

VanBoxmeer & Stranges Ltd.

458 Queens Ave
London, Ontario
N6B 1X9
P: (519) 433-4661
F: (519) 433-6420
vbands@vbands.com

350 Caldari Road, Suite 200
Concord, Ontario
L4K 4J4
P: (905) 760-9688
F: (905) 760-9699
vbands@vbands.com

4600 Montrose Road
Niagara Falls, Ontario L2H
1K3
P: (905) 357-2030
F: (905) 357-7183
al@vbands.com

July 28, 2009
Project No: 09147

Municipality of Middlesex Centre
10227 Ilderton Rd. RR 2
Ilderton, Ontario, N0M 2A0
Attn: Mr. Jim McConnell
Manager

Review of Prince Andrew School Bryanston, Ontario

Dear Mr. McConnell:

This letter serves as a summary of our findings of the inspection for the school. We visited the site on July 14 and completed a visual inspection at that time. It must be noted that no destructive tests or analysis was completed for this report.

EXISTING STRUCTURE

The existing structure is a single storey building. The building constructed with a gymnasium on the west side of the structure and classrooms on the east laid out along a north-south spine. The roof is constructed of 8" deck bearing on masonry corridor walls over the classroom areas and the same deck on steel beams over the gymnasium.

OBSERVATIONS

The structure overall appears to be in very good condition. There are cracks in the masonry walls at the interior corners of the classroom window. See **Photo No. 1**. These crack should not pose any problems in the future.

The exterior walls are clad with brick. In some areas at the east elevation, the brick bears on a steel shelf angle bolted to the foundation wall. See **Photo No. 2**. The angle appears to be corroded, however the condition of the anchorage could not be observed.

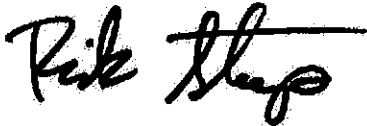
The exterior gymnasium wall is constructed of red brick. Tapping of the brick and visual inspection revealed that the face of the brick is spalling in areas. See **Photo No. 3**.

RECOMMENDATIONS

There is some concern that the steel brick shelf and the spalling brick could pose a problem if the deterioration progresses. Structurally the building appears to be in excellent condition. Some repairs and maintenance may be necessary in the future however they would be minor. If these items can be budgeted for, then we believe that this building would be a good purchase for the municipality.

We thank you for the opportunity to submit our proposal. If you have any questions, please do not hesitate to call.

Regards,
**VanBoxmeer & Stranges
Engineering Ltd.**



Rick Stranges, P. Eng.
Vice-President

RAS/ras

List of Photos

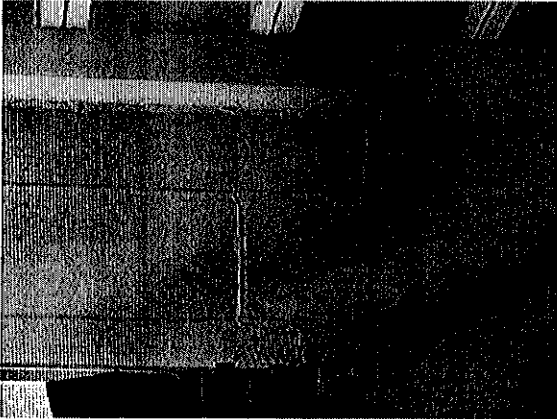


Photo No 1: Crack at Corner



Photo No 2: Exterior Steel Shelf Angle

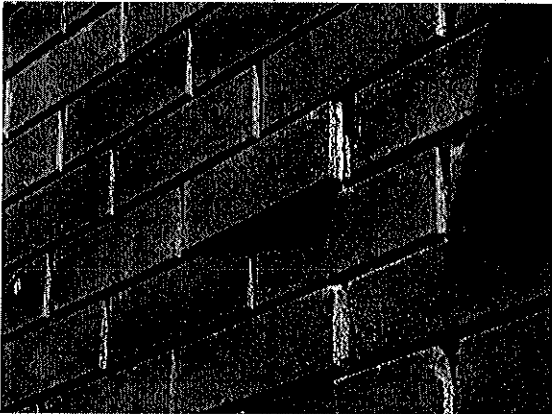
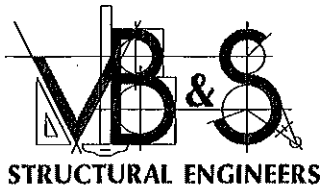


Photo No 3: Spalling Brick Face



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