ELLIOTT ENGINEERING INC.
35 CEDAR STREET, SAULT STE. MARIE, ON

Building Conditions - Summary Report
For Hydro One / API, Suite 'A'
2 Sackville, Sault Ste. Marie, ON
May 2018

Hydro One Sault Ste. Marie, LP
2 Sackville Road
Sault Ste. Marie, ON
P6B 6J6

EE File No. E18002

Title: **Buildings Condition Summary Review 'Stores' – Phase 1**

Project: **2 Sackville Road, ON**

Attention, Mr. Kevin Lewis, General Manager, Hydro One Sault Ste. Marie, LP

Please find attached our buildings review report as performed April of 2018. Please contact us with any clarifications or concerns.

Regards,

Pat Giunti,
Project Manager

Stan Elliott, P.Eng.
Design Engineer

Buildings Condition Summary Review

STORES

2 Sackville Road

Sault Ste. Marie, ON

ELLIOTT ENGINEERING INC.
35 CEDAR STREET, SAULT STE. MARIE, ON

Buildings Condition Summary Review – Phase 1

Office & Yards Complex

Stores

2 Sackville Road

Sault Ste. Marie, ON

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Exterior photo

Exterior Photo – Looking North East, viewed from Northern Avenue
Suite 'A'

Exterior photo

Exterior Photo – Looking South East, viewed from Sackville
Suite 'B'

Aerial photo

General Site Photo – Aerial 2 Sackville Road – Looking North East

General Site Photo – Aerial 2 Sackville Road – Looking South to Stores Building

Introduction

Elliott Engineering Inc. was retained by Hydro One Sault Ste. Marie LP (Hydro One) & Algoma Power Inc. (API), to provide a summary condition review of the buildings and general site, located at 2 Sackville Road, Sault Ste. Marie, ON. For the purpose of this report the property shall be referred to as ***Hydro One***. This report shall be Phase 1 of the deliverable to be provided. Phase 2 shall be options and plans for possible floor layouts, space allocation and user areas for a two-tenant joint facility and property use.

The buildings are presently being used for offices, maintenance services and stores. The site contains, offices, maintenance buildings, parking, pole storage, transformer storage, electrical sub-station as well as overhead transmission lines. The property is owned by Brookfield Renewable Energy Group (Brookfield) with the space being leased to Hydro One Sault Ste. Marie LP (Hydro One) who in turn sub-leases to Algoma Power Inc. (API). It is believed that Brookfield has no active role on the property other than to act as the "Leaser". All three companies are closely if not solely vested in the production and transmission of electrical power locally, provincially and nationally.

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Further to that which is noted above, our office attended the site on five separate occasions to gather information, review existing conditions and take photos. Maintenance and management staff were questioned in regard to building history and specifics.

Limitations

Elliott Engineering Inc. make no warranty, representation, or guarantee of any kind regarding the lifespan or suitability of the building(s) or its ancillary equipment.

Elliott Engineering Inc. will not be responsible for consequential effects of the resulting factual Report, or the discovery of certain conditions and/or taking preventative measures relative to these conditions, on the real or perceived property values, or on the ability to sell, finance or insure the property.

In order to achieve the objectives outlined, we arrived at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but commit ourselves to care and competence in reaching those conclusions. In order to properly understand the suggestions, recommendations and opinions expressed in the report, reference must be made to the Report in its entirety.

Very limited attempts have been made to predict the lifespan of some components or systems. Many systems are contained behind finishes and layers of building materials and are therefore inaccessible for review. It is possible and even likely that issues beyond the scope of this review exist within these areas. Due to the complexity and size of the building there are areas that were not either able to be reviewed or were not reviewed.

The client (Hydro One & API) agreed that Elliott Engineering Inc.'s employees, officers, directors and agents shall have no personal liability to the client in respect of a claim, whether in contract, tort and/or any other cause of action in law related to this report. Accordingly, the client expressly agrees that it will bring no proceedings and take no action in any court of law against any

of Elliott Engineering Inc.'s employees, officers, directors, or agents in their personal capacity. Any potential purchasers must perform their own assessment.

Elliott Engineering Inc., Hydro One and API will not be liable for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on information in this document.

No attempt has been made to search for any environmental issues or concerns. However, there is a Designated Substance Survey report attached to this document in the Appendix for reference. This report was commissioned in 2009 and falls outside of Elliott Engineering Inc.'s purview. Elliott Engineering Inc. did not investigate any aspect of environmental Engineering (mold, dust, chemical, fume, etc) as it is beyond the scope of our review and Elliott Engineering Inc. have no experience in this area.

It shall be noted that drawings used for this report have been gathered from Hydro One archived files and municipal sources. They represent the buildings and facility in their general layout, design and information. There may arise occasions where the actual may differ from the plans. These differences to our knowledge of those drawings that are most reflective of the actual, are small and presently it is our belief do not significantly affect the objectives of this report. Future renovations and additions may require further confirmation on the actual construction.

Objectives

The objective of this report is to provide a general overview only of the construction, operation, facilities, systems, size and occupancy of the building. Our intent was to observe the building in an operating condition and report what we observed. We have noted visible items of concern if any were observed during our review.

Upon review of this document it is our expectation that the proponents would determine if they are further interested in the property and in its existing condition and as to whether it may fit into future objectives. This review provides limited costs current or future associated with operating, maintaining or replacing any system or component on the property. ***A Phase 2 document report shall be issued at a later date, denoting spaces, renovations, order of magnitude costs and client usage.***

Assessor Qualifications

Mr. Stan Elliott, P.Eng – Senior Design Engineer

Mr. Stan Elliott is a senior design Engineer with an extensive background in Engineering and construction.

- Graduated May 1997, Lakehead University, Bachelor of Engineering
- Qualified as Professional Engineer (P.Eng) in July 2001
- Currently licensed in Ontario.
- Ontario Ministry of Municipal Affairs and Housing, Large Buildings, Structural, and Legal certificates.

Mr. Elliott has worked on both small and large commercial, institutional and industrial projects for a variety of clients. Prior to entering the engineering field Mr. Elliott served a carpenter apprenticeship. That field experience has proven to be a valuable asset to the firm. Mr. Elliott is design Engineer, he is able to develop new concepts and deliver solutions. The type of engineering experience at Elliott Engineering Inc includes new buildings, additions to existing buildings of all styles, bridge inspection, bridge rehabilitation, shoring design, piling design, foundation design, overhead cranes, wood structure design, concrete structures, mechanical systems, electrical systems design on a variety of industrial, commercial and institutional projects. Mr. Elliott in a specialist in 3D design.

Mr. Pat Giunti, Senior Designer, Project Manager

Attended Sault College Architectural Technician program, 1987-1989

Mr. Giunti has worked for various Engineers and industrial fabricators. He has gained through his time in the field a wealth of experience. Previous employers include STEM Engineering Group, Kresin Engineering, Superior Industrial Rail, St. Mary's Paper, and Trivers Engineering. He has worked on both large and small projects within various disciplines and with functions as a contract manager, project coordinator and architectural designer. Mr. Giunti also functions as an overseer in the office reviewing drawings that are to be issued for construction on a majority of projects.

Facility Descriptions

The property and facility contain four primary buildings with one single wide portable and one mobile trailer as well an electrical transmission station on a 5.5ha lot located within the middle of the City of Sault Ste. Marie, where it abuts industrial and institutional spaces.

Due to the very nature of the portable and mobile trailer their condition shall not be part of this report.

STORES – Presently API Tenant Space

Refer to Appendix 'A' Site Dwgs – Non-specific to the Stores Building.

It shall be noted that no Building Drawings were located within the Archives.

General Description

Review of the drawing archives was unable to turn up the original or any existing drawings and therefore the original date of construction is unknown. Earliest drawings indicate that the building did not exist on the site in 1984, with a site plan showing the stores building in later years of renovation and site plan dwgs. This is speculative only. Omissions of the stores building from a dwg in its self is not proof it did not exist.

Building Envelope – Roof / Walls

Stores is a single-story building with a concrete slab. The overall area of the floor is approximately 2,500SF. The exterior of the building is constructed of exterior vertical siding in steel channels. In several location the wall have exterior louvres. There is no insulation nor interior finishes, sheathing or liners. Discussions with site staff denoted that originally the building now designated as Stores once held equipment requiring a great deal of ventilation. There is no other wall construction. The roof of the suite appears to be original and appears to be built up multiple asphalt roll roofing with gravel ballast. Although the age of the roof is not known it can be clearly seen that it has reached its life expectancy and is in poor condition. The existing roof should be scheduled for replacement within the next 2 years. Discussions with the personnel (user group) on site generally confirmed that the roof did not leak at this time.

Interior Construction

Presently the building could be considered to be one open large box. The ceiling height is approximately 30' high. There are 2 man doors (north and south) and one overhead door. The overhead door is approximately 12'w x 14'h, with an electric and chain operator. The door is good condition. There is no basement. A non-finished exposed concrete floor is the floor finish. Foundation type could not be determined. Lighting with in the open storage area is limited and ceiling hung. At some point a room has been constructed at the north east corner of the building to provide a office for staff. The room is approximately 8'x8' with a 8' high ceiling. Construction appears to be exterior horizontal siding on wood studs, with gypsum board. The floor of the room would be wood studs laid down directly to the concrete floor with plywood sub flooring. It may be assumed that this room is insulated in that no heating with the general storage area of Stores. The roof of the room is used as a mezzanine storage area. All four sides of the interior of the building contain pre-engineered open storage racks. These racks hold a multitude of parts, pieces and equipment used by API.

Structural Construction

The building is constructed of a concrete floor. Construction of foundations and or footings is undetermined. The walls are constructed of structural steel sections with horizontal channels acting as girts for the exterior metal siding. By its very nature this building is a simple "stick built" steel building.

The roof framing consists of a system of steel beams and channels at regular spaced intervals. Attached to the channels and beams is a steel deck. The roof generally appears to be appropriate for the spans observed. However, with little information on the design of the roof this can only be speculative. The primary framing appears to be suitable for the loads intended. The structural connections observed on site are a combination of welds and bolts and appear to be suitable and in accordance with standard practice.

At the front entrance the aluminum panel decorative wall the caulking in the seams needs to be repaired as the caulking has pulled away in the joint potentially permitting the ingress of water into the wall assembly.

Exterior Windows

There is one 4'x2' exterior window (hollow metal frame) with a small air conditioner located within.

Exterior Doors

The exterior doors are hollow metal frames and hollow metal doors. Each door has a half light.

Overhead Door

The overhead door is approximately 12'w x 14'h, with an electric and chain operator. The door is good condition. There are 'port hole' lights in the third panel for natural light.

Water Service

There is no potable or service water.

Hot Water

There is no potable or service water.

Sanitary Sewer

There is no sanitary sewer service.

Heating Cooling / Ventilation System

There is no general heating or ventilation system for the building. The room that was added has a single source heater (baseboard). There is a "home" style air conditioner located within the office (added room) window.

Electrical Description

Power for the building is provided from underground from the Maintenance Garage / Truck Shed. There are 2 – 200amp, 120/208v panels. The details of these panels and services is simple and not extensive. There were no electrical drawings within the Hydro One archive.

Random lights, switches and outlets were checked. Staff was questioned as to the acceptability of the electrical. No problems were noted. The electrical services appear adequate for the tenant use presently.

Life Safety & Security Description

Fire Alarm System

The fire alarm is monitored on a 24 hour basis. The fire alarm control panel is a located within the main entrance ‘added room’.

Smoke/Heat Detectors

There are smoke and heat detectors throughout the space. Fire extinguishers are also located throughout. There is a Fire alarm

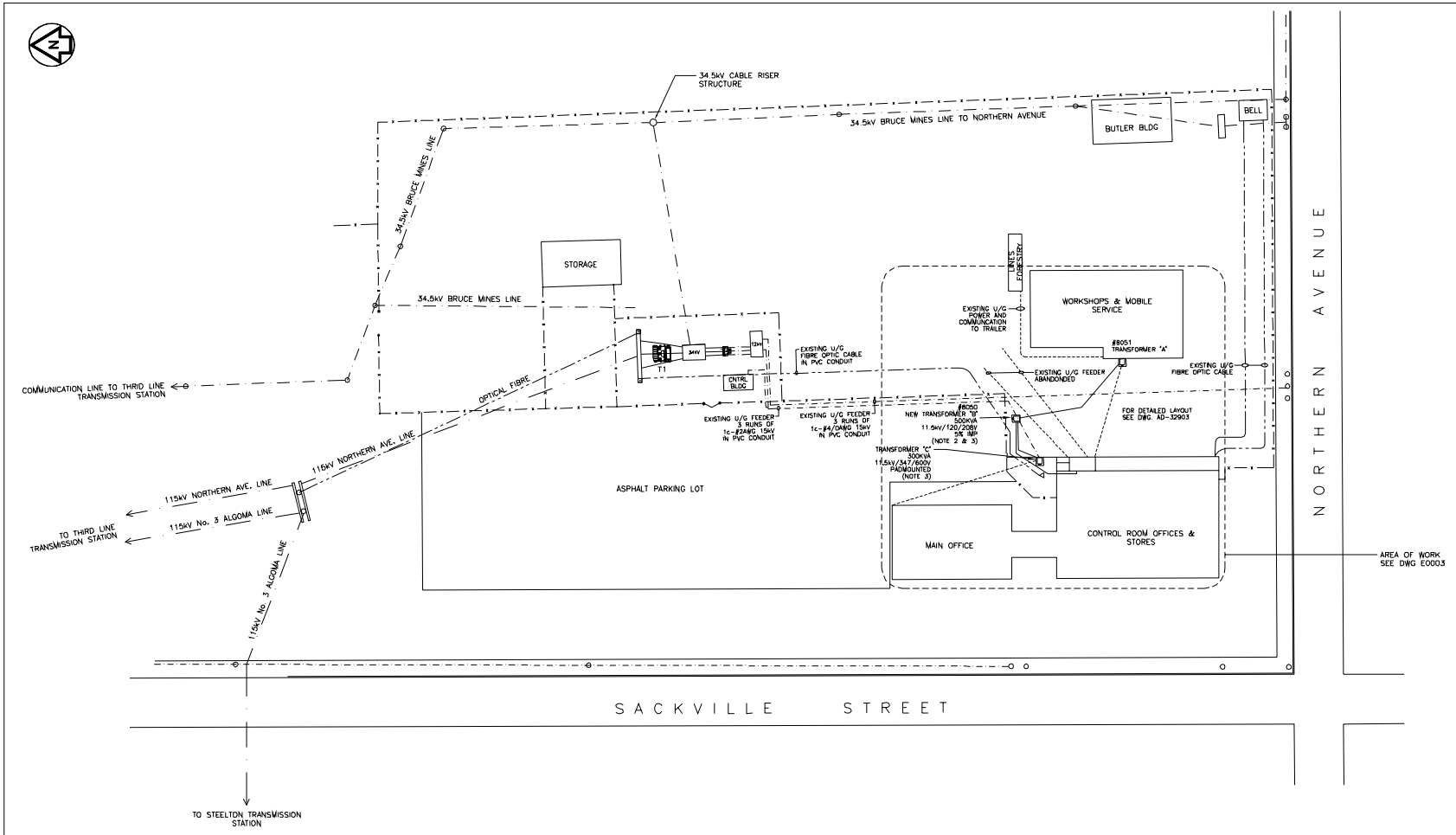
Sprinkler System

The building does not have a sprinkler system.

Appendix A – Site Drawings

Site Plan Dwg. – A.01 (non-specific)

Site Plan Dwg. – A.02 (non-specific)



NOTES:

1. ALL ITEMS SHOWN ON THIS DRAWING ARE EXISTING, UNLESS OTHERWISE NOTED.

LEGEND:

- 115KV LINE
- 35KV LINE
- 12KV LINE
- FIBRE OPTIC LINE
- U/G POWER LINE
- x FENCE

NO.	DESCRIPTION	DATE	BY
1	AS BUILT	08.11.12	
0	ISSUED FOR CONSTRUCTION	06.07.26	DJW

REVISIONS/ISSUE

CLIENT
BROOKFIELD POWER CORPORATION
GREAT LAKES POWER LIMITED

WARDROP | Engineering Inc.

PROJECT NAME
OFFICE BUILDING TRANSFORMER REPLACEMENT

DRAWING DESCRIPTION
NORTHERN AVENUE TS
SITE LAYOUT (EXISTING)

DESIGNED BY:	DRAWN BY:	CHECKED BY:
B.J.S.	B.J.S.	

APPROVED BY:

SCALE: 1:500

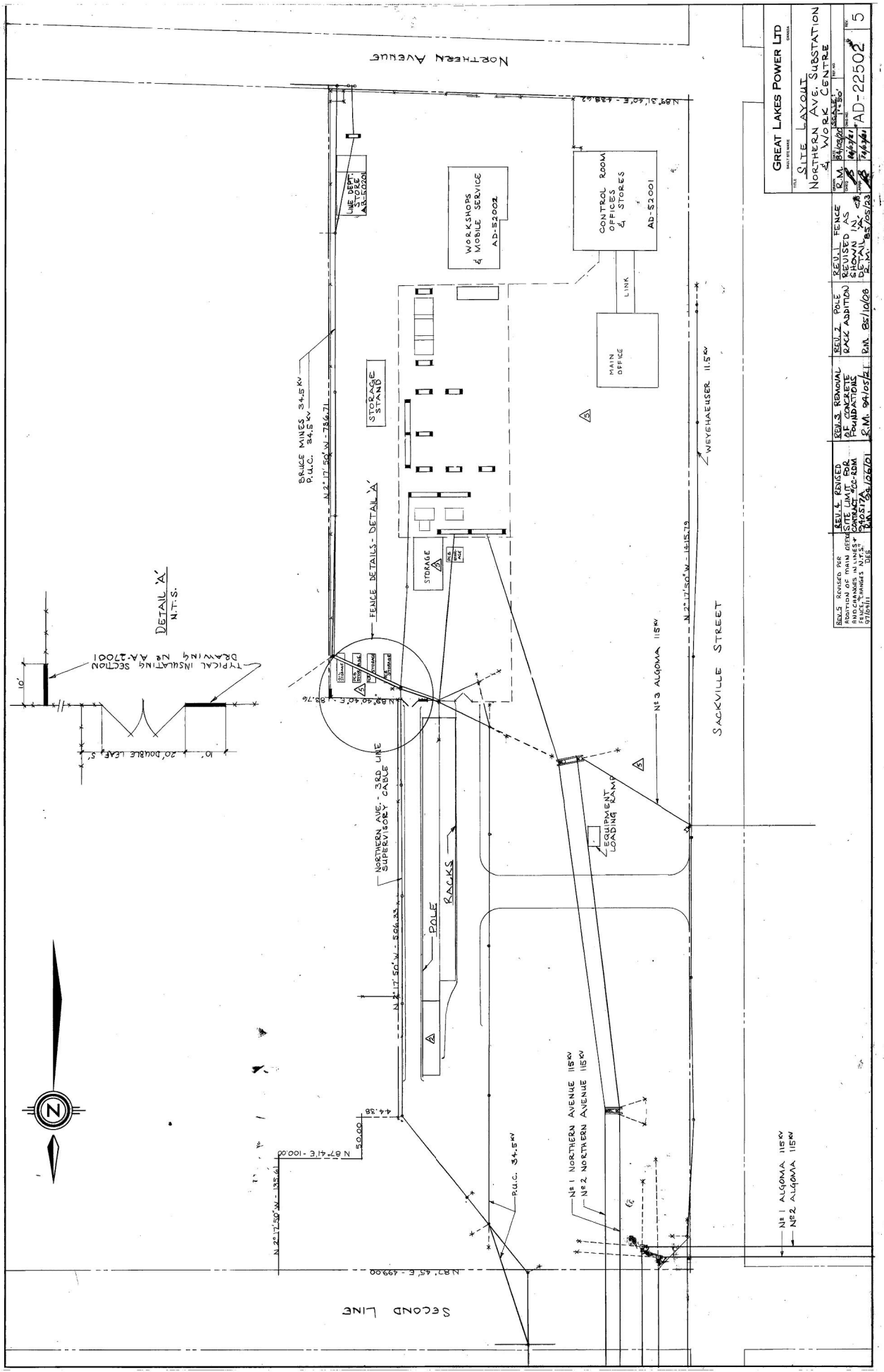
DATE: 06.05.09

DRAWING NO. AD-32902

REV. 1

WARDROP DWG#0637321300-DWG-E0002
ESA NOTIFICATION #40014791

A.01


NORTHERN AVENUE
SECOND LINE
SACKVILLE STREET
GREAT LAKES POWER LTD
SITE LAYOUT
NORTHERN AVE. SUBSTATION & WORK CENTRE
AD-22502
CONTROL ROOM OFFICES & STORES
AD-52001
WORKSHOPS & MOBILE SERVICE
AD-52002
LINE DEPT. STORE AR52020
MAIN OFFICE
LINK
STORAGE STAND
STORAGE
FENCE DETAILS - DETAIL 'A'
DETAIL 'A'
N.T.S.
TYPICAL INSULATING SECTION
DRAWING No AA-27001
BRUCE MINES 34.5kV
34.5kV P.U.C.
WEYERHAEUSER 11.5kV
No 3 ALGOMA 115kV
NORTHERN AVE. - 3RD LINE SUPERVISORY CABLE
POLE RACKS
EQUIPMENT LOADING RAMP
No 1 NORTHERN AVENUE 115kV
No 2 NORTHERN AVENUE 115kV
P.U.C. 34.5kV
No 1 ALGOMA 115kV
No 2 ALGOMA 115kV
N 87° 41' E - 100.00
50.00
44.38
N 2° 17' 50" W - 135.6
N 87° 45' E - 499.00
N 2° 17' 50" W - 506.33
N 2° 17' 50" W - 784.71
N 87° 31' 40" E - 488.62
N 2° 17' 50" W - 1415.79
N 87° 40' 40" E - 88.76
10'
20' DOUBLE LEAF
10'
N

Appendix B – Photographs

Stores

General Site Photo 1 – Aerial 2 Sackville Road – Looking North East

Stores Photo 2 – Front Entrance – Looking South. Door leading to interior off addition. Note window air conditioner.

Stores Photo 3 – Entrance door from the office addition into the open storage space. Note the fire alarm and thermostat. The thermostat controls a 4' baseboard heater.

Stores Photo 4 – General structural framing and interior view of the exterior vertical metal siding, c/w channel girts.

Stores Photo 5 – General structural framing and interior view of the exterior vertical metal siding, c/w channel girts as well as interior pre-engineered shelving units. OH 12’w x 14’h door complete with electric and manual operator.

Stores Photo 6 – General view of the office addition and ladder access to mezzanine.

Stores Photo 7 – Aerial View – Looking Sout East.

Stores Photo 8 – Photo fo the Roof. The roof assembly is a built-up gravel ballast type roof. The roof appears to be original to the building construction. The roof has reached a level to which it shall require replacement within the next 2 years.

Stores Photo 9 – Photo of one of the two electrical panels. There are 2 – 200amp, 120/208v panels.

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35 CEDAR STREET, SAULT STE. MARIE, ON

Building Conditions - Summary Report
For Hydro One / API, Suite 'A'
2 Sackville, Sault Ste. Marie, ON
May 2018

Hydro One Sault Ste. Marie, LP
2 Sackville Road
Sault Ste. Marie, ON
P6B 6J6

EE File No. E18002

Title: **Buildings Condition Summary Review Suite 'A' – Phase 1**

Project: **2 Sackville Road, ON**

Attention, Mr. Kevin Lewis, General Manager, Hydro One Sault Ste. Marie, LP

Please find attached our buildings review report as performed April of 2018. Please contact us with any clarifications or concerns.

Regards,

Pat Giunti,
Project Manager

Stan Elliott, P.Eng.
Design Engineer

LICENSED PROFESSIONAL ENGINEER
S.C.P. ELLIOTT
2018/06/14
PROVINCE OF ONTARIO

Buildings Condition Summary Review

SUITE 'A'

2 Sackville Road

Sault Ste. Marie, ON

ELLIOTT ENGINEERING INC.
35 CEDAR STREET, SAULT STE. MARIE, ON

Buildings Condition Summary Review – Phase 1

Office & Yards Complex

SUITE 'A'

2 Sackville Road

Sault Ste. Marie, ON

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The property and facility contain four primary buildings with one single wide portable and one mobile trailer as well an electrical transmission station on a 5.5ha lot located within the middle of the City of Sault Ste. Marie, where it abuts industrial and institutional spaces.

Due to the very nature of the portable and mobile trailer their condition shall not be part of this report.

Suite 'A' – Presently API Tenant Space

Refer to Appendix 'A' Building Dwgs & Appendix 'B' Photos.

Basement Floor Plan –A.01

Main Floor Plan – A.02

Second Floor Plan – A.03

Exterior Elevations – A.04

Roof Plan – A.05

Building Sections – A.06

Wall Details – A.07

General Description

Suite 'A' is a three story building constructed in 1994 to 1995 as an addition to the existing Suite 'B'. This also included a Link to both buildings by way of a narrow corridor. The construction and finishes of the Link are consistent with the construction of Suite 'A'.

In 2001 the interior was renovated and altered. No major renovated structural items were noted. Upgrades to the electrical and the mechanical were undertaken. The building is 3 stories high with a basement (underground) main floor and second floor. It is approximately 19,500 square feet. The photos and drawings that are included within this report are merely representative of the type of layout, equipment and general construction of the Suite. As such they are not intended to provide a fully documented representation of the building.

Building Envelope – Roof / Walls

As noted earlier Suite 'A' was constructed in 1994-1995. It has gone thru several interior renovations in the subsequent years. It would appear from the drawing archives that some interior reno's may have occurred a late as 2011. It is a two-story building with a full basement. The main entrance for both staff and clients is located on the north face of the building. Staff also may use the "Link" entrance located between Suite 'A' and Suite 'B'.

The exterior of the building is constructed of exterior aluminum panels (wet system) on rigid insulation on steel girts, c/w air barrier, weather proof gypsum board, metal studs, batt insulation, vapour barrier and interior gypsum board. The exterior walls have a designed 'R' value of R23.5. Since the addition of the exterior aluminum panels the exterior of the building has aged well and it is in relatively good condition. However, there is an issue with leaking and damage at the windows sills, jambs and heads similar to Suite 'B'. It is our belief that the caulking used to prevent 'weather' from entering the building has shrunk and cracked at the panel joints. There would seem to be a coloration between the leaks and the aluminum panel banding above the windows as well as the color of the caulking its self which may increase its failure rate. Due to this problem maintenance staff in the past were required to repair interior finishes around windows. It was noted after discussions with staff that there has been a schedule of replacement and repair of the caulking when building funds become available. It is our belief that not all the exterior walls have been re-caulked. Going forward there should be a concerted effort to affect repairs to the caulking. As yet there was no appearance of any real compromise to the building envelope except at windows. But it shall be noted that this report is predicated on what can be easily observed and as such there may be ongoing damage that is not observable. The roof of the suite was replaced in 2011 or 2012 with a PVC single ply membrane. This newer roof should function correctly with little maintenance for the next 15 to 20 years. The roof has 2-2" layers of rigid insulation and as such has a designed 'R' value of R31. For the purposes of this report the roof was re-reviewed. The roof presently did not exhibit any unusual characteristics and no standing water was observed.

Interior Construction

The interior construction on all floors is relatively similar and is of common construction. The basement has interior non-load bearing gypsum board on metal stud walls predominantly. There are also some interior concrete block walls within the basement (stair wells) , specialty rooms that are no longer required and elevators), some of these are be wrapped in furring and gypsum board while others remain exposed. The floor finish is generally painted concrete. In some areas the paint is spalling off the floor due to a water issue in the past. It is our understanding that the floor is scheduled to be repainted in the future. The ceiling finish in the basement is suspended acoustic tiles (SAT) in the minority of the rooms while the remainder of rooms are exposed to the floor construction and partial original wall construction. Doors and frames are hollow metal painted. Some of the doors are fire rated where required such as entrance to mechanical rooms and fire separation of spaces etc. The first floor interior framing as noted is similar to the basement (metal stud and gypsum board). However, there are a few demountable interior partitions as well as a significant number of office cubicles. The floor finish of the first floor is predominantly carper except at the main lobby entrance, stairwells and washrooms. These areas have received ceramic tile. All floor finishes are in relatively good conditions and should be acceptable for the next five years dependent on current maintenance and cleaning schedules. The ceiling finish is SAT. There are washrooms located on each floor and the basement, which seem to adequately serve the needs of the staff except for the requirements of a change room / shower facility. This shall be addressed in Phase 2 report. The washrooms have barrier free components that would have met the requirements of the OBC at the time of construction. It can be assumed that these washrooms do not meet the requirements of the present OBC. As such any renovations, alterations or additions to the washrooms will require a component of barrier free that meets the present code.

Structural Construction

The building is constructed of traditional reinforced concrete footings and concrete foundation walls. The foundation walls are approximately 12' in height. The basement and the first floor have

interior load bearing elements (steel columns). The basement floor is poured concrete approximately 4" thick painted (refer to earlier floor condition issues). The floor of the first floor consists of open web steel joists (OWSJ) with metal deck and poured concrete. The drawings indicate that the elevator and stairwells are also supported by steel columns and beams. This structure is common and not unusual in its construction. The foundation design appears to be suitable assuming the soils encountered were as per the design intent (70 kPa, 1500 psf).

The roof framing is as noted, a system of steel beams and open web steel joists (OWSJ) supported by a regular grid of steel columns. The OWSJ are generally 51" deep and appear to be appropriate for the spans observed. The primary framing appears to be suitable for the loads intended. The structural connections observed on site (welds and bolts) appear to be suitable and in accordance with standard practice.

The floor framing for the first and second floors are also a system of steel beams and OWSJ supported by a regular grid of steel columns. The OWSJ are generally 16" deep for both floors and appear to be appropriate for the spans observed. The primary framing appears to be suitable for the loads intended. The structural connections observed on site (welds and bolts) appear to be suitable and in accordance with standard practice.

The roof is supported on a 1 1/2" metal deck welded to the OWSJ. The deck appears to be welded every second flute and crimped on the joints as per standard practice. The OWSJ are welded down as evidenced by the burn marks on the underside of the support beams.

Exterior Windows

The windows were observed from both the interior and exterior and are the original windows of the 1994-1995 construction. The window units are Alumicor 900 series clear anodized hermetically sealed double glazed. They are fixed upper light with tinted glass and an 'open out' ventilating unit. At the time of review no evidence of condensation was on the sills nor moisture within the glazing itself. As described earlier there are issues with the insulated aluminum wall panels and that there are leaks in the building envelope at the windows. This of itself is not reflective of the windows themselves but rather (as

described earlier) a failure in the wall assembly and cladding. Generally, the window and curtain wall system appear to be in good condition. The windows are now over 23 years old should have an additional life of 10 more years. However, at some point the windows shall require replacing, possibly unit by unit or en masse.

Exterior Doors

The exterior doors at the south entrance to Suite 'A' anodized aluminum in aluminum frames and side lights. The side lights are Alumicor 900 series clear anodized hermetically sealed double glazed. The doors were found to be in good condition. The door is equipped with push pulls and a barrier free push button automatic door opener. Openers of this nature have a limited use life expectancy. Replacement of the opener can be expected within 5 years.

Water Service

Refer to ***General Site Conditions*** report document. Suite 'A' receives their water (as does the entire complex) from one single supply (PUC off of Sackville) located in the basement of Suite 'B'. Domestic potable water lines run from Suite 'A' throughout, in ceiling spaces and underground pipes. Presently there would be no easy (cost effective) method to introduce a new water supply into Suite 'A'.

Hot Water

Hot water for the building is located within the mechanical room of Suite 'A'. One hot water system serves both buildings. The hot water heater is an in-line ON DEMAND electric unit with an additional 119gallon auxiliary tank. The requirements of the auxiliary tank is primary use is for the supply of hot water to the washrooms for showers. The remainder of hot water demand would be for simple bathroom and kitchenette use.

Sanitary Sewer

Refer to ***General Site Conditions*** report document. specifically Appendix items A.07, A.08 and A.09. There is a single sanitary sewer running from the southwest corner of the basement out to the municipal sanitary sewer located within the middle of Sackville

Heating Cooling / Ventilation System

Suite 'A' is serviced by 6 roof top units that supply both heat and air conditioning. These units were installed after May of 2015 as can be identified by the manufacturers labels. The individual roof top units provide fresh air ventilation to the building. As well there is also a dedicated air conditioner that services the server room only. The unit is of a similar manufacture date. These units are no older then 3 years and are in good working condition. They are serviced regularly and could easily have a life expectancy of an additional 10 to 15 years. Further to the roof top units there is also a single HRU (heat recovery and ventilation unit) which is located within the basement. It would appear that this unit was installed in the renovation and addition work that took place in 1994-1995. The unit from appearances and discussions with staff works fine. It is regularly maintained and serviced. The HRU is 25years old and may be reaching the end of its life expectancy. The life expectancy is unknown. The heating, cooling and fresh air is delivered to the space via a standard system of main trunks and secondary ducts and ceiling mounted diffusers. The design seems typical for this type of commercial space.

Electrical Description

The electrical system is supplied to the entire facility (all buildings and ancillary equipment) via an exterior pad mounted 11.5 kV-A transformer. From the pad the power is run unground to the electrical room in the north east corner of the basement of Suite 'B". From Suite 'B' the primary electrical service runs to Suite 'A' underground and is one 400amp, 3 phase, 4 wire 600/347V and also by a 600amp 3 phase underground service from Suite 'B'. There are several sub panels located throughout the floors and

the basement. The details of these panels and services is complex is well beyond the scope of this report but it should be noted that is extensive. There are several drawings located within the archive that show the electrical services.

Random lights, switches and outlets were checked. Staff was questioned as to the acceptability of the electrical. No problems were noted. The electrical services appear adequate for the tenant use presently.

Life Safety & Conveyance

Fire Alarm System

The fire alarm is monitored on a 24 hour basis. The fire alarm control panel is a located within the main entrance located within the vestibule.

Smoke/Heat Detectors

There are smoke and heat detectors throughout the tenant space as well as the service areas. There are fire alarm bells throughout the facility. Fire extinguishers are also located throughout. The fire alarm and its associated devices are annually inspected and certified by an outside agency (Troy Life & Safety). Further to this the system is also checked by annually by Hydro One staff.

Sprinkler System

The building does not have a sprinkler system. However, the server I.T. room is supplied with dry chemical fire suppression devices.

Elevator

The suite is served by a passenger elevator. The elevator is original to the construction. The elevator is manufactured by Dover and has been certified by TSSA. The elevator is annually maintained and certified by Thyssen Krupp. At the time of the original inspection the elevator was good working order and would see a very low cycle usage. However, between the time of review and writing of this report the elevator experienced a mechanical issue that required it to being taken out of order. The cause of the issues is not known at this time. Repairs are being undertaken.

Appendix A – Suite 'A'

Building Plans

Basement Floor Plan – A.01

Main Floor Plan – A.02

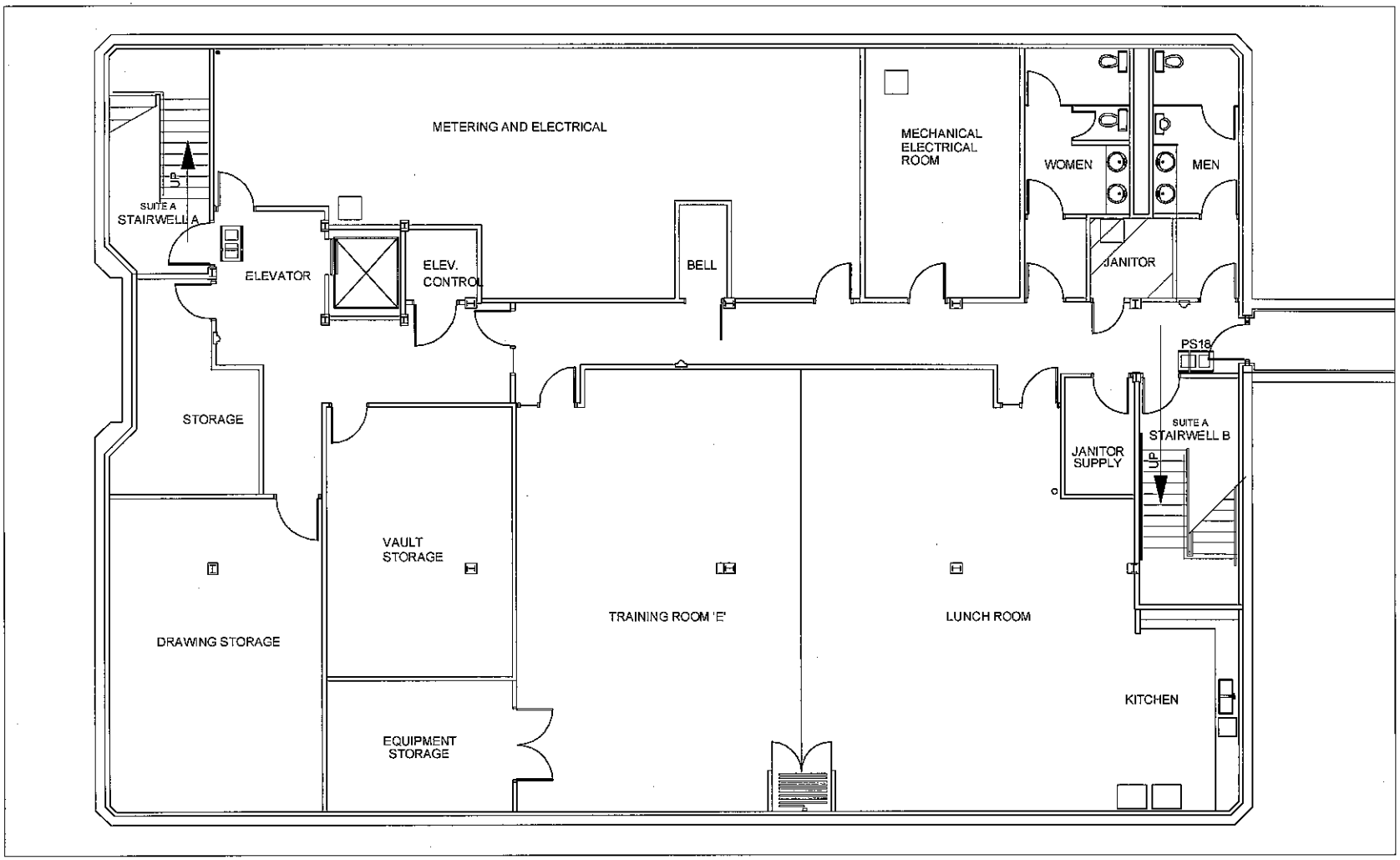
Second Floor Plan – A.03

Exterior Elevations – A.04

Roof plan - A.05

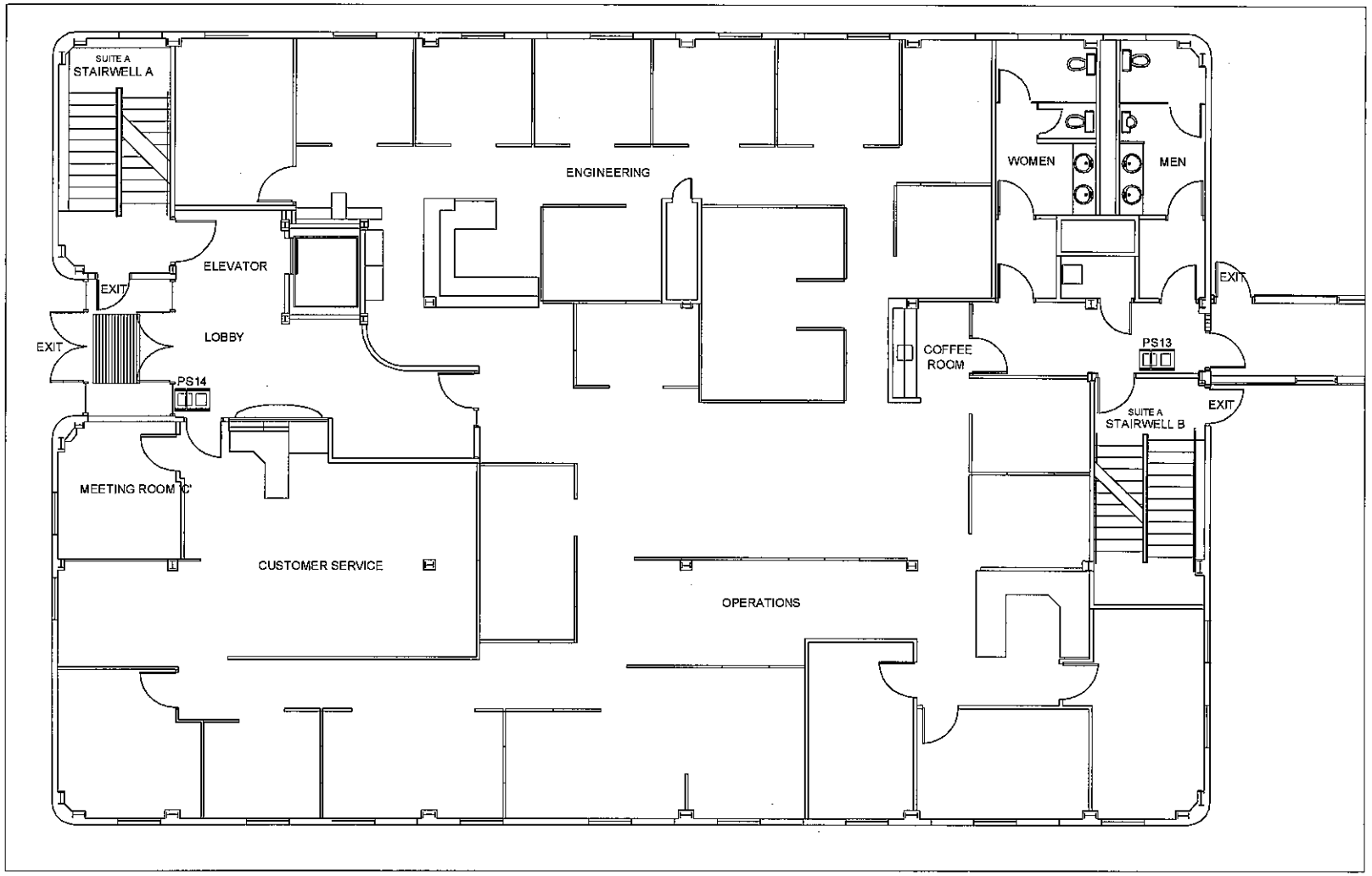
Building Section – A.06

Wall Details – A.07



ALGOMA POWER INC.	DRAWN: L. CHIKOSKI	DATE: NOVEMBER 2011	SCALE: NOT TO SCALE	
2 SACKVILLE ROAD SAULT STE. MARIE, ONTARIO	SUITE A - BASEMENT LEVEL		GEN-00005 A2	REV. 0

A.01



ALGOMA POWER INC.	DRAWN: L. CHIKOSKI	DATE: NOVEMBER 2011	SCALE: NOT TO SCALE	
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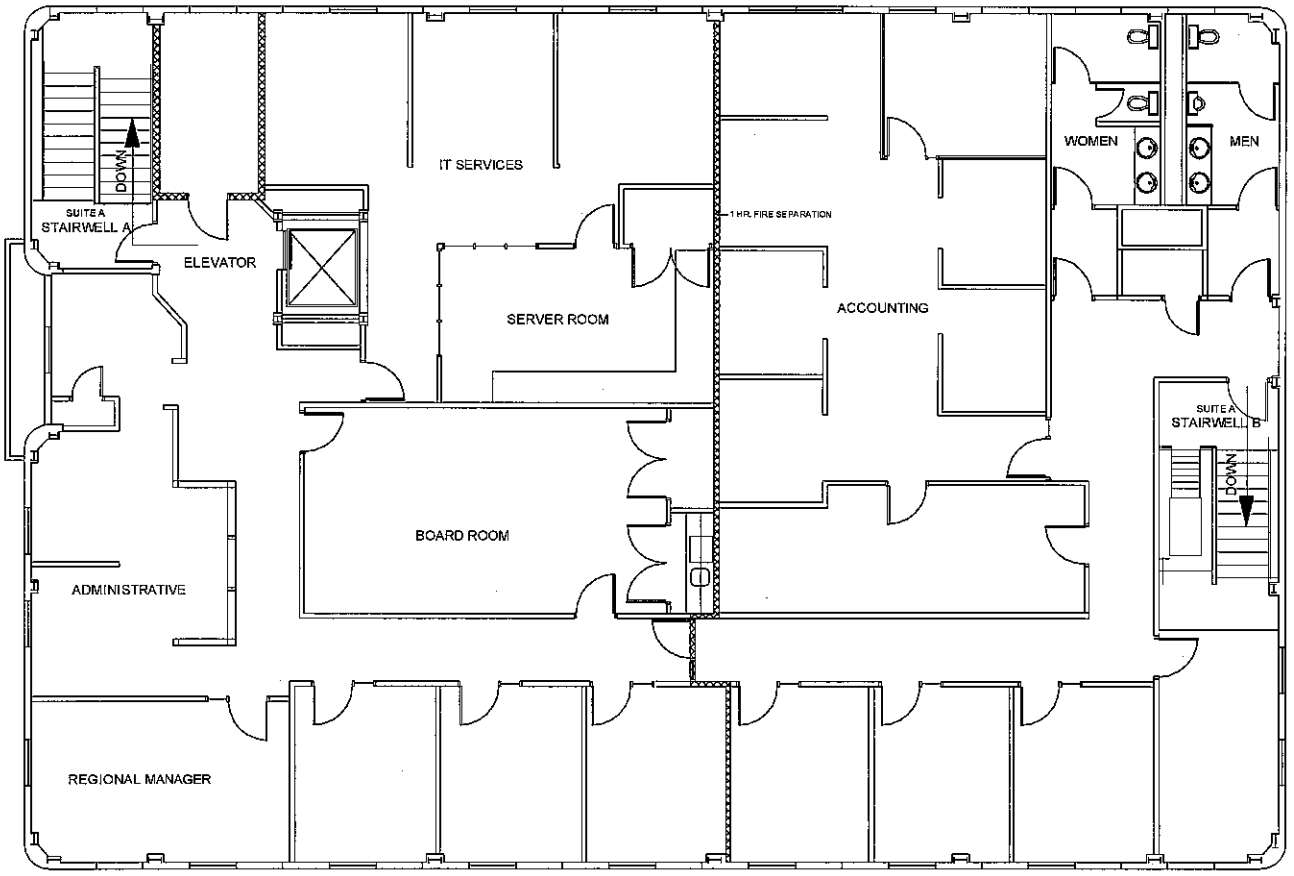
A.02



ALGOMA POWER INC.	DRAWN: L. CHIKOSKI	DATE: NOVEMBER 2011	SCALE: NOT TO SCALE
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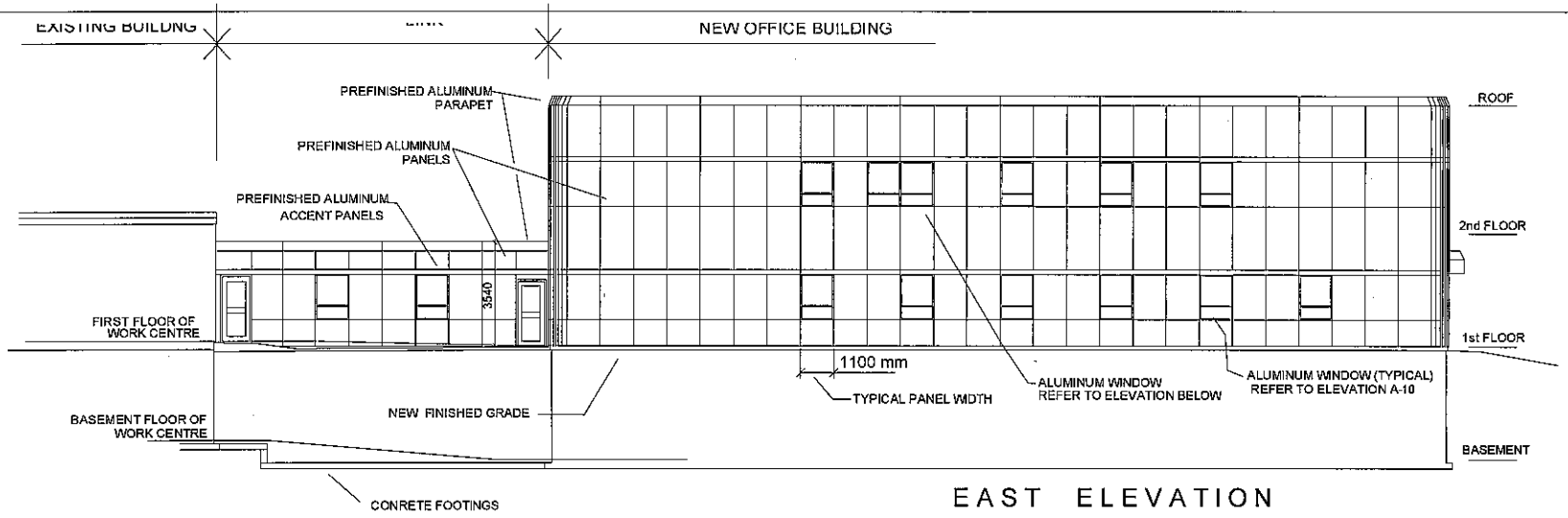
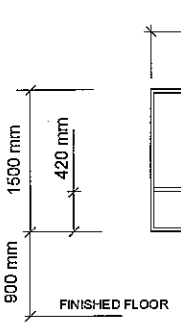
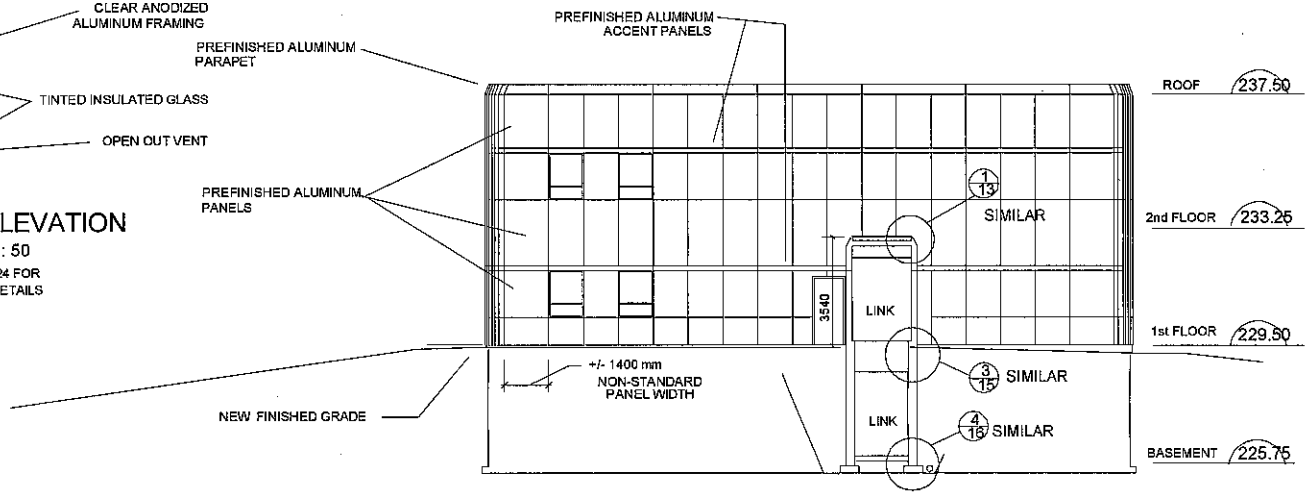
A.03



EAST ELEVATION
SCALE 1 : 150



WINDOW ELEVATION
SCALE 1 : 50
REFER TO DRAWING 24 FOR TYPICAL WINDOW DETAILS



SOUTH ELEVATION
SCALE 1 : 150

CHRIS TOSSELL, ARCHITECT 524 Albert St. East, Sault Ste. Marie, Ontario

PROJECT
OFFICE ADDITION and RENOVATIONS to WORK CENTRE
192 NORTHERN AVENUE
SAULT STE. MARIE, ONTARIO.
for
GREAT LAKES POWER LIMITED

NO.	DATE	REVISION

DRAWN R LeBlanc | CHECKED

CAD FILE 94-06 A11 RO WU mm2

DATE JAN. 16, 1996

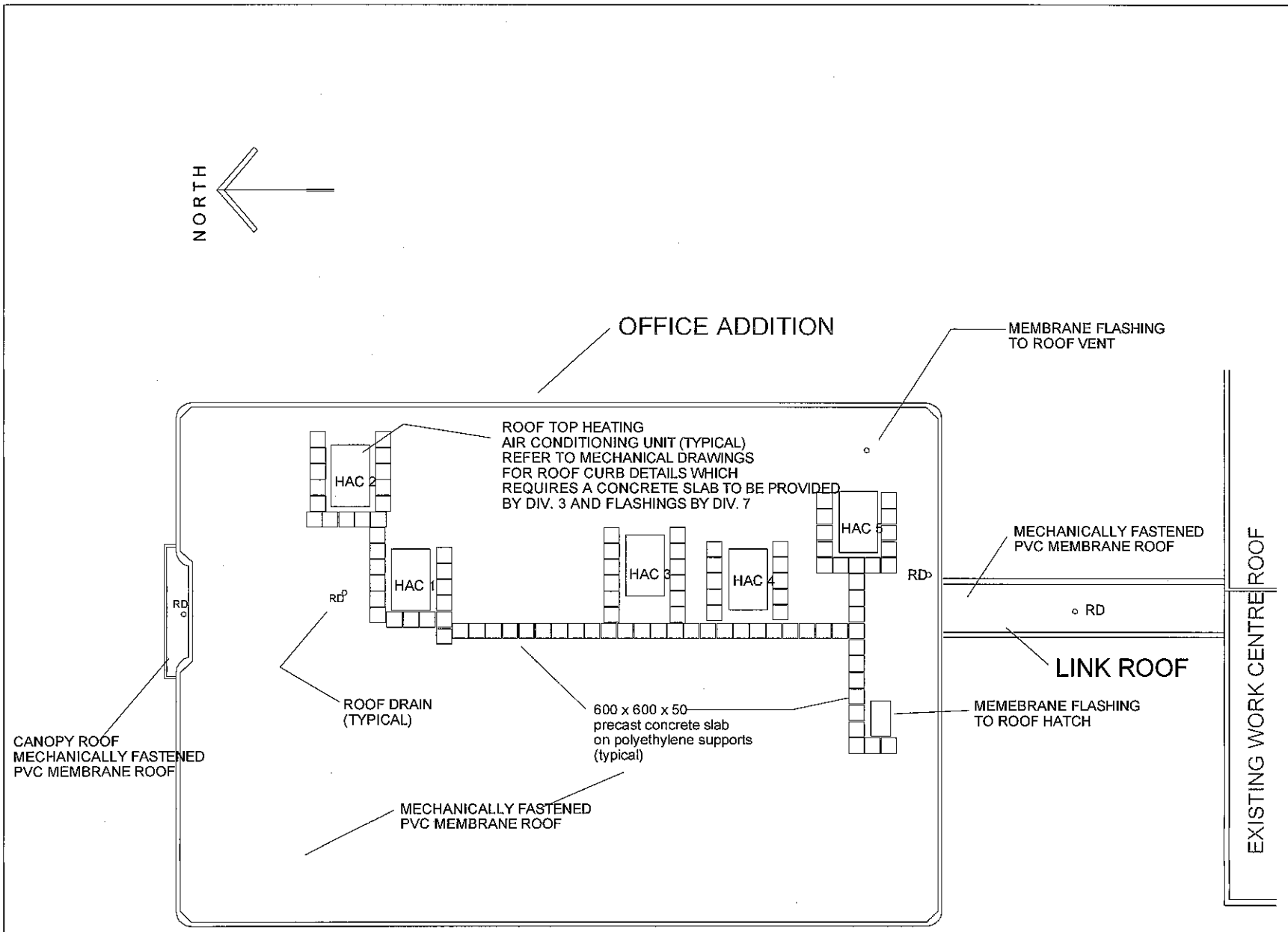
SCALE AS NOTED

BUILDING ELEVATION: WINDOW ELEVATIONS AS BUILTS

ARCHITECTURAL SHEET A 11

PROJECT 94-06 AC-2051

A04



CHRIS TOSSELL, ARCHITECT 524 Albert St. East, Sault Ste. Marie, Ontario

PROJECT
OFFICE ADDITION
RENOVATIONS to WORK CENTRE
162 NORTHERN AVENUE
SAULT STE. MARIE, ONTARIO.
for
GREAT LAKES POWER LIMITED

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE

NO.	DATE	REVISION

DRAWN: R LeBlanc
CHECKED:

CAD FILE 94-06 A25 RD
WU mm2

DATE: JAN. 16, 1996

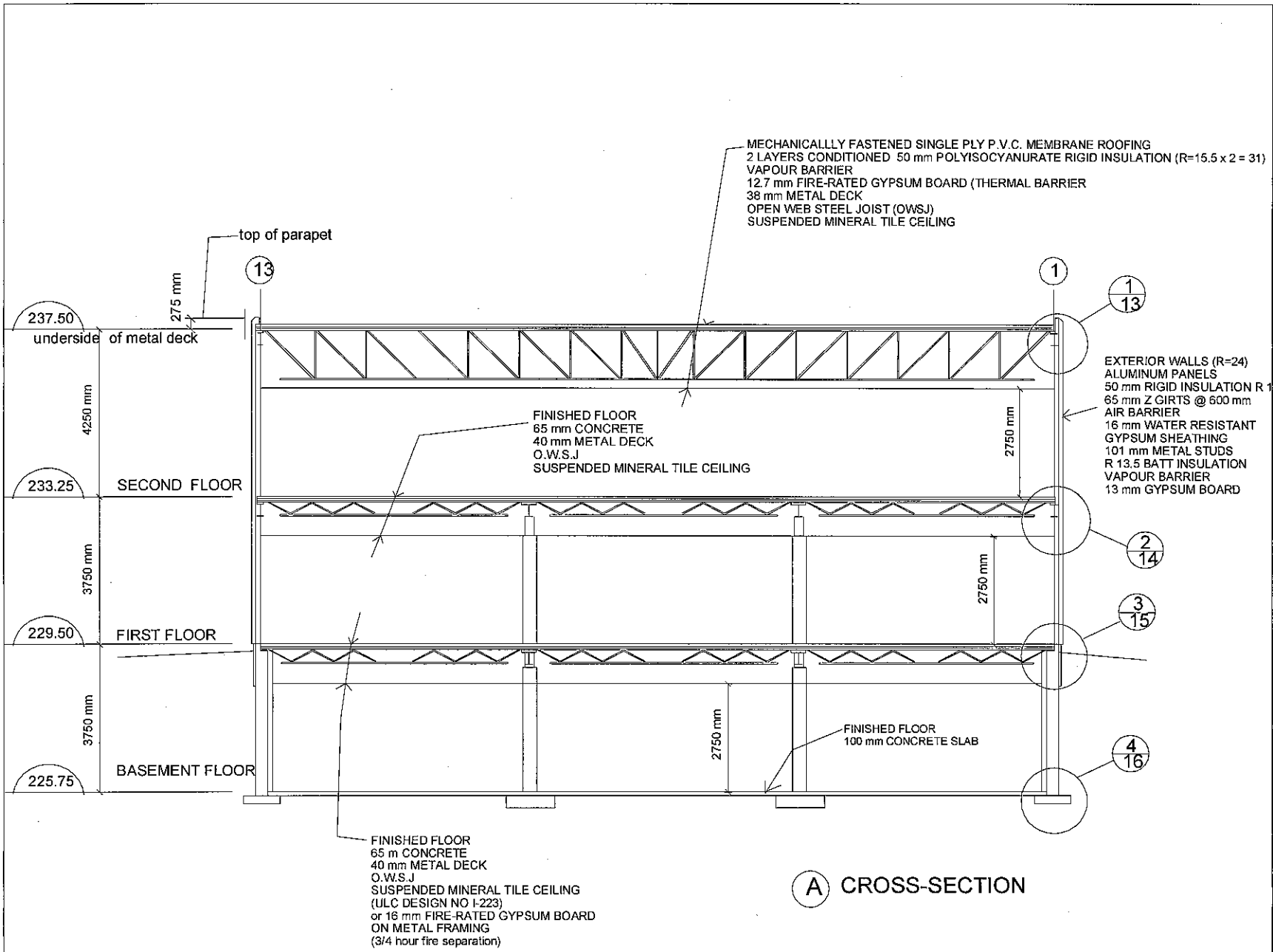
SCALE: 1 : 150

ROOF PLAN
(AS- BUILT)

ARCHITECTURAL SHEET: A 25

PROJECT: 94-06 A-20525

A05



CHRIS TOSSELL, ARCHITECT 524 Albert St. East, Sault Ste. Marie, Ontario

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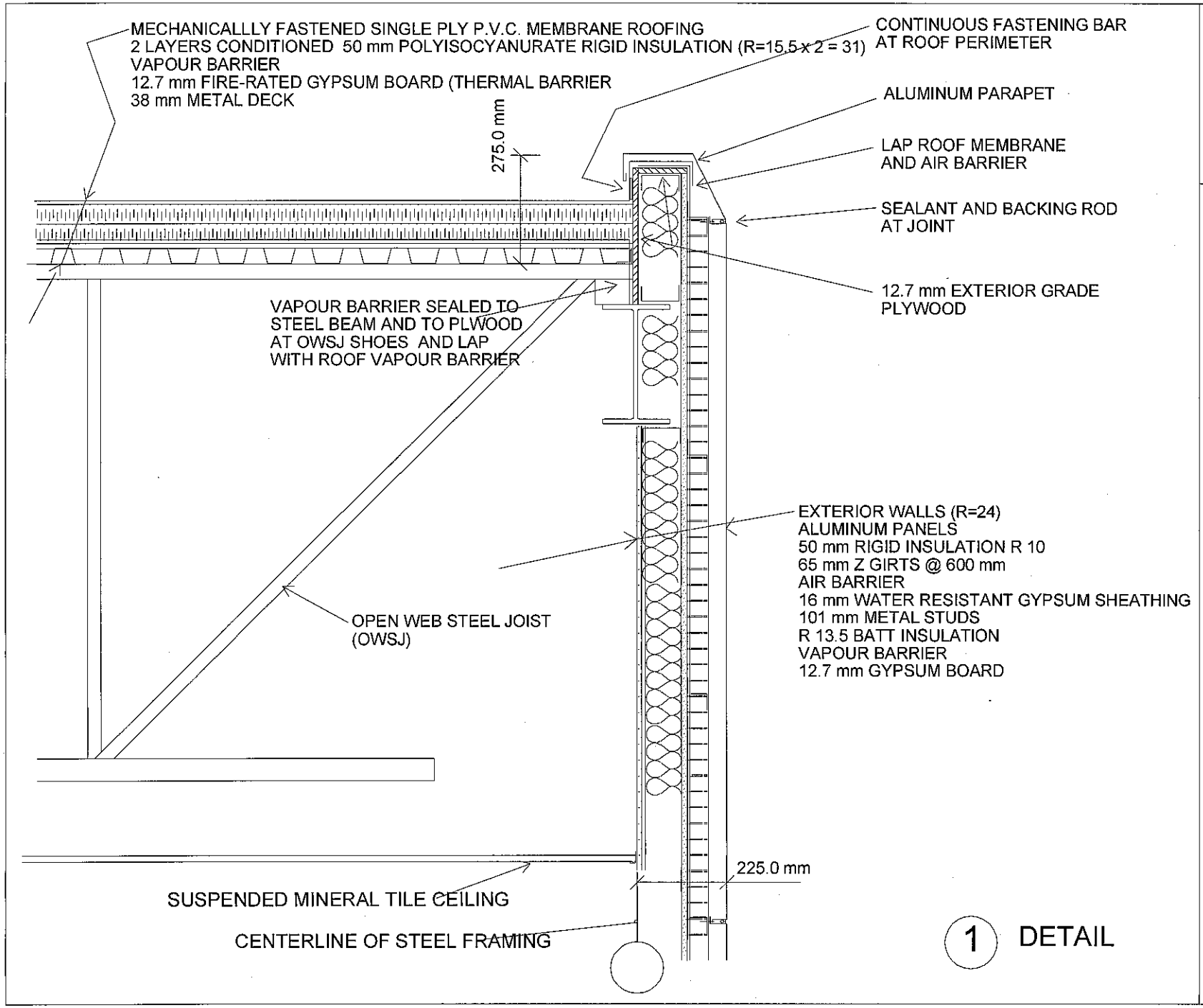
NO.	DATE	REVISION

DRAWN: R LeBlanc
CHECKED:
CAD FILE 94-06 A12 RO
WU mm2
DATE: JAN. 16, 1995
SCALE: 1 : 100

CROSS-SECTIC
AS BUILT

ARCHITECTURAL: A
SHEET: A12
PROJECT: 94-06
AC-2051



CHRIS TOSSELL, ARCHITECT 524 Albert St. East, Sault Ste. Marie, Ontario

PROJECT
OFFICE ADDITION
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for
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NO.	DATE	REVISION

DRAWN	CHECKED
R LeBlanc	

CAD FILE 94-06 A13 RO
WU mmX.5

DATE
JAN. 17, 1996

SCALE
1 : 10

DETAIL
(AS-BUILT)

ARCHITECTURAL SHEET
A 13

PROJECT
94-06 AC-20513

Appendix B – Suite 'A'

Photographs

General Site, Photo 1 – Aerial 2 Sackville Road – Looking North East

Suite 'A' Photo 2 – Aerial View looking south, prior to the re-roof that was completed in 2016.

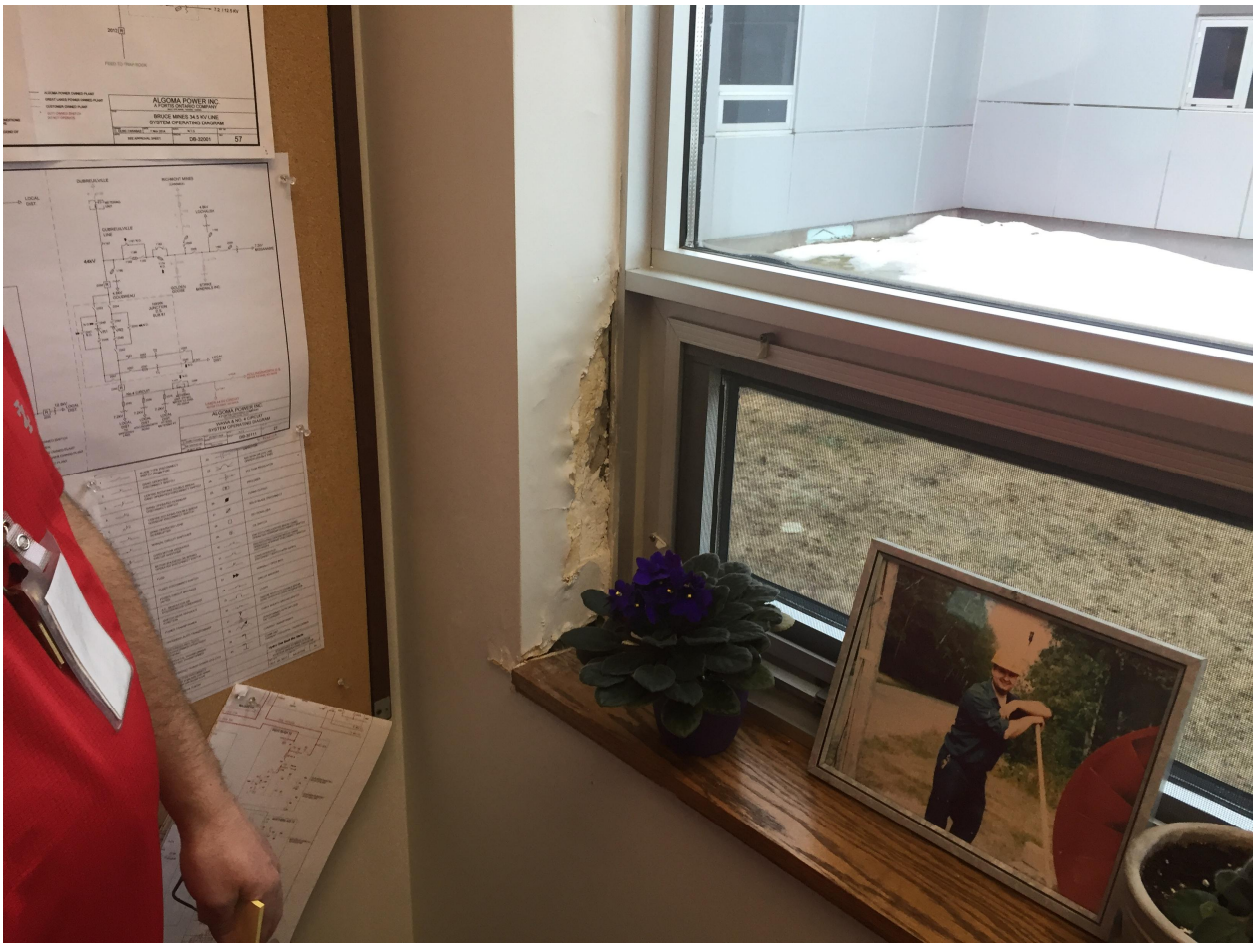
Suite 'A' Photo 3 – Aerial View looking north, prior to the re-roof that was completed in 2016.

Suite ‘A’ Photo 4 – Main entrance. Barrier free entry. (API)

Suite 'A' Photo 5 – Customer Service Area / Front Lobby of the main floor. (API)

Suite 'A' Photo 6 – Main Floor Vestibule / Fire Alarm Station – Annunciator Panel. (API)

Suite ‘A’ Photo 7 – View of Floor Area / General Work areas looking south west. (API)



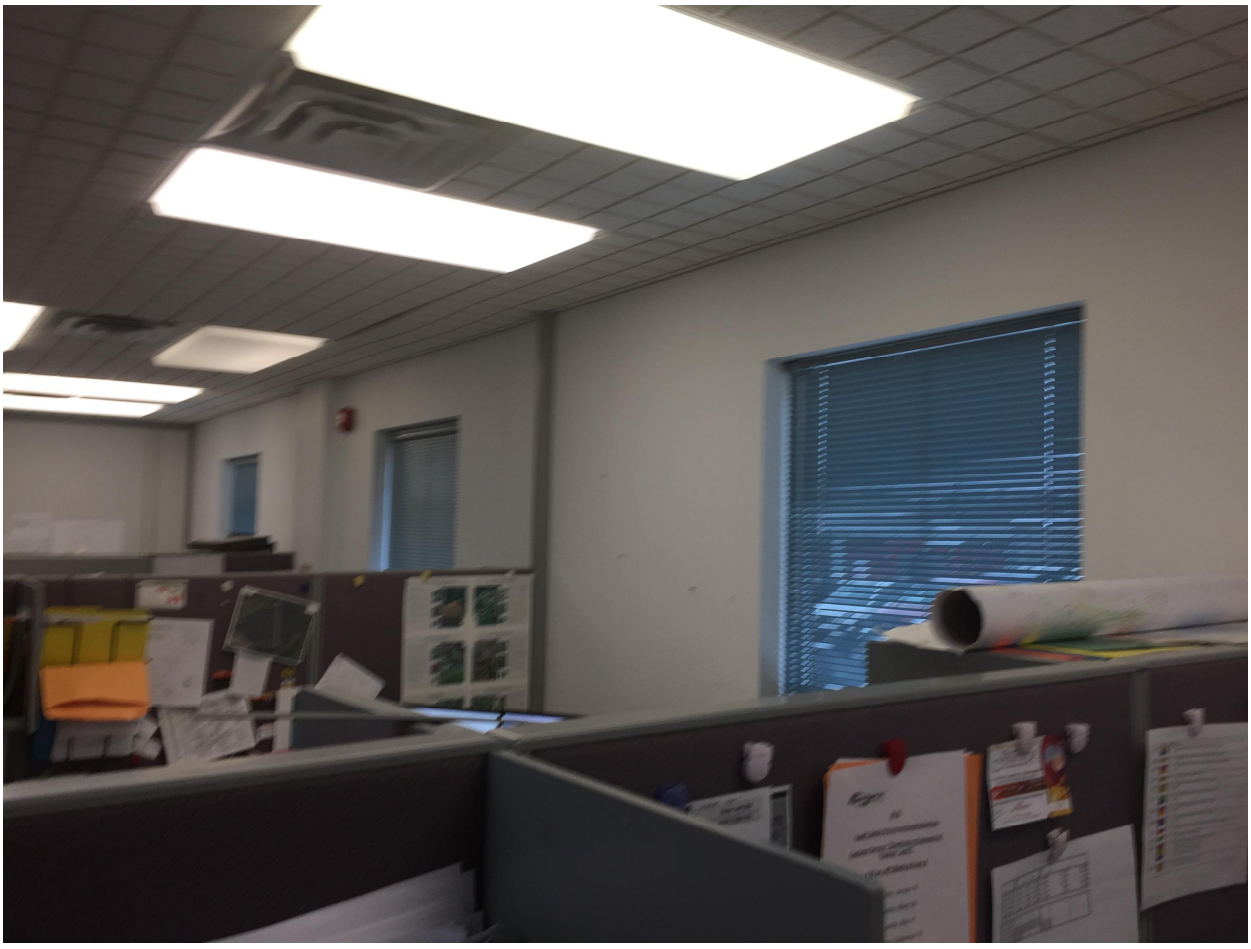
Suite 'A' Photo 8 – Water damage at window jamb. Looking south east (API). There has been an ongoing issue in regard to the exterior aluminum panels and water damage at some of the window sills, heads and jambs. A simple report had been issued to the former GLP Transmission in regard to the building envelope. The exterior wall cladding (aluminum panels) is a "WET SYSTEM", which relies upon exterior caulking between the panels to prevent water infiltration. After years of exposure to the elements the caulking fails. The caulking has a finite life expectancy. As such water enters the building. The fix is relatively easy but is time consuming and expensive due to the repairs laborious nature. Both Suite 'A' and Suite 'B' should be schedule for rotating replacement of the caulking.

Suite 'A' Photo 8.1 – Exterior view of the exterior aluminum panel system and caulking failure. A coloration seemed to exist between the accent band (brown color panel) and the location of leaks. It may be apotheosized that the color of the caulking or its chemical makeup was not as resilient as the lighter shade of caulking.

Suite 'A' Photo 9 – Main floor sinks of the men's washroom. The women and men's washrooms are generally mirror images on the main floor. (API)

Suite ‘A’ Photo 10 – Main floor drinking foundation with replaceable filtration system. (API)

Suite 'A' Photo 11 – Main floor communications closet. Primarily telephone. This closet is located in the basement, main floor and the second floor (API)



Suite 'A' Photo 12 – View of Floor Area / General Work areas looking south west of the main floor. The main floor has few offices with demountable or drywall partitions. The area is generally open with many office cubicles set up. This space is easily renovated due to the buildings structure and existing layout. (API)

Suite 'A' Photo 13 – View of a fire alarm bell. It was noted that there were several bells located throughout all floors. As well fire extinguishers and pull stations were also noted at appropriate locations. Discussions with maintenance staff confirmed that the system is regularly tested and certified. (API)

Suite 'A' Photo 14 – 2nd floor lobby entrance off of the stairwell and elevator. (API)

Suite 'A' Photo 15 – 2nd Floor – Looking North. The window sills, jambs and headers show little to no damage due to the earlier issues describe in Photo 8. This may be due to the amount of water on the wall or the general placement of the aluminum panels. Regardless of the lack of visible damage the protocol described in photo 8 should be carried out throughout the main and 2nd floor. (API)

Suite 'A' Photo 16 – 2nd Floor – Office. The 2nd floor unlike the main floor is made up of predominantly contained offices with drywall partitions running full height.

Suite 'A' Photo 17 – 2nd Floor – Corridor. It should be noted that here is a fire separation located approximately half way along the length of the primary corridor. It is presently unknown as to the requirements of this separation. A full Ontario Building Code review of the facility does not fall with in the parameters of this condition survey. However, the door and its frame were rated for 20mins only.

Suite 'A' Photo 18 – 2nd Floor – Electrical Closet. There are several Electrical panels located throughout the basement, main and 2nd floor. For additional information of the electrical layout refer to the electrical dwgs located within the building drawings appendix ???

Suite 'A' Photo 19 – 2nd Floor – Computer server and IT office. The afore mentioned room is served by a Dry Chemical Suppression and alarm system. This system is regularly reviewed and certified by an approved agency.

Suite 'A' Photo 20 – Basement. Typical fire alarm pull device. These items are located throughout the facility and appear to be located at the appropriate locations. All locations can be found on archived drawings from the mechanical / electrical engineer on the original building drawings. (API)

Suite 'A' Photo 21 – Basement. Typical corridor. The main floor finish is paint on concrete. Some paint is spalling due to a minor flood. After discussions with maintenance staff the floor is scheduled to receive new paint in the future.

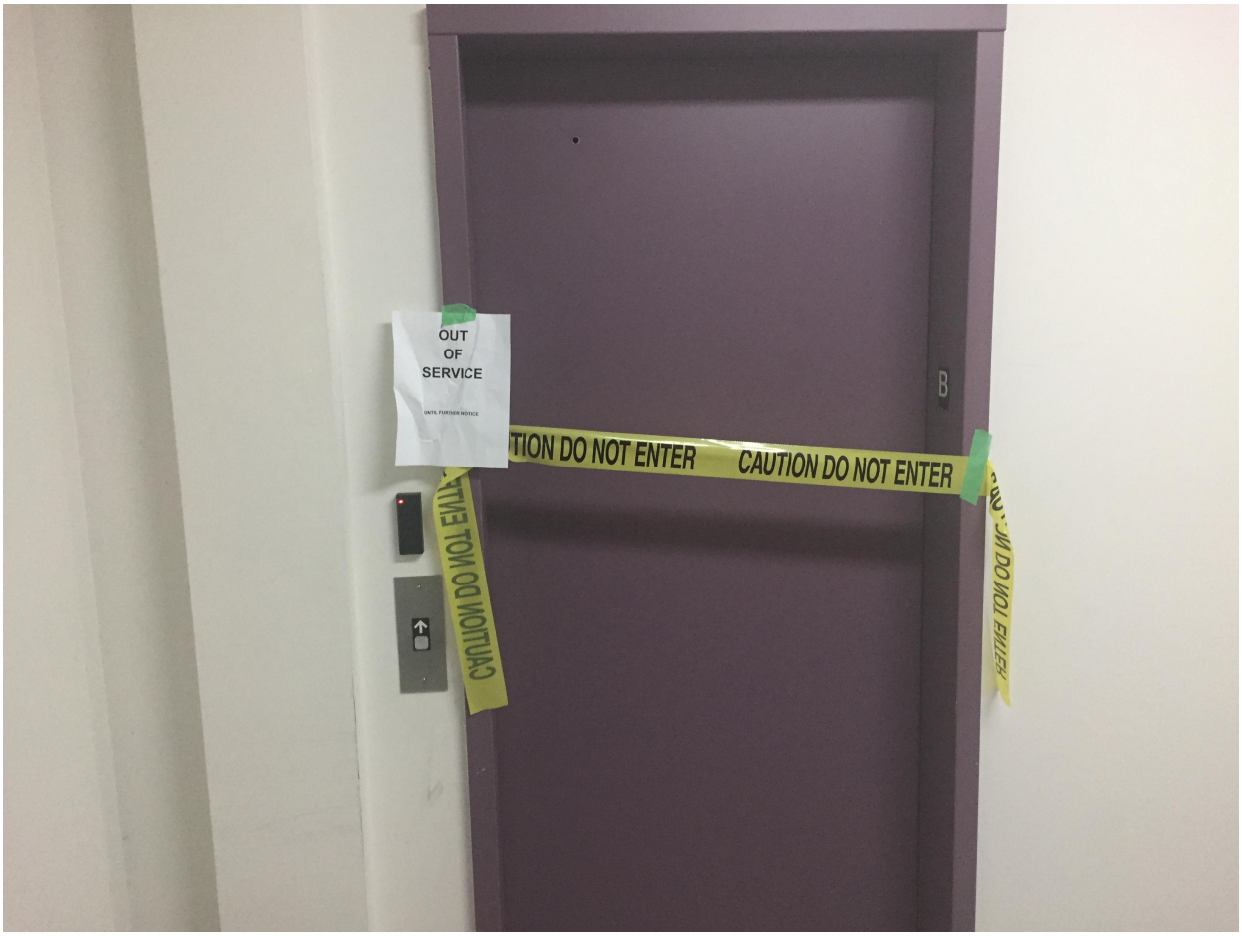
Suite 'A' Photo 22 – Basement. Typical washroom. The main floor finish is paint on concrete. Some paint is spalling due to a minor flood. After discussions with maintenance staff the floor is scheduled to receive new paint in the future.

Suite 'A' Photo 23 – Basement. Electrical Panels – Main Feeds

Suite 'A' Photo 24 – Basement. HRU unit.

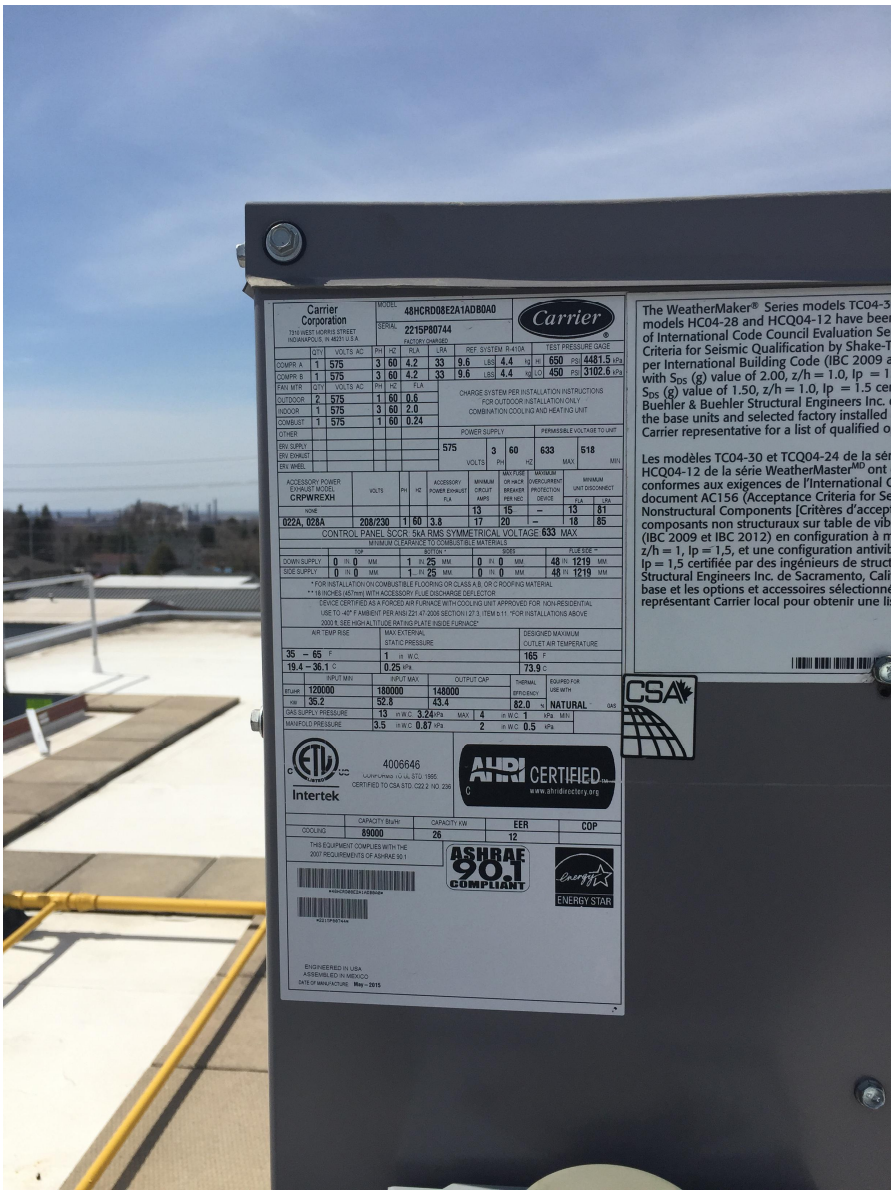
Suite 'A' Photo 25 – Basement. Elevator main disconnect switch.

Suite 'A' Photo 26 – Basement. Mechanical & Hydraulics.



Suite 'A' Photo 26.1 – Passenger Elevator. Due to mechanical issues the elevator has been temporarily taken out of service.

Suite ‘A’ Photo 27 – Aerial View of Suite ‘A’.



Suite 'A' Photo 28 – Manufacturer's tag – Roof Top Unit (RTU) Suite 'A'.

Suite ‘A’ Photo 29 – Typical Roof Top Unit (RTU) Suite ‘A’.