



Toronto District School Board

Facilities Services Department

North Toronto Collegiate Institute

Status Quo





Description of what action is necessary to maintain the Status Quo of the building.



- General Maintenance Repairs
 - Condition of Major Building Components
 - Critical Maintenance Program
 - Barrier Free Accessibility
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General Maintenance Repairs:

- Roof Leaks
- Plumbing Repairs
- Heating Plant Repairs
- Masonry Disintegration
- Electrical Repairs
- Exterior Site Maintenance (e.g.. Fencing, drainage etc.)
- 2000 repairs addressed over the past 4 years***



Condition of Major Building Components

- The Ministry of Education conducted a Building Condition Survey of TDSB Schools in 2003
- Investigation confirms the need to spend substantial funding immediately



Example of regular maintenance requirements

Facility Services prioritizes emergency work to ensure the safety of students and staff.



Examples of Precast Concrete Deterioration

Two Restorative options were reviewed:

- a. Traditional Restoration

 - b. Application of Fiber Reinforced Polymers (FRPs), as a temporary solution.
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Exterior Façade after temporary repairs were completed.



Post repair detail



North Elevation Post
Repairs

This temporary solution:

- Restored Structural integrity of precast elements.
 - Provided substantial cost savings.
 - Avoided program disruption.
 - Assured the safety of students and staff.
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Critical Maintenance Program:

Over the next five years more than \$6M will be needed to ensure that:

- Students and staff are kept safe
- Essential services to the building are maintained
- The general condition of the school in 2008 is not significantly worse than in 2003

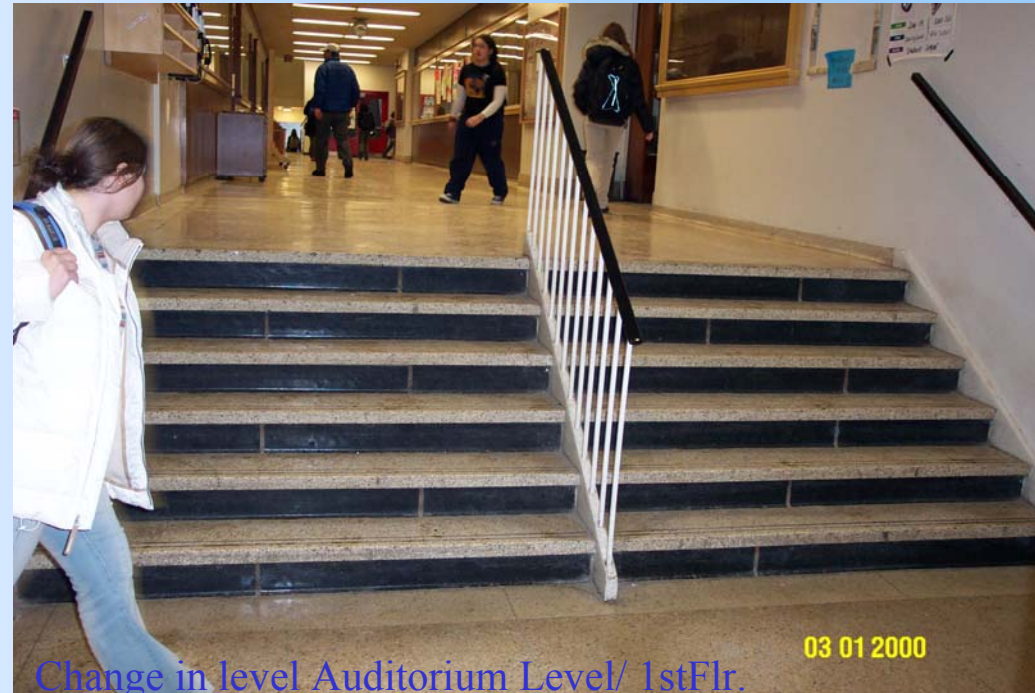
- **Approximately \$700M backlog to date exists for all TDSB facilities.**
- **The Board only receives \$40M annually from the Ministry of Education to address all renewal needs.**
- **Severe competition for funding will limit amount allocated to NTCl.**
- **School will be in worse condition in 5 years than at present.**

Barrier Free Accessibility

- Currently the school is not wheelchair accessible.
 - No plans to upgrade the accessibility under the status quo
 - Cost to upgrade barrier free would exceed \$500,000
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Change in level Auditorium Level/ 1stFlr.

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Pros:

- Students can remain in existing accommodation during construction.
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Cons:

- Continuous maintenance required.
- Barrier Free Access remains non-existent
- Poor working and learning environment for students and staff.
- Lack of students pride for their facility.
- Deterioration encourages vandalism.
- Poor building condition will result in re-evaluation of closure within 5-years.
- Potential closure of the building would result in redirection of the student body.



**Inadequate Provincial funds will limit
renewal work at North Toronto Collegiate
Institute.**