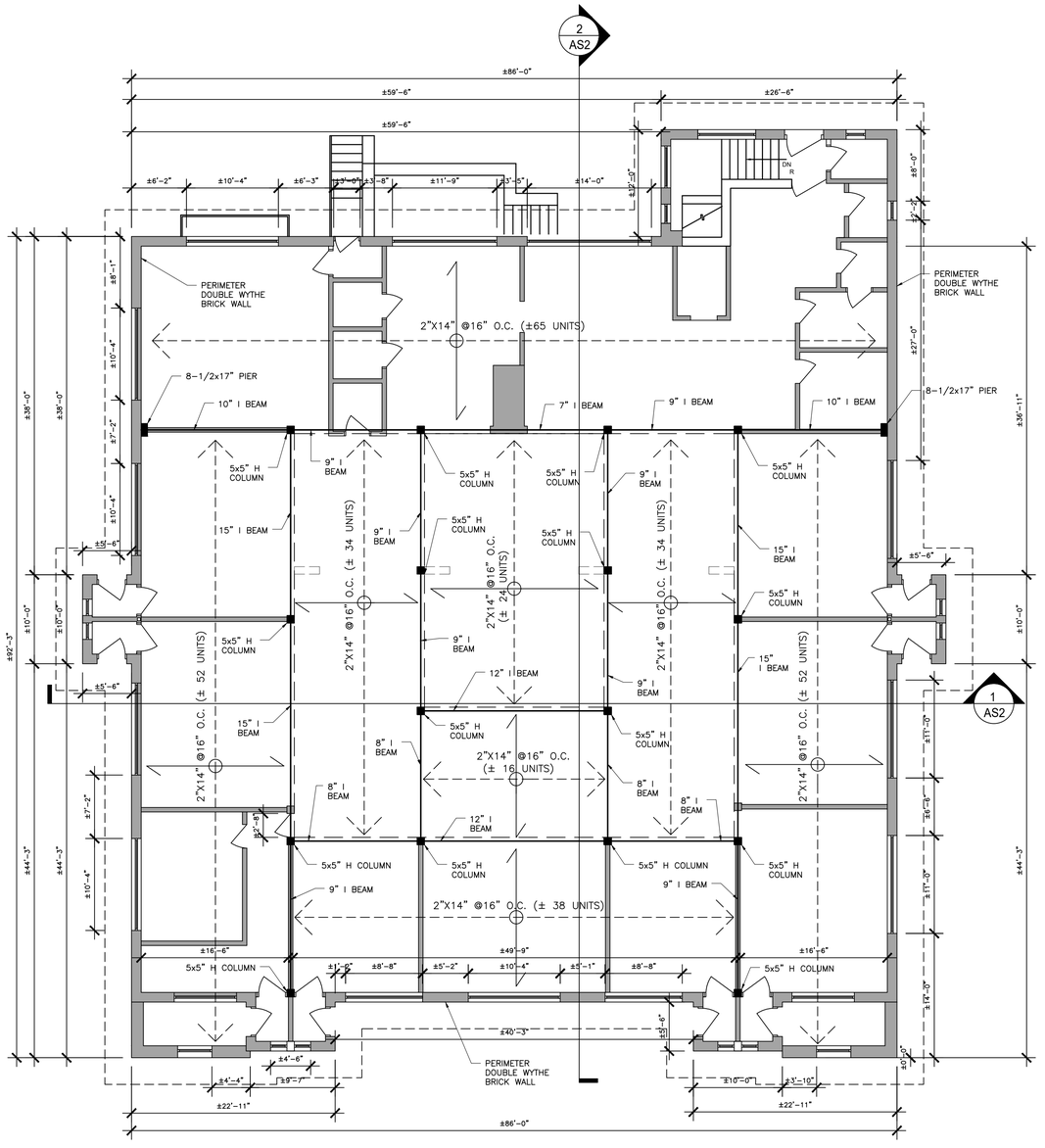
Quantities

ACTION	QUANTITY	
Masonry Repairs	≈290 ft²	cracks, pointing etc.
Soffit & Fascia patching	≈ 20 linear ft	
Window & Door Hoardings	≈420 ft²	2 layers plywood plus strapping
Window vents	4	12x12s upper tiers only
Tyvec upper tier wall sheathing	≈450 ft²	



2 BASEMENT: ASSUMED STRUCTURE PLAN

1/8"=1'-0"



1 GROUND FLOOR: ASSUMED STRUCTURE PLAN

1/8"=1'-0"

GENERAL NOTE:

1. STRUCTURAL INFORMATION WAS EXTRACTED FROM ORIGINAL DRAWING DATING BACK TO 1924

0' 4' 8' 12' 16' 24'

by:

date :

N

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STRUCTURAL REPORT

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 200 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30/ Cafeteria
BOWMANVILLE

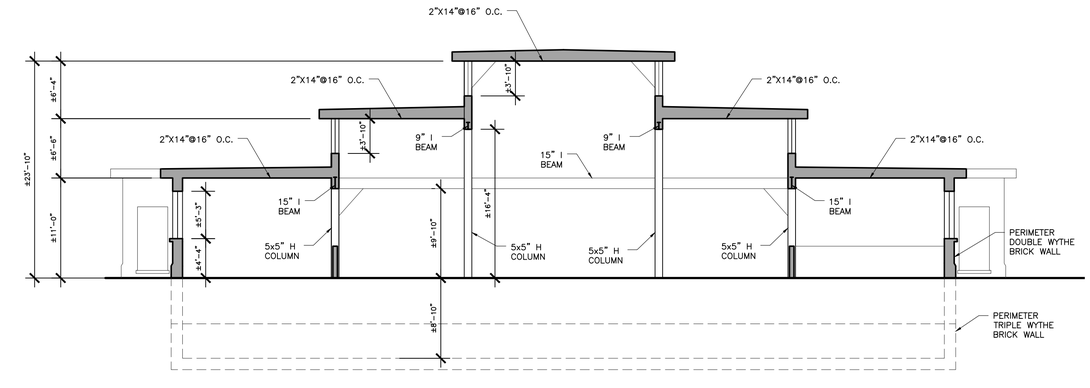
FOR:
CITY OF CLARINGTON
40 TEMPERANCE STREET
BOWMANVILLE ON. L1C 3A6

PROJECT NO.:	SCALE:
23032	SEE DRAWING
DRAWN BY:	REVIEWED BY:
YU	SI

TITLE: DRAWING NO.

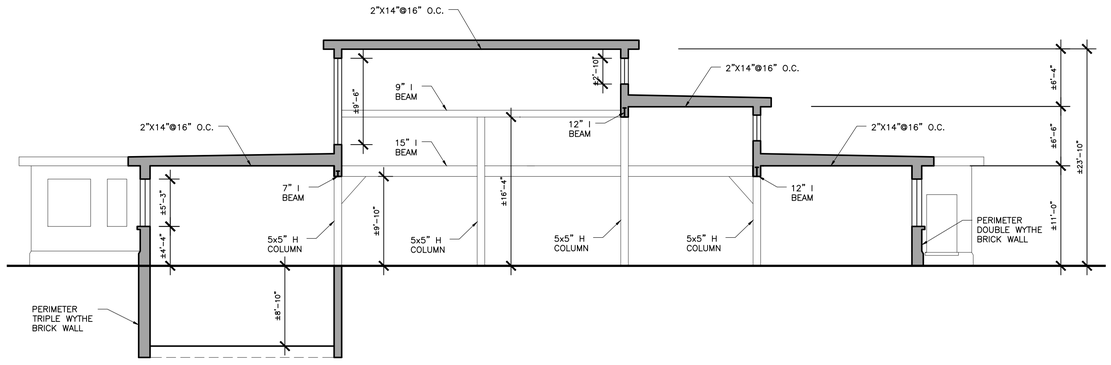
CAMP 30
BUILDING 5
CAFETERIA:
ASSUMED
STRUCTURE
PLANS

AS1



2 WEST-EAST SECTION: ASSUMED STRUCTURE

1/8"=1'-0"



1 NORTH-SOUTH SECTION: ASSUMED STRUCTURE

1/8"=1'-0"

GENERAL NOTE:

1. STRUCTURAL INFORMATION WAS EXTRACTED FROM ORIGINAL DRAWING DATING BACK TO 1924

0' 4' 8' 12' 16' 24'

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR STRUCTURAL REPORT

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 200 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30/ Cafeteria
BOWMANVILLE

FOR:
CITY OF CLARINGTON
40 TEMPERANCE STREET
BOWMANVILLE ON. L1C 3A6

PROJECT NO.:	SCALE:
23032	SEE DRAWING
DRAWN BY:	REVIEWED BY:
YU	SI

TITLE: CAMP 30 BUILDING 5 CAFETERIA: ASSUMED STRUCTURE SECTIONS

DRAWING NO. **AS2**

APPENDIX II

Maintenance Checklist

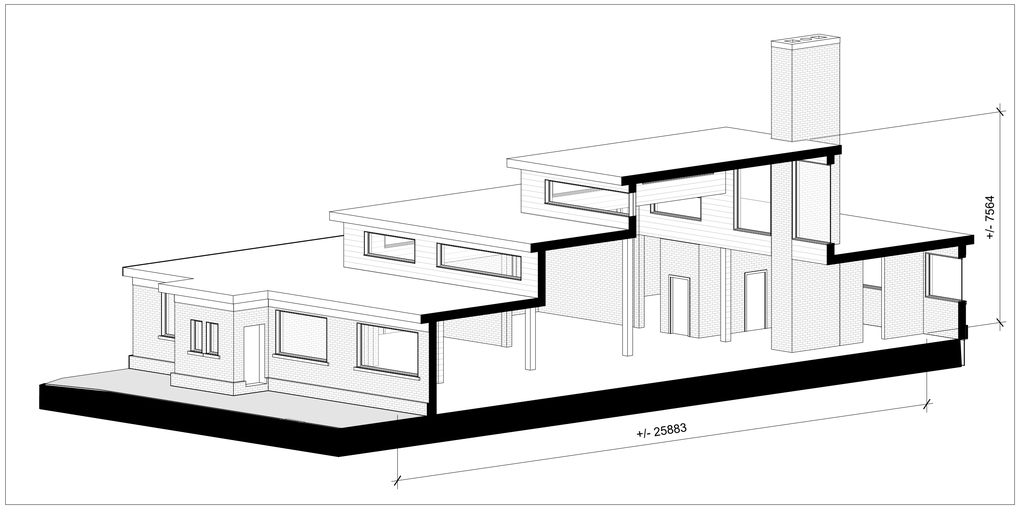
BUILDING ELEMENT	DESCRIPTION (LOCATION, NUMBER)	MATERIAL	CONDITION	STABILIZATION AND SECURITY RECOMMENDATION
Roofing	Clerestory: Flat (+/- 710 sq. ft.) Middle Tier Flat (+/- 1700 sq. ft.) Lower level: Flat (+/- 5600 sq. ft.) Cupola Flat (+/- 110 sq. ft.)	Tar and gravel Tar and gravel Tar and gravel Tar and gravel	Poor. Moderate moss growth. Fair. Moderate moss growth. Very poor. Large holes and tree growth. Poor. Moderate moss growth.	Slope to exterior walls. Structural assessment by structural engineer Re-roofing required by structural engineer. Monitor quarterly.
Gutters and Rainwater Leaders	Upper, intermediate and lower levels RWLs missing (all levels)	Pre-finished metal	Very Poor. Drainage system has failed in the entire building. Gutters and downspouts are broken/ missing allowing water infiltration. Fascia is rotten at many places	Install new downspouts and gutters throughout to lead water away from the building.
Flashing	Upper, intermediate and lower levels	Pre-finished metal	Very Poor. Flashing at interface w/ vertical walls (clerestory, etc.) is damaged or missing allowing water infiltration	Install new flashing to entire building, including at chimney and any roof penetrations.
Chimney	One (North elevation)	Brick (red) w/ pre-finished metal cap	Very Poor: Most of the mortar joints are broken, missing and/ or defective. Some bricks are damaged beyond repair. Side is considerably bulged due to tree growing inside.It is a safety hazard.Graffiti and efflorescence are visible 5 year old pine tree growing	Dismantle Chimney and Rebuild Re-Install cap flashing Seal openings on top.
Doors	South, East and West facades (two on each façade) North façade (two doors)	Wood w/ muntin bars Steel (former kitchen)	Wood frames and doors are poor. Glazing is missing (typical). Flaking paint. Hardware: only the hinges are in fair condition. Other hardware (panic bars, door closers, locks, etc.) condition is poor.	Remove original wood doors and place in storage for protection. Exterior doors: Remove metal doors and install temporary closure system. Note: Interior doors to be kept open for air-flow.
Windows	All facades (31 units)	Wood (Casement and double hung) 2 North windows (at Kitchen): Steel 2 North windows (at Kitchen): Glass block	Wood windows: sashes are missing (basement, ground floor and clerestory) Steel windows: pane of glasses are missing or broken Glass blocks: 90% are broken	Install temporary cover (typical). Install some louvers w/ insect screens in selected locations in each elevation to allow some ventilation (upper story windows).
Other openings (chimney, vents, etc)	Exhaust hood, vent pipes	Galvanized metal or steel	Servicable but unecessary	Remove when replacing roof

BUILDING ELEMENT	DESCRIPTION (LOCATION, NUMBER)	MATERIAL	CONDITION	STABILIZATION AND SECURITY RECOMMENDATION
Foundations	All facades	Brick w/ cement parging	Condition was not assessed due to the existence of parging covering most of the foundation, although in places where parging has failed, seems to be in fair condition. No visible signs of dampness were observed	No immediate work is necessary.
Exterior materials	All elevations	Brick Assume Wood siding at clerestory level	Graffiti on all facades (typical). Poor: Isolated mortar joints are missing or broken. Isolated bricks are broken. East elevation: localized cracks Efflorescence: basically linked to water infiltration from failed drainage system	Cut out and repair missing and broken mortar joints. Replace damaged bricks with appropriate mortar. Install crack monitors to verify condition (active or dormant). After monitoring during at least for one year, new assessment is required. Graffiti and efflorescence can be addressed during rehabilitation
Exterior porches/steps	Two canopies at North elevation, each with stairs Stairs to basement at North elevation	Wood canopies, concrete steps	Canopies are in very poor condition. Fascias are missing. No roof membrane. Wood seem to be rotten. Brackets and in poor condition but can be repaired. Some brackets are missing. Stairs and steps: handrails are rusted at interface with concrete steps.	Canopies: Remove both canopies to secure storage area for future rebuild. Steps and stairs: Record existing for future rebuild.
Structural Systems Refer to structural stabilization report by structural engineer	Entire building	Steel columns and steel beams with wood joists Concrete slab (ground floor)	Fair to poor: No visible signs of deflection were observed. Steel lintels over windows are rusted.	Cover areas were stucco has failed and steel is exposed to minimize fire risk.
Pests			Birds Vandals	Install insect screens in all areas of possible access (new louvers included). Prevent any animals/birds from entering by securing all openings (doors, windows, etc).
Interior finishes	All rooms	Metal lath and cement stucco Wall tile (former kitchen)	Very poor: flaking paint. Missed in several areas. Flooring is damaged	Patch plaster with drywall on locations where fire rating of the structure is at risk.
Site drainage Site	All facades	Window wells: concrete	Poor: Window wells are blocked with stones and debris	Remove stone and debris from window wells. Monitor exterior for vegetative growth nearby.

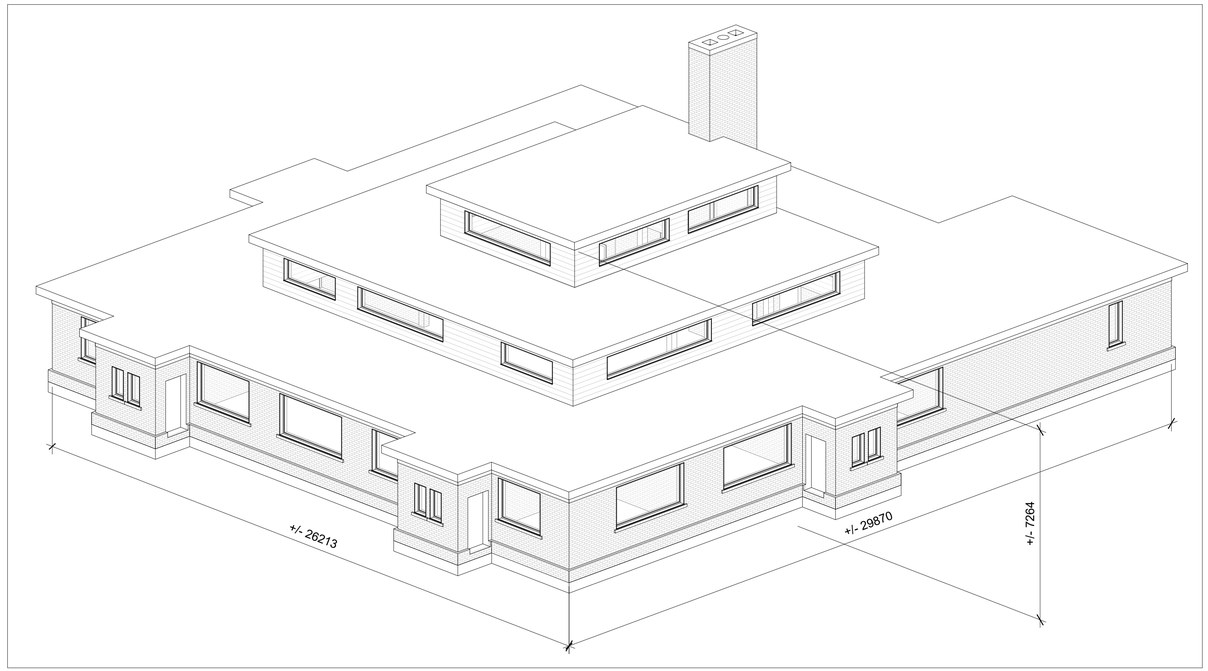
BUILDING ELEMENT	DESCRIPTION (LOCATION, NUMBER)	MATERIAL	CONDITION	STABILIZATION AND SECURITY RECOMMENDATION
				Monitor perimeter existing chain-link fence and install barb wire at top of fence.
Other (specify)			Debris inside and outside Asbestos	Remove all interior and exterior debris (which poses fire and security hazards). Review Hazardous Material Assessment. Install hazard placards.

APPENDIX III

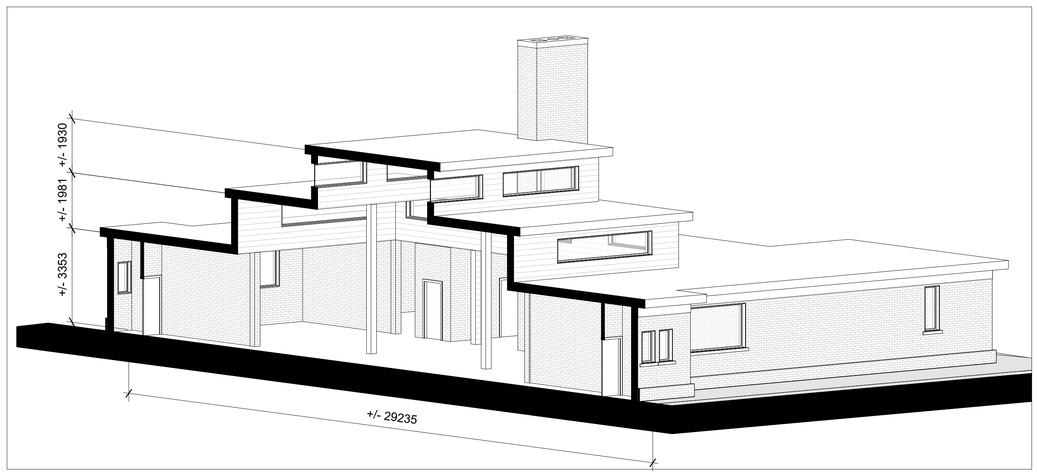
Representational 3D views by GBCA



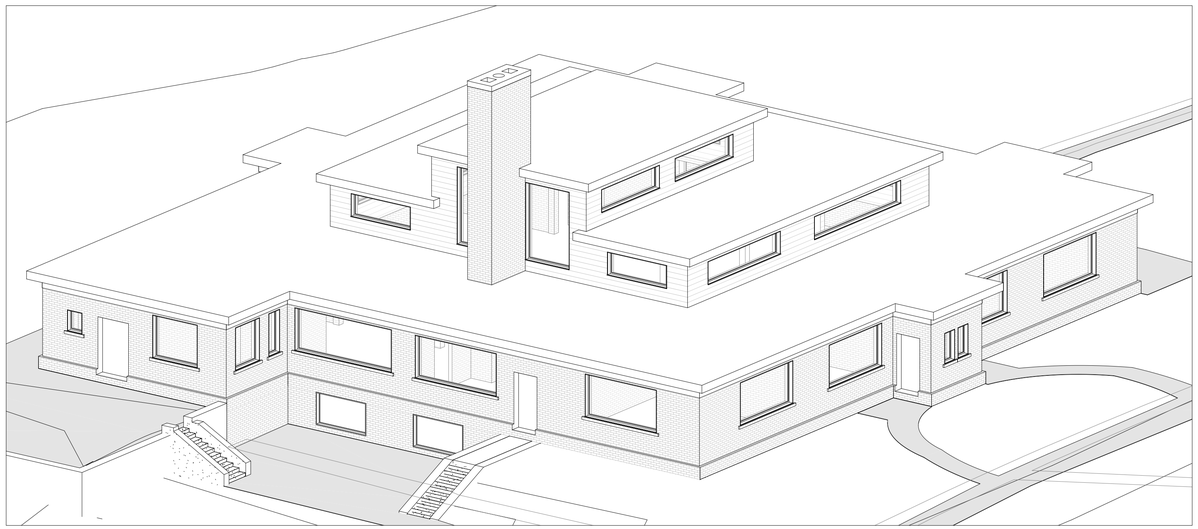
3 3D South-North Section



2 Cafeteria 3D South View



4 3D West-East Section



1 Cafeteria 3D North View

DATE	NO.	DESCRIPTION
20241025	1	ISSUED FOR rREPORT.

GENERAL NOTES

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 200 , Toronto ON , M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
CAMP 30/ Cafeteria
BOWMANVILLE ON. L1C 3A6

FOR:
CITY OF CLARINGTON
40 TEMPERANCE STREET
BOWMANVILLE ON. L1C 3A6

PROJECT NO.:	SCALE:
23032	
DRAWN BY: **YU**	PROJECT NORTH:
REVIEWED BY: **SI**	

TITLE: DRAWING NO.

CAMP 30 BUILDING 5 CAFETERIA 3D VIEWS

HS2

PLOT DATE: 2024-10-16 3:44:52 PM