

Inspection Results for Community Entrance Signs

Number of Community Entrance Signs

Administration conducted a physical count of the number of features or structures that could be described as a “community entrance sign” on public lands. 511 entrance signs were documented. There were also hundreds of other decorative community features installed on public property as well, ranging from planters to concrete obelisks to metal sculptures. A map was generated (below) to show the city-wide distribution of the signs that were inspected, which were in 115 communities out of the city’s total of 206.

According to Community Planning records, there are approximately 180 locations with entrance features that were installed on private property at the time of the subdivision development. These signs are the responsibility of those private property owners to maintain.

Condition

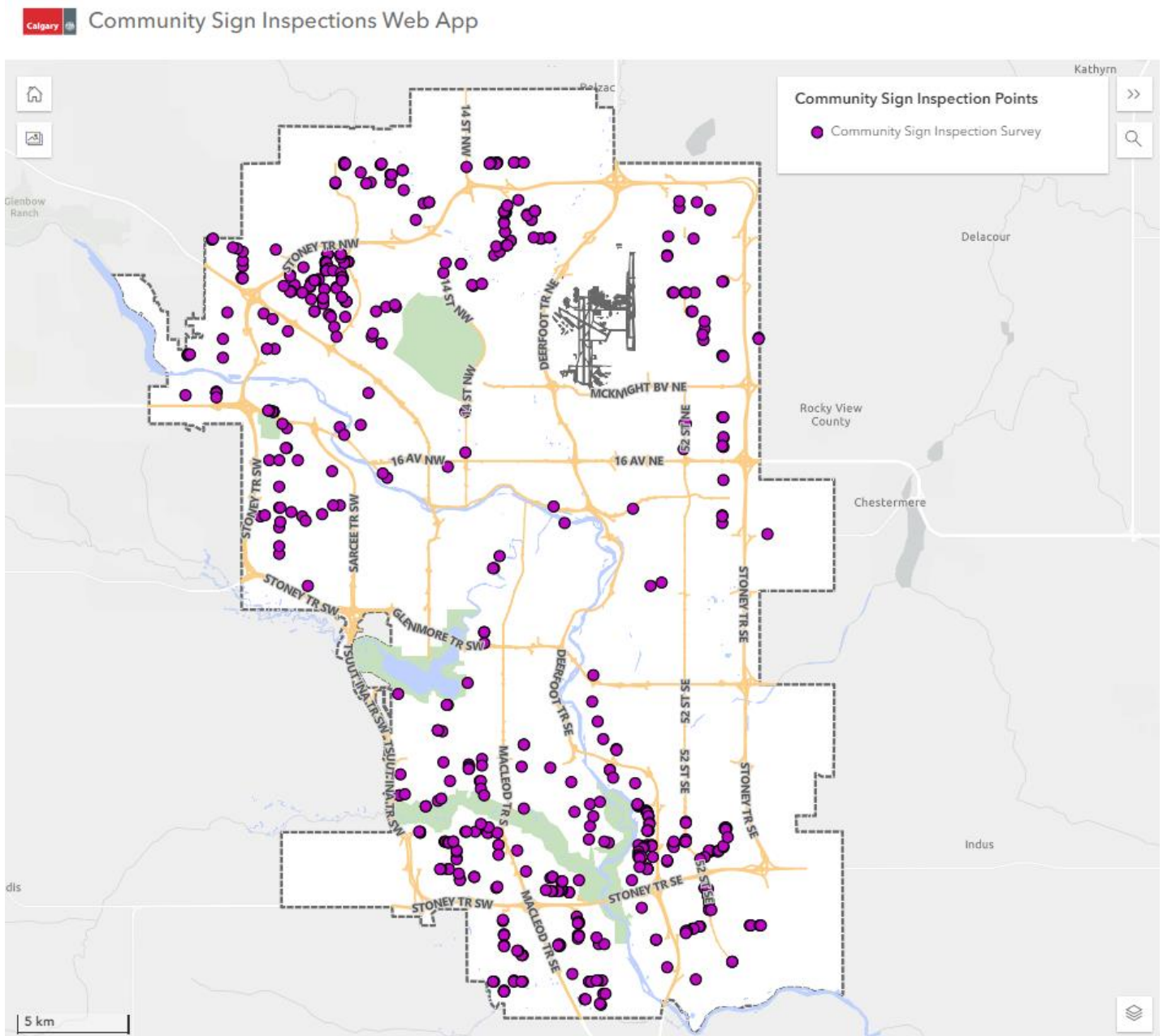
Administration inspected all entrance signs on public property and assigned them a rating based upon their physical condition. There was a wide variety of materials used in the construction of these signs, including lumber, plastic, concrete, brick, natural stone, and metals (Attachment 3). Signs with condition ratings of excellent (1) and good (2) may have exhibited some general wear-and-tear due to exposure but appeared to be structurally sound. Signs with ratings of fair (3) may have faded lettering, paint finishes that have cracked and peeled away, or minor damage including graffiti. Signs with poor (4) or very poor (5) ratings had missing letters, visible structural damage, and the lack of maintenance noted would have impacted both the readability of the sign and the aesthetics. Most of the inspected signs were found to be in good or excellent condition (80%), while another 10% were rated as fair. However, 51 entrance signs on public property were given condition ratings of poor to very poor (4-5), which is approximately 10% of the total number of signs.

Community Entrance Sign Condition Survey			
Condition Rating	Description	Number of Signs	Percentage of Total
Excellent or Good	Exhibited some general wear-and-tear due to exposure but appeared to be structurally sound	401	80%
Fair	Had faded lettering, paint finishes that have cracked and peeled away, or minor damage including graffiti	59	10%
Poor or Very Poor	Missing letters, visible structural damage, and the lack of maintenance noted would have impacted both readability and aesthetics	51	10%

Responsibility

As referenced in Attachment 1, less than 4% of the community entrance signs on public lands have an active maintenance agreement or license in place: 18 out of 511.

Inspection Locations of Community Entrance Signs



Repair and Maintenance Cost Estimates

Administration received estimates from external contractors to repair and restore several community entrance signs that had deteriorated since their installation. The six signs that were selected for review were made of varied materials, including brick, stone, slate, stucco, concrete, metal, and wood. Where there was existing landscaping, the vegetation was to be maintained and protected. The estimates do not include costs associated with street use permits, temporary road closures or pedestrian accommodations that would be required to safely carry out any construction work. Roadway permissions and traffic control set-ups would likely increase the overall costs by 25-35% based on the typical intersection locations.

Description of Materials and Work	Average Cost Estimate
Restore brick wall; supply and install missing brass lettering	\$7925
Repair and restore stucco wall; supply and install metal signage	\$14,250
Repair and restore concrete and stucco wall; supply and install metal lettering	\$12,700
Repair and restore stone and concrete wall; supply and install metal lettering	\$20,100
Repair wood structure; replace slate and stone tiles (colour match)	\$8250
Restore and seal wood and stone; supply and install composite lettering	\$10,750
Average Estimate per Sign	\$12,495

Using the average cost per sign estimate, plus 30% for mobility accommodations, Administration could forecast an expenditure range of \$830,000 to \$945,000 for the repair and restoration of the fifty-one signs currently identified as being in poor or very poor condition. This assumes that the structural components of each sign are acceptable to conduct such repair. Applying this estimate to the total number of community entrance signs currently on public property with no licence or agreement (493) would produce a restoration cost estimate of **\$8.0M to \$9.1M** to extend the 'life span' of these entrance signs. Based on this estimate, the annual restoration expenditure, over an expected 15-year period, would equate to \$533,000 - \$610,000.

This restoration expenditure would be for the existing entrance signage. It does not include maintenance costs for the hundreds of other amenities currently installed on public land or any future entrance features, nor for the eventual removal and surface rehabilitation costs for the amenities once they are no longer repairable.