

APPENDIX F

Memo

To: Mayor and Members of Council

From: Kendall Wayow

CC: Paul Damaso, Nick Valerio, Lesley Franklin

Date: 29 May 2026

Subject: Former Oakville Trafalgar High School Repair Summary and Remaining Works

Purpose

The purpose of this memorandum is to provide Council with a summary of repair, maintenance, and stabilization work that has been completed at the former Oakville Trafalgar High School building since 2021.

Background

Between 2021 and 2025, several repair and stabilization initiatives have been undertaken, by the town, at the former high school building. These included:

Item	Date	Cost	Additional Notes
General site up-keep, Fence installation, painting and minor repairs, downspout repairs, minor roof repairs, and intrusion prevention measures.	2021 - 2024	\$58,429	
2025			
Various repairs to the building shell, roof hatch replacements and building hoarding repairs.	May 2025	\$40,385	
Flat Roof Repairs	June 2025	\$5,865	Replacement of deteriorated deck boards, joists, plywood, and roofing membrane.
Roof Ridge and Eavestrough Metal Repairs	November 2025	\$13,920	Installation of new roof ridge metal and north elevation eave metal.

Remaining Planned Repairs for 2027

Recommended Work	Estimated Cost
Eavestrough metal repair on north elevation to match south elevation	\$8,120.00
New counter flashings on parapet walls	\$48,875.00
New flashings around existing chimneys	\$8,825.00
Replacement of upper flat roof	\$56,625.00
New gutters and downspouts around entire building	\$28,880.00

In summary, since 2021 the town has completed maintenance and repairs at the former Oakville Trafalgar High School site at a total cost of \$118,599. In addition, an estimated \$151,325 in further maintenance work is planned for 2027.