

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Belmead Elementary School

B3054A
Edmonton

Facility Details

Building Name: Belmead Elementary School
Address: 9011 - 182 Street
Location: Edmonton

Building Id: B3054A
Gross Area (sq. m): 3,529.31
Replacement Cost: \$9,463,497
Construction Year: 1978

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: August 18 2010
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$1,506,835**
5 year Facility Condition Index (FCI): **15.92%**

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1978. The school faces two streets - 182 Street on the West and Ermineskin Trail on the South. It is under the jurisdiction of Edmonton School District No. 7. The room numbers and names are based on the School Board Room Data sheet. The current student enrollment is 232.

The original 3112.1 square metres school was built in 1978. The first Portable addition of 396.5 square metres was added in 1979. Total building area is 3508.6 square metres.

ABC Group A Division 2 - School. The 1978 original building and 1979 portables are single storey and have combustible and non-combustible construction and are unsprinklered.

Structural Summary:

(1978) Original Building has concrete blocks on concrete grade beams on concrete piles along perimeter and under interior load bearing walls; concrete slab on grade. Gymnasium Roof has steel deck on glulam beams on Du-al concrete block walls. Other Areas have steel deck on glulam beams on laminated timber columns and concrete block walls.

(1979) Portables attached to Original Building have exterior wood frame construction bearing on HSS beams on concrete piles along perimeters and under interior floor, wood floor joists and plywood sheathing floor, wood roof joists.

Recommendations for future action: mudjack concrete slab on grade

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1978) Original Building has SBS roofing; vertical prefinished metal siding fascia for Gymnasium, wood siding fascia, facing bricks, aluminum windows, metal framed storefront for Main Entrance and Corridor entrances, metal utility doors, cedar panel and plywood soffit.

(1979) Portables have built-up roofing; exterior vertical metal panel siding; horizontal wood siding fascia; aluminum slider windows; metal exit doors.

Recommendations for future action for original building include: replace wood siding fascia; repair broken glass.

Recommendations for future action for attached Portables include: replace built-up roofing and roof drains; replace wood siding fascia.

Overall envelope system rating is acceptable.

Interior Summary:

(1978) Original Building has concrete blocks interior partitions along Corridors; metal stud walls and demountable partitions between classrooms; painted metal deck ceiling and wood flooring in Gymnasium; wood panel ceiling and carpet in Library; suspended T-bar ceiling system and carpet and vinyl tile flooring in ECS and Classrooms; suspended T-bar ceiling system and carpet flooring in Music Room, Administration area, Staff Room; painted metal deck ceiling and painted concrete floor in Mechanical Room; suspended T-bar ceiling system, ceramic wall tiles and ceramic tile flooring in Washrooms; suspended T-bar ceiling system and vinyl tile flooring in Staff Work Room and Corridors; drywall ceiling and vinyl tile flooring Janitor, Storages; wood panel ceiling and sheet vinyl flooring in Main Lobby; wood doors and metal frames; whiteboards, tackboards, smart boards and projection screens in Classrooms.

(1979) Portables have suspended T-bar ceiling system, vinyl covered gypsum board wall panels and carpet flooring in

Classrooms; suspended T-bar ceiling system and vinyl tile flooring in Coat areas and Corridors; rubber tile flooring in Link areas; drywall ceiling and vinyl tile flooring in Storage; smart boards, whiteboards, tackboards and projection screens, wood doors and wood frames.

Recommendations for future action for original building include: repair folding partition; replace interior ramp; repair ceramic wall tiles; replace carpet; replace acoustic ceiling tiles, paint concrete flooring; repair millwork; provide automatic door operators.

Recommendations for future action for attached Portables include: replace acoustic ceiling tiles; replace vinyl tile flooring.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

The ventilation system in the main building is served by two air systems c/w heating coils. Two natural gas fired boilers provide hot water heating throughout the main building. The domestic hot water is served by two large water heaters c/w recirculation pump. The main building controls are pneumatic. The water closets and the urinals are flush tank & valve and the lavatories are stainless steel c/w metering faucets.

Overall rating is Acceptable (4).

Electrical Summary:

The building has been provided with a 600A, 120/208 V, 3 phase electrical service obtained from a pad mounted transformer. The transformer is owned and operated by the utility company, Epcor. A main distribution centre has been provided that is complete with a main breaker and feeder breakers that feed various panels and mechanical equipment within the school. The main distribution centre is full to capacity. Lighting is of the fluorescent type with energy efficient fixtures utilizing T8 lamps and electronic ballasts.

Emergency lighting is provided by an on-site engine-generator set. Fire alarm system was upgraded in 2006.

Electrical systems, in general, are in good condition..

Rating Guide

Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL**A1010 Standard Foundations***

(1978) - has concrete grade beams on concrete piles along perimeter and under interior load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

A1030 Slab on Grade*

(1978) - has 100mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-11

Event: Mudjack concrete slab on grade. (approx. 270 square metres)

Concern:

(1978) (Early Childhood 18, Classroom 29; Boys Locker/Shower 17; Girls Washroom 27; Boys Washroom 24, 52; Unisex Washroom 39) - concrete slab on grade has settled.

Recommendation:

Mudjack concrete slab on grade. (approx. 270 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$13,500	Low

Updated: MAR-11



(1978) (Boys Locker/Shower 17) - concrete slab on grade has settled.

B1010.01 Floor Structural Frame (Building Frame)*

(1978) - has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)*

(1978) - has concrete block.

(1978) (Library 34) - has interior laminated wood columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B1020.01 Roof Structural Frame*

(1978) (Gymnasium 12, 13) - have steel deck on glulam beams on Du-al concrete block walls.
 (1978) (South Classroom Areas) - have steel deck on glulam beams on laminated timber columns and concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B1020.04 Canopies*

(1978) (Gymnasium 12, 13) - overhangs have wood framing.
 (1978) (South Classroom Areas, West Main Entrance) - overhangs have wood framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B1020.06 Roof Construction Fireproofing*

School has metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

(1978) - has 100mm face brick, air space, 38mm rigid insulation, 200mm or 250mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B2010.01.06.03 Metal Siding**

(1978) (East, North and South sides of Gymnasium 12, 13 above low roof) - have vertical metal siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace metal siding. (approx. 150 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$15,000	Unassigned

Updated: MAR-11

B2010.01.06.04 Wood Siding**

(1978) (Fascia) - has horizontal wood siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	40	MAR-11

Event: Replace wood siding. (approx. 380 square metres)**Concern:**

Cedar siding has worn out.

Recommendation:

Replace wood siding. (approx. 380 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$38,000	Low

Updated: MAR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

(between 1978 Original Building and 1979 Portables) - has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall**

(between 1978 Original Building and 1979 Portables) - expansion control joints have caulking.
 (1978) school has caulking around window (8) and door (22) openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	MAR-11

Event: Replace joint sealers (caulking). (approx. 200 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: MAR-11

B2010.01.13 Paints (& Stains): Exterior Wall**

(1978) (Gymnasium 12, 13) - overhangs have painted plywood soffit.
 (1978) (South Classroom Areas) - overhangs have painted plywood soffit.
 (1978) (West Main Entrance) - overhangs have stained cedar paneling soffit.
 (1978) (Mechanical Room 1) - overhangs has metal mesh soffit.
 (1978) (Fascia) - has stained cedar siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	15	MAR-11

Event: Repaint soffit. (approx. 400 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$20,000	Unassigned

Updated: MAR-11

B2010.02.03 Masonry Units: Ext. Wall Const.*

(1978) - has 200mm concrete block.
 (1978) (Gymnasium 12, 13) - have 250mm Du-al concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation*

(1978) School - has air space, 38mm rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

(1978) (Mechanical Room 30) - has metal louvre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B2010.09 Exterior Soffits*

(1978) (Gymnasium 12, 13) - overhangs have painted plywood soffit.
 (1978) (South Classroom Areas) - overhangs have painted plywood soffit.
 (1978) (West Main Entrance) - overhangs have stained cedar paneling soffit.
 (1978) (Mechanical Room 1) - overhangs has metal mesh soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1978 Section**

(1978) (Infirmary 43; Principal 42; Counsellor 41; Staff Room 40, Early Childhood 18) - have aluminum windows c/w double clear glass panes. (8 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace aluminum windows. (8 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$9,600	Unassigned

Updated: MAR-11

Event: Replace glass. (1 window)

Concern:
 (Early Childhood 18) - has broken glass.

Recommendation:
 Replace glass. (1 window)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,000	Low

Updated: MAR-11

B2030.01.01 Aluminum-Framed Storefronts: Doors**

(1978) (Early Childhood 18; Classrooms 22, 23, 26, 28, 29, 32, 33; Computer 25) - have aluminum-framed storefronts. (9 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	30	MAR-11

Event: Replace aluminum-framed storefronts: doors. (9 doors)**Concern:**

The Aluminum-framed storefronts and doors are in marginal condition.

Recommendation:

Replace aluminum-framed storefronts: doors. (9 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$10,800	Low

Updated: MAR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

(1978) (West Main Entrance; South Corridor Exit; East Corridor Exit; Mechanical Room 1) - have steel-framed storefronts: doors. (10 doors) (installed in 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	MAR-11

Event: Replace steel-framed storefronts: doors. (10 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$25,000	Unassigned

Updated: MAR-11

B2030.02 Exterior Utility Doors - 1978 Section**

(1978) (Gymnasium 12, 13; Exit near Mechanical Room 1; Outdoor Storage 10) - have steel-framed storefronts: doors. (6 doors) (installed in 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	40	MAR-11

Event: Replace steel-framed storefronts: doors. (6 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$15,000	Unassigned

Updated: MAR-11

B3010.01 Deck Vapor Retarder and Insulation*

(1978) - has rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2009**

(1978) - has SBS roofing. (installed in 2009)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	MAR-11

Event: Replace SBS roofing. (approx. 3370 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$505,500	Unassigned

Updated: MAR-11**B3010.08.02 Metal Gutters and Downspouts****

(1978) - has roof drains connecting to interior downspouts and to main sewer system. (installed in 2009)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	30	MAR-11

Event: Replace downspouts. (approx. 10 downspouts)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$10,000	Unassigned

Updated: MAR-11

B3010.08.02 Metal Gutters and Downspouts - Metal Flashing**

(1978) Metal flashing is being installed on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	30	MAR-11



(1978) Metal flashing is being installed on site.

Event: Replace metal flashing. (approx. 280 linear metres)

Concern:

Metal flashing is being installed on site.

Recommendation:

Replace metal flashing. (approx. 280 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$14,000	Low

Updated: MAR-11

B3010.09 Roof Specialties and Accessories*

(1978) (Gymnasium) - have metal cat ladders to roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

B3020.01 Skylights**

(1978) (Library 34) - has an acrylic dome skylight. (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2006	25	MAR-11

Event: Replace skylight. (1 unit)

Concern:

Skylight is cracked and damaged.

Recommendation:

Replace skylight. (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,000	Low

Updated: MAR-11

B3020.02 Other Roofing Openings (Hatch, Vent, etc)*

(1978) (from Music Storage 7 to Roof) - has a roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

(1978) (Corridors) - have concrete block.

(1978) (Walls between Janitor 36 and Resource Room 37; Staff Women Washroom 38 and Handicap Washroom/Shower Room 56; Unisex Washroom 39 and Handicap Washroom/Shower Room 56; Staff 40 and Classroom 33; Science 21 and Classroom 22) - have concrete block.

(1978) (Walls between Storage 6 and ECS 54; Music Storage 7 and ECS 54) - have concrete block.

(1978) (Admin 44, Office 46; Staff Work Room 45; Infirmary 43; Principal 42; Counsellor 41; Staff Room 40; Music Storage 7; Storage 6, Kitchen 14) - have 92mm metal studs interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1010.02 Interior Demountable Partitions*

(1978) (Walls between Classrooms 28 and 29; 31 and 32; Computer 25 and Classroom 26) - have vinyl covered demountable partitions. (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-11

C1010.03 Interior Operable Folding Panel Partitions**

(1978) (Between Gym 12 and Music Room 8) - has interior operable folding partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	30	MAR-11

Event: Repair interior operable folding panel partition.
(1partition)

Concern:

Interior operable folding panel partition has damaged finishes.

Recommendation:

Repair interior operable folding panel partition. (1partition)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$5,000	Low

Updated: MAR-11

C1010.05 Interior Windows*

(1978) (Administration 44) - has metal framed windows c/w wire glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1010.06 Interior Glazed Partitions and Storefronts*

(1978) (Principal 42; Counsellor 41) - have painted steel glazed partitions.
 (1978) (West Main Entrance Vestibule; South Corridor Exit Vestibule; East Corridor Exit Vestibule) - have painted steel glazed partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1020.01 Interior Swinging Doors (& Hardware)*

(1978) School has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1020.03 Interior Fire Doors*

(1978) (Mechanical Room 1; Janitor Office 5; Early Childhood 18; Science Prep Room 19; Corridor near RR 20) - have 1.5 hour fire rated metal doors and metal frames.
 (1978) (Janitor 3, 36; Storage 4, 6, 55; Fan Room 31; Audio Visual Storage 35) - have 3/4 hour fire rated metal doors and 1.5 hour fire rated metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1030.01 Visual Display Boards**

(1978) (Early Childhood 18, 54) - have 1 whiteboard, 1 chalkboard, 1 Smart board, 4 tackboards.
 (1978) (Classrooms 22, 23, 26, 28, 29, 32, 33) - have 12 whiteboards, 1 chalkboard, 6 Smart boards, 18 tackboards, 7 projection screens.
 (1978) (Computer 25) - has 4 tackboards, 1 projection screen.
 (1978) (Science 21) - has 4 tackboards, 1 projection screen.
 (1978) (Staff 40) - has 1 whiteboard, 1 tackboard, 1 projection screen.
 (1978) (RR 20) - has 1 whiteboard.
 (1978) (Music 8) - has 1 whiteboard, 1 chalkboard, 2 projection screens.
 (1978) (Janitor Office 5) - has 1 tackboard, 1 chalkboard.
 (1978) (Corridors) - has 6 tackboards.
 (1978) (Gymnasium 12) - has 1 projection screen.
 (1978) (Principal 42) - has 2 tackboards.
 (1978) (Admin 44) - has 1 tackboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	MAR-11

Event: Replace visual display boards. (approx. 81 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$81,000	Unassigned

Updated: MAR-11

C1030.02 Fabricated Compartments (Toilets/Showers)**

(1978) (Girls Washroom 27, 53) - have prefinished metal toilet partitions. (12 stalls)
 (1978) (Boys Washroom 24, 52) - have prefinished metal toilet partitions. (6 stalls)
 (1978) (Staff Women Washroom 38) - has prefinished metal toilet partitions. (2 stalls)
 (1978) (Unisex Washroom 39) - has prefinished metal toilet partitions. (2 stalls)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace toilet partitions. (approx. 22 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$22,000	Unassigned

Updated: MAR-11

C1030.08 Interior Identifying Devices*

(1978) - All rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1030.10 Lockers**

(1978) (PEO 16) - has prefinished double tier metal lockers. (2 lockers)
 (1978) (Music Storage 7) - has prefinished single tier metal lockers. (3 lockers)
 (1978) (Janitor Office 5) - has prefinished single tier metal lockers. (2 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace lockers. (7 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,500	Unassigned

Updated: MAR-11

C1030.12 Storage Shelving*

(1978) (Storage 4, 6; Janitor 3, 36; Music Storage 7; Science Prep Room 19; Audio Visual Storage 35) - have wood shelves.
 (1978) (Girls Locker/Shower 15) - has metal shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

(1978) (Girls Washroom 27, 53; Boys Washroom 24, 52; Staff Women Washroom 38; Unisex Washroom 39; Handicap Washroom/Shower Room 56; Infirmary Washroom 43; Early Childhood Washroom 2; PEO Washroom 16) - have toilet accessories.

(1978) (Girls Locker/Shower 15; Boys Locker/Shower 17; Handicap Washroom/Shower Room 56; PEO Shower 16) - have shower accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1030.17 Other Fittings* - Boot Racks

(1978) (West Main Entrance Vestibule; South Corridor to Exit Vestibule; East Corridor to Exit Vestibule, East Corridor connecting (1979) Portables) - have prefinished metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C1030.17 Other Fittings* - Coat Hooks

(1978) (Corridor near Classrooms 22, 23, 26, 28, 29, 32, 33, Computer 25) - have coat hooks.

(1978) (Corridor near ESC 54) - has coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C2010 Stair Construction*

(1978) (from Music Storage 7 to Roof) - has steel ship ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C2020.08 Stair Railings and Balustrades*

(1978) (from Music Storage 7 to Roof) - steel ship ladder has metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C2030 Interior Ramps*

(1978) (Music 8) - has wood ramp covered with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-11

Event: Replace ramp. (1 ramp)**Concern:**

Ramp is too steep.

Recommendation:

Replace ramp. (1 ramp)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$5,000	Low

Updated: MAR-11



(1978) (Music 8) - wood ramp is too steep.

C3010.02 Wall Paneling**

(1978) (Staff Room 40) - has horizontal wood paneling on West walls. (approx. 25 square metres)

(1978) (Gymnasium 12) - has horizontal wood paneling on East upper wall. (approx. 100 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace wall paneling. (approx. 125 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,500	Unassigned

Updated: MAR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

(1978) (Admin 44, Office 46; Staff Work Room 45; Infirmary 43; Principal 42; Counsellor 41; Staff Room 40; Music Storage 7; Storage 6, Kitchen 14, Handicap Washroom/Shower Room 56; Infirmary Washroom 43; Early Childhood Washroom 2) - have gypsum board on 92mm metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C3010.06 Tile Wall Finishes**

(1978) (Girls Locker/Shower 15; Boys Locker/Shower 17; Girls Washroom 27, 53; Boys Washroom 24, 52; Staff Women Washroom 38; Unisex Washroom 39; PEO Shower/Washroom 16) - have ceramic tile wall finishes.

(1978) (Main Lobby around Display Case) - has ceramic tile wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace tile wall finishes. (approx. 120 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$12,000	Unassigned

Updated: MAR-11

C3010.11 Interior Wall Painting*

(1978) (Corridors; Lower portion of Gymnasium 12, 13) - concrete block has Desco paint.

(1978) (Admin 44, Office 46; Staff Work Room 45; Infirmary 43; Principal 42; Counsellor 41; Staff Room 40; Music Storage 7; Storage 6, Kitchen 14; Handicap Washroom/Shower Room 56; Infirmary Washroom 43; Early Childhood Washroom 2) - have painted gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C3010.14 Other Wall Finishes* - Rock Climbing Finishes

(1978) (West wall of Gymnasium 13) - has rock climbing finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C3020.01.02 Paint Concrete Floor Finishes*

(1978) (Mechanical Room 1, 30) - have painted concrete floor finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-11

Event: Repaint concrete floor. (approx. 110 square metres)

Concern:

(Mechanical Room 1, 30) - concrete floor paint has faded.

Recommendation:

Repaint concrete floor. (approx. 110 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,500	Low

Updated: MAR-11

C3020.02 Tile Floor Finishes**

(1978) (Girls Locker/Shower 15; Boys Locker/Shower 17; Girls Washroom 27, 53; Boys Washroom 24, 52, Staff Women Washroom 38; Unisex Washroom 39; Shower Room 56) - have mosaic floor tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	50	MAR-11

Event: Replace tile floor finishes. (approx. 130 square metres)

Concern:

(1978) (Girls Locker/Shower 15; Boys Locker/Shower 17; Girls Washroom 27, 53; Boys Washroom 24, 52) - have cracked tile floor finishes.

Recommendation:

Replace tile floor finishes. (approx. 130 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$13,000	Low

Updated: MAR-11

C3020.04 Wood Flooring**

(1978) (Gymnasium 12, 13) - have wood strip flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace wood flooring. (approx. 490 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$73,650	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - 1978**

(1978) (Gymnasium Storage 11; PEO 16; Infirmary Washroom 43; Early Childhood Washroom 2; PEO Shower/Washroom 16; Kitchen 14; Music Storage 7; Storage 4, 6, 55; Janitor 3, 36; Janitor Office 5; Early Childhood 18; Science/Arts 21; Science Prep Room 19; Audio Visual Storage 35; Computer 25; Staff Work Room 45; Infirmary 43; Corridor near Janitor Office 5; Corridor near Science Arts 21; partial Staff Room 40; partial Classrooms 22, 23, 26, 28, 29, 32, 33) - have vinyl tile flooring. (approx. 960 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	MAR-11

Event: Replace resilient flooring. (approx. 960 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$96,000	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - 2005, 2006**

(1978) (Handicap Washroom/Shower Room 56) - have sheet vinyl flooring. (approx. 10 square metres) (installed in 2005)
 (1978) (West Main Entrance Vestibule, Main Lobby, Main Corridor; Time Out Room 57) - have sheet vinyl flooring. (approx. 185 square metres) (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-11

Event: Replace resilient flooring. (approx. 195 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$19,500	Unassigned

Updated: MAR-11

C3020.08 Carpet Flooring**

(1978) (Music 8; Early Childhood 54; Admin 44; Office 46; Principal 42; Counsellor 41; Staff Room 40; Server 37; Classrooms 22, 23, 26, 28, 29, 32, 33; Library 34) - have carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	15	MAR-11

Event: Replace carpet flooring. (approx. 1020 square metres)

Concern:

Carpet is worn out.

Recommendation:

Replace carpet flooring. (approx. 1020 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$102,000	Low

Updated: MAR-11

C3030.02 Ceiling Paneling (Wood)*

(1978) (Main Lobby; West Main Entrance Vestibule; Library 34) - have wood paneling ceiling. (approx. 150 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

(1978) (Gymnasium Storage 11; PEO 16; Infirmary Washroom 43; Early Childhood Washroom 2; PEO Shower/Washroom 16; Kitchen 14; Music Storage 7; Storage 4, 6, 55; Janitor 3, 36; Science Prep Room 19; Audio Visual Storage 35) - have drywall ceiling. (approx. square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)**

(1978) (Janitor Office 5; Early Childhood 18, 54; Science/Arts 21; Computer 25; Music 8; Admin 44, Office 46; Principal 42; Counsellor 41; Staff Work Room 45; Infirmary 43; Classrooms 22, 23, 26, 28, 29, 32, 33; Server 37; South Corridor Exit Vestibule; East Corridor Exit Vestibule; Corridors) - have suspended T-bar ceiling system with acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	25	MAR-11

Event: Replace acoustic ceiling treatment (Susp.T-Bar).
(approx.1010 square metres)

Concern:

(1978) (Corridors) - have damaged, stained and dusty acoustic ceiling tiles.

Recommendation:

Replace acoustic ceiling treatment (Susp.T-Bar).
(approx.1010 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$50,500	Low

Updated: MAR-11

C3030.07 Interior Ceiling Painting*

(1978) (Gymnasium Storage 11; PEO 16; Infirmary Washroom 43; Early Childhood Washroom 2; PEO Shower/Washroom 16; Kitchen 14; Music Storage 7; Storage 4, 6, 55; Janitor 3, 36; Science Prep Room 19; Audio Visual Storage 35) - have painted drywall ceiling.

(1978) (Mechanical Room 1, 30; Gymnasium 12, 13) - have painted metal deck ceiling.

(1978) (Gymnasium 12, 13; Early Childhood 18, 54; Science/Arts 21; Computer 25; Music 8; Classrooms 22, 23, 26, 28, 29, 32, 33; partial Library 34) - have stained glulam beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

C3030.09 Other Ceiling Finishes* - Textured Drywall Ceiling

(1978) (Staff Room 40) - has textured drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

S4 MECHANICAL**D2010.04 Sinks****

Various single stainless steel sinks throughout building with conventional faucets. Triple compartment in kitchen. Some with drinking bubblers.

Floor mounted mop sinks in Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace 10 sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,500	Unassigned

Updated: MAR-11

D2010.05 Showers**

Mainly vandal proof shower heads with push button metering valves in Gymnasium locker rooms.

Currently, not in service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace 8 shower heads and valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: MAR-11

D2010.08 Drinking Fountains/Coolers**

Drinking fountains located in corridors throughout, integral with hand wash sink and taps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace Drinking Fountains (6 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: MAR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - Lavatories**

Mostly newer stainless steel lavatories, complete with push-type metering valves. Recently upgraded in 1999

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-11

Event: Replace 20 Lavs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$15,000	Unassigned

Updated: MAR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - Water Closets & Urinals**

Water Closets throughout are a mixture of floor mounted flush valve and flush tank types. Handicap accessible water closets provided.

Urinals in boys washroom are floor mount type with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace 20 WC's and 8 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,000	Unassigned

Updated: MAR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water piping appears to be copper with soldered fittings throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D2020.01.02 Valves: Domestic Water**

Mainly gate valves - isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace 25 Valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$12,000	Unassigned

Updated: MAR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Febco backflow preventor - only in water supply for Boiler make up water line. Regularly inspected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-11

Event: Replace Boiler water make up Backflow Preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,500	Unassigned

Updated: MAR-11

D2020.02.06 Domestic Water Heaters**

2 Domestic water heaters are Ruud model GL75-360-4A located in the main Mechanical room. Storage capacity: 62.5 Gal. heating capacity is 360,000 btuh. Each. They are joint vented up through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	MAR-11

Event: Replace 2 Domestic Water Heaters & recirc. pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,500	Unassigned

Updated: MAR-11

D2020.03 Water Supply Insulation: Domestic*

Hot and cold piping is insulated with fibreglass with canvas jacket in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D2030.01 Waste and Vent Piping*

DWV piping appears to be cast iron throughout. Vent piping is cast iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D2030.02.04 Floor Drains*

Conventional floor drains in Washrooms and Mechanical rooms. Cast iron strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D2040.01 Rain Water Drainage Piping Systems*

Mainly Cast iron roof drainage piping throughout building, connecting roof drainage to municipal mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D2040.02.04 Roof Drains*

Conventional roof drains with cast iron dome strainers. Scuppers at edge of roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3010.02 Gas Supply Systems*

Natural gas meter and service connection installed. Schedule 40 steel gas supply to mechanical room appliances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3010.06 Other Energy Supply Systems*

Onan emergency generator in main Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3020.02.01 Heating Boilers and Accessories: H.W.**

Two 1060 mbh Raypak model no. 1060-WTD boilers. 1,059,900 Btuh input capacity each well maintained.

Two Bell & Gossett base mounted pumps, expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace 2 Heating Boilers and Accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$110,000	Unassigned

Updated: MAR-11

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler**

Boilers vented through an insulated chimney. Combustion air duct provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: **Replace main boiler chimney (5 m.) & vent connectors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$40,000	Unassigned

Updated: MAR-11

D3020.02.03 Water Treatment: H. W. Boiler*

Heating system is provided with a pot feeder for the addition of chemicals for water treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3040.01.01 Air Handling Units: Air Distribution**

Air Handling unit is built up - consisting of Trane Axial fans, mixing section, filter section in each mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: **Replace 2 Air Handling Unit systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$100,000	Unassigned

Updated: MAR-11

D3040.01.04 Ducts: Air Distribution*

(1978) The ductwork throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-11

Event: Add return air in the Art Room**Concern:**

The art room has no return air, because a new wall was installed between the art and music room. As a result the art room temperature and air volume are hard to control.

Recommendation:

Add return air in art room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$5,000	Medium

Updated: MAR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Mainly round cone and sidewall grille diffusers throughout areas of school served by the air handling units. Drum louver supply grilles in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3040.03.01 Hot Water Distribution Systems**

Hot water circulation is done through insulated piping throughout. Piping is mixture of copper and schedule 40 steel. Solder & threaded joints, respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace Hot Water Distribution Systems (\$55 / sq.m. gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$200,000	Unassigned

Updated: MAR-11

D3040.04.01 Fans: Exhaust**

Roof mounted utility grade cabinet centrifugal fans are provided for bathroom exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace 6 Roof mounted exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: MAR-11

D3040.04.03 Ducts: Exhaust*

Various low velocity Galvanized exhaust ductwork throughout school, connecting grilles & hoods to roof mounted fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Mostly "eggcrate" and louvered style, ceiling & wall mounted exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

D3050.03 Humidifiers**

Weil McLain steam boiler - used for humidification, but currently not in service c/w condensate return tank and pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	MAR-11

Event: Replace Steam boiler humidifier.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: MAR-11

D3050.05.01 Convectors**

Convector heaters located throughout building - mainly in corridors and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace Convectors (6 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,500	Unassigned

Updated: MAR-11

D3050.05.02 Fan Coil Units**

Wall mounted force flow heaters at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace 4 Fan Coil Units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: MAR-11

D3050.05.03 Finned Tube Radiation**

Perimeter radiation cabinets provided for space heating throughout.
Radiation cabinets in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace 75m of Finned Tube Radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$50,000	Unassigned

Updated: MAR-11

D3050.05.06 Unit Heaters**

Vertical projection hot water unit heater installed in Mechanical room, complete with dedicated thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace one Unit Heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,500	Unassigned

Updated: MAR-11

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats control unit heater & force flow heaters throughout building. Time clock controls day/night operation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace Electric Controls on 1 Unit heater and 4 force flows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: MAR-11

D3060.02.02 Pneumatic Controls**

Thermostats and valves throughout are pneumatically controlled. Compressed air is provided by a Johnson Controls duplex, c/w 1 HP motors & Johnson Controls refrigerated air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace Pneumatic Control system (\$15 / sq.m. gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$50,000	Unassigned

Updated: MAR-11

D3060.02.05 Building Systems Controls (BMCS, EMCS)**

DDC system controlling ventilation system. Unknown make and model.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-11

Event: Replace DDC system (\$11 / sq.m. gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$40,000	Unassigned

Updated: MAR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemical fire extinguishers throughout building - mainly in corridors. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

A Canadian General Electric main distribution centre has been provided in the electrical room. The distribution centre is rated at 800A, 120/208V, 3 phase 4 wire, and is complete with a 600A, 3P main breaker and a feeder breaker section. All feeder breakers have been adequately identified. There is no spare space available for the addition of breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-11

Event: Replace Main Electrical Switchboards. (Main Distribution).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$75,000	Unassigned

Updated: MAR-11**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)****

Branch circuit breaker panels have been provided throughout the school and are generally located in the classroom wings and service rooms. Panels are generally 75% to 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace Electrical Branch Circuit Panelboards. (Secondary Distribution) (9 Panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,000	Unassigned

Updated: MAR-11**D5010.07.02 Motor Starters and Accessories****

Wall mounted starters have been provided for mechanical equipment control. Starters are complete with hand-off-auto selector switches and pilot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace Motor Starters and Accessories. (Approx. 6 starters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: MAR-11

D5020.01 Electrical Branch Wiring*

Wiring is copper and installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-11

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Lighting control is provided by line voltage switches; all areas are locally switched. A low voltage switching system has been provide in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Lighting is provided by fluorescent fixtures that are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-11

Event: Replace Interior Fluorescent Fixtures (650 Fixtures).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$162,000	Unassigned

Updated: MAR-11

D5020.02.03.01 Emergency Lighting Built-in*

Selected fixtures around the school are connected to emergency power supplied by an on-site engine-generator set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-11

D5020.02.03.03 Exit Signs*

Exit lights of the LED type have been provided at each required exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted fixtures of the H.P. Sodium type have been provided around the perimeter of the building. All entrances are adequately covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-11

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)*

Exterior lighting is controlled by a photo-cell with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-11

D5030.01 Detection and Fire Alarm**

A Notifier AFP-200 fire alarm system has been provided, complete with detection devices, pull stations, and bell/strobes. The main panel is located in the general office; a remote annunciator has been provided in the main entrance vestibule. The system is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-11

Event: Replace fire alarm system (3535 sq.m. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$60,065	Unassigned

Updated: MAR-11

D5030.02.02 Intrusion Detection**

A Magnum Alert intrusion detection system has been provided. It is complete with motion detectors, and key-pads and door contacts. The main panel is located in the mechanical room. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-11

Event: Replace Intrusion Detection. (3500 sq.m. GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$28,000	Unassigned

Updated: MAR-11

D5030.04.01 Telephone Systems*

Telephone service is underground. A Nortel telephone system has been provided in the mechanical room Telephone sets have been provided in each of the classrooms and the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-11

D5030.04.04 Data Systems*

Cat 6 data cabling has been provided throughout the school. Data outlets have been provided in each classroom and the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-11

D5030.04.05 Local Area Network Systems*

Main network located in the server room and is complete with a wall mounted rack containing patch panels, hubs, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-11

D5030.05 Public Address and Music Systems**

The PA system is the product of Bogen Multicomm 2000. The head end equipment is located in the mechanical room. Telephone sets have been provided in each classroom. The call system is interfaced with the telephone system for paging purposes. Overhead speakers have been provided throughout the school, including classrooms, corridors and wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-11

Event: Replace Public Address and Music Systems. (3750 sq.m. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$45,000	Unassigned

Updated: MAR-11

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

An Onan, 7.5KVA, 120/208V, 3 phase, 4 wire natural gas fired engine-generator has been provided, and is complete with a transfer switch, battery charger, etc. Selected lights and mechanical equipment have been connected to generator power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	35	MAR-11

Event: Replace Packaged Engine Generator Systems. (Emergency Power System) (Unit Cost)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: MAR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

(1978) (Library 34) - has wood book shelves, magazine racks, tables and chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

E1020.03 Theater and Stage Equipment*

(1978) (Gymnasium 12, 13) - have sound system. (installed in 1985)

(1978) (Gymnasium 12, 13) - have stage lighting system. (installed in 1987)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-11

E1020.07 Laboratory Equipment*

(1978) (Mechanical Room 1) - has eye wash station.

(1978) (Infirmary 43) - has eye wash station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

E1090.04 Residential Equipment*

(1978) (Staff Room 40) - has fridge, microwaves, dishwasher, range.

(1978) (Kitchen 14) - has fridges, freezer, microwaves, dishwasher, range.

(1978) (Janitor Office 5) - has microwave.

(1978) (Science Arts 21) - has microwave.

(1978) (Classroom 32) - has fridge, microwave.

(1978) (Classroom 33) - has fridge, microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1978) (Gymnasium 12) - has wall mounted basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

E2010.02 Fixed Casework - Display Case**

(1978) (Main Lobby) - has wood display case.

(1978) (Corridor near Audio Visual Storage 35) - has wood display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace display case. (approx. 4 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: MAR-11**E2010.02 Fixed Casework** - Millwork - 1978**

(1978) (Music 8; Early Childhood 18, 54; Science Arts 21; Classrooms 22, 23, 26, 28, 29, 32, 33) - have original millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	35	MAR-11

Event: Replace millwork. (approx. 100 linear metres)**Concern:**

(Early Childhood 54; Science Arts 21; Classrooms 26) - have damaged countertops and millwork.

Recommendation:

Replace millwork. (approx. 100 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$100,000	Low

Updated: MAR-11**E2010.02 Fixed Casework** - Millwork - 1988**

(1978) (Computer 25) - has millwork. (installed in 1988)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-11

Event: Replace millwork. (approx. 20 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,000	Unassigned

Updated: MAR-11

E2010.02 Fixed Casework - Reception Counters**

(1978) (Admin 44; Library 34) - have reception counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace reception counters. (approx. 4 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: MAR-11**E2010.02 Fixed Casework** - Vanities - 1978**

(1978) (Girls Washroom 27, 53; Boys Washroom 24, 52; Staff Women Washroom 38; Unisex Washroom 39; Infirmary Washroom 43; Early Childhood Washroom 2; PEO Shower/Washroom 16) - have toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace vanity. (approx. 30 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

Updated: MAR-11**E2010.02 Fixed Casework** - Vanities - 2005**

(1978) (Handicap Washroom/Shower Room 56) - has plastic laminated vanity. (installed in 2005)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	35	MAR-11

Event: Replace vanity. (approx. 1 linear metre)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$1,000	Unassigned

Updated: MAR-11

E2010.03.01 Blinds**

(1978) (Infirmary 43; Principal 42; Counsellor 41; Staff Room 40) - have blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace blinds. (4 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,600	Unassigned

Updated: MAR-11**E2010.03.06 Curtains and Drapes****

(1978) (Early Childhood 18, Science Arts 21) - have drapes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-11

Event: Replace drapes. (4 drapes)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,600	Unassigned

Updated: MAR-11**E2010.05 Fixed Multiple Seating****

(1978) (Music 8) - has 19mm T & G plywood on 38x89mm wood floor joists on 38x89mm wood stud framed and tiered seating platforms covered with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	MAR-11

Event: Replace fixed multiple wood seating. (approx. 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: MAR-11

F1010.02.04 Portable and Mobile Buildings - 1979 Portables**

(1979) Portables (Northeast) - Classrooms 47, 48, 50, 51; Storage 49 (attached to the East side of the main school building).

Total floor areas: 396.5 square metres.

Note: Exterior metal siding is being installed.

Foundation - HSS beams on concrete piles along perimeters and under interior floor.

Connection to 1978 original school - has concrete slab on grade.

Floor- 15.9mm plywood subfloor, vapour barrier, 38x184mm floor joists at 400mm o.c., 150mm batt insulation, 7.9mm plywood.

Exterior wall (Classrooms) - vertical metal panel siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Fascia - horizontal wood siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Roof - Built-up roofing, 10 mm rigid insulation, 12.5mm plywood, 38x184mm roof joists at 400mm o.c., 150mm batt insulation, vapour barrier, 19x38mm strapping at 300mm o.c., glulam beams on 38x89mm stud exterior walls.

Windows - aluminum slider windows with metal grilles on exterior.

Corridor - has vinyl tile flooring.

Corridor Ceiling - has suspended T-bar system c/w acoustic ceiling tiles.

Corridor at Connection - has rubber tile flooring.

Corridor Ceiling at Connection - has suspended T-bar system c/w acoustic ceiling tiles.

Corridors - have tackboard and prefinished metal boot racks.

Exterior Classroom Exit platforms (50) - has wood platform.

Roof drains enter the building and through downspouts to storm sewer system.

Interior walls along Corridor - Prefinished vinyl finished drywall.

Classroom doors - have wood doors and wood frames.

Classroom Exit doors (47, 48, 50, 51) - have metal door and metal frames.

Corridor Exit doors - have insulated metal double doors c/w vision panels and metal frame.

Corridor to original building - has 3/4 hour fire rated metal doors and metal frame.

Classrooms have:

Vinyl covered drywalls.

Coat Area - vinyl tile flooring.

Coat Area Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

Classroom - Carpet flooring finishes. (installed in 1990)

Classroom Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

4 Smart Boards, 2 chalkboards, 10 whiteboards, 4 tackboards, 1 projection screen.

Original millwork.

Coat hooks.

Vertical blinds and drapes over the windows.

Storage 49 - has wood shelves, drywall ceiling, vinyl tile flooring, wood door and metal frame.

Overall Condition: 4 (acceptable).

Mechanical systems (1978 Portable):

- Heating & ventilation provided by natural gas fired, forced air furnaces - connected to sill diffusers & ductwork.

Condition: 4 (acceptable)

- Gas lines to rooftop unit. Condition: 4 (acceptable).

- Controls - low voltage programmable wall mounted thermostat.

- No Fire Extinguishers nor sinks in portable classrooms.

Condition: 4 (acceptable).

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems have been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have

been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHTING: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITION: Good

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-11



South Elevation.

Event: Repair vinyl tile flooring (75 sq.m.); replace acoustic ceiling tiles (20 sq.m.); replace boot racks (3 m.)

Concern:

1. Classroom 51 - has damaged vinyl tile flooring.
2. Corridor ceiling - has stained and damaged acoustic ceiling tiles.
3. Boot Racks - are rusty.

Recommendation:

1. Repair vinyl tile flooring. (approx. 75 square metres) \$7500
2. Replace acoustic ceiling tiles. (approx. 20 square metres) \$1000
3. Replace boot racks. (approx. 3 linear metres) \$1500

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$10,000	Low

Updated: MAR-11

Event: Replace Building Envelope Works. (396.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$198,250	Unassigned

Updated: MAR-11

Event: Replace Electrical Works. (396.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$37,670	Unassigned

Updated: MAR-11

Event: Replace Interior Works. (396.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$43,615	Unassigned

Updated: MAR-11

Event: Replace Mechanical Works. (396.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$39,650	Unassigned

Updated: MAR-11

Event: Replace built-up roofing (400 sq.m.); replace wood siding fascia (80 sq.m.)

Concern:

1. Built-up roofing - has ponding.
2. Metal siding - has dented areas.

Recommendation:

1. Replace built-up roofing. (approx. 400 square metres)
\$60,000
2. Replace wood siding fascia. (approx. 80 square metres)
\$8000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$68,000	Low

Updated: MAR-11

S8 FUNCTIONAL ASSESSMENT**K1020.05 Staff Parking Stalls (Number, Size, Layout)***

School does not have parking stall markings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-11

Event: Paint parking stall markings. (40 stalls)**Concern:**

School does not have parking stall markings.

Recommendation:

Paint parking stall markings. (40 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2011	\$4,000	Low

Updated: MAR-11

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier free route from parking lot to West Main Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K4010.02 Barrier Free Entrances*

School does not have handicap access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-11

Event: Provide automatic operators to doors. (2 doors)**Concern:**

School does not have handicap access.

Recommendation:

Provide automatic operators to doors. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$20,000	Low

Updated: MAR-11

K4010.03 Barrier Free Interior Circulation*

Corridors are wide enough for wheelchair users.
(1978) (Music 8) - has ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K4010.04 Barrier Free Washrooms*

(1978) (Girls Washroom 53; Boys Washroom 52) - have barrier free toilet cubicles.
 (1978) (Handicap Washroom/Shower Room 56) - is a barrier free washroom and shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K4030.01 Asbestos*

A Hazardous Materials management Project for Asbestos Building Material Survey Report was completed for Edmonton Public Schools by PHH Environmental Limited. (Nov 13, 2001)
 (asbestos abatement - ceiling tiles in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K4030.02 PCBs*

No PCB was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K4030.09 Other Hazardous Materials*

No other hazardous materials have been observed.

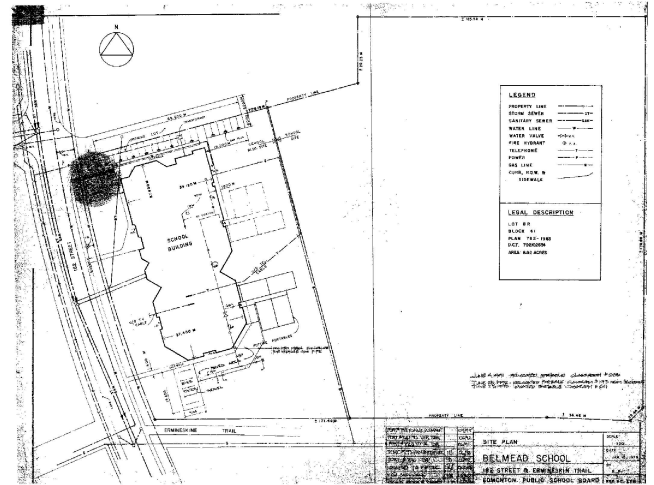
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11

K5010 Reports and Studies*

Prime Consultant Name - Francis Ng
 Year of Evaluation - 2010
 (1978) Original Building - 3112.1 square metres
 (1979) Portables - 396.5 square metres
 Total building area is 3508.6 square metres

Drawings attached - Site Plan and Main Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-11



Site Plan.