

RECAPP Facility Evaluation Report

St Paul Education Reg Div #1



Racette Junior High School

B4092A

St. Paul

Facility Details

Building Name: Racette Junior High School
Address: 4638 - 50 Avenue
Location: St. Paul

Building Id: B4092A
Gross Area (sq. m): 4,472.00
Replacement Cost: \$11,208,591
Construction Year: 1959

Evaluation Details

Evaluation Company: Burgess Bredo Architect
Evaluation Date: August 9 2007
Evaluator Name: Mr. Burgess Bredo

Total Maintenance Events Next 5 years: \$6,272,630
5 year Facility Condition Index (FCI): 55.96%

General Summary:

Two story building of 4,472 sq.m. was constructed in 1959. Building currently accommodates grades 6-12 with a capacity of 515. The school is in fair to good condition.1991: Steel framed and metal clad pre-engineered building sitting on concrete slab and foundation adjacent woodworking shop.

Structural Summary:

Roof and suspended floor assemblies in two portions are cast in place concrete bearing on concrete frame. Steel framed roof assembly over original Industrial arts shops and one storey portion. Concrete slab on grade throughout.

All structural systems are in good condition.

Envelope Summary:

Exterior brick cladding with concrete block back-up. Curtain wall system over much of the building envelope has been modified and replaced in areas. Remaining curtain wall requires replacement.

Aluminum entrance doors set in aluminum frames and hollow metal doors set in pressed steel frames.

Roof has been upgraded to 2 ply SBS membrane in most areas but for second floor roof which will require replacement.

Building envelope is in fair condition.

Interior Summary:

Partitions are typically concrete block and metal stud with gypsum board.

Ceiling finishes including acoustic tile, gypsum board and acoustic panels. Floor finishes including vinyl tile, sheet vinyl, carpet, quarry tile, ceramic tile and painted concrete. Some carpet and vinyl tile floor finishes require replacement.

Doors are hollow metal and solid core wood set in pressed steel frames. Some doors are glazed. Lites are pressed steel frames with tempered and wired glass where appropriate. Code issues include stair railings, non-complying mezzanines. Barrier free access is fair and requires modifications to washrooms and power assisted door operators.

Mechanical Summary:

School consists of original school built in 1959. The classrooms are heated and ventilated by unit ventilators. Other rooms heated by radiation, convectors, fan coil units. Gymnasium ventilation provided by built up air system with hot water heating coil. Administration area is ventilated by packaged air system with hot water heating coil. Supply air ductwork is low velocity with ceiling return air plenum for Administration air system and ducted return air for gymnasium.

Industrial Arts provided with two (2) direct fired make up air units to offset exhaust air requirements. Plumbing fixtures are flush tank, vitreous china bowls with time delay faucets. Exhaust fans provided to expel foul odor from the school and provide relief air for the unit ventilators. Fire protection consists of fire extinguishers installed on wall hooks or in cabinets.

Items found during school review which should be addressed are:

- Install larger sink in music room.
- Insulate waste and supplies on handicap lavatories.
- Replace domestic water valves.
- Video underground sanitary sewer piping.

- Install alternate methods of humidification.
- Replace noisy exhaust fans.
- Replace heating system.
- Remove unit ventilators and install air systems.
- Remove pneumatic control system and install electronic system.

Mechanical systems components are in fair to good condition.

Electrical Summary:

Electrical installation in marginal condition. Underground 1000A-120/208V/3PH/4W service to main distribution switchboard in building, fluorescent light fixtures inside of building with T8 lamps and electronic ballast, Edwards fire alarm system, DC emergency lighting system, and cat 5 data system. Many electrical components are starting to fail and in need of replacement. Projects include replacement of fluorescent light fixtures, replace panelboards, replace fire alarm system, replace motor starters, and replace emergency lighting system.

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***

Perimeter grade beams bearing on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

A1030 Slab on Grade*

Concrete slab on grade throughout. Concrete framed service tunnels around perimeter for heating lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

A2020 Basement Walls (& Crawl Space)*

Cast in place concrete tunnels and raceways below floor slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-08

B1010.01 Floor Structural Frame*

Cast in place concrete columns, beams and floor slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete topping over concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

B1010.05 Mezzanine Construction*

Cast in place concrete frame and slab at gym mezzanine. Wood framed floor bearing on wood framed walls at gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

B1020.01 Roof Structural Frame*

Cast in place concrete columns, beams and roof slab at two storey portion.
Open web steel joists with wood decking at one storey portion and CTS shops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

B1020.04 Canopies*

Cast in place concrete canopy at major entrances; wood framed canopies at exits from gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	50	JAN-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick cladding around gym, south elevation and at CTS wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	75	JAN-08

B2010.01.03 Stone Assemblies: Exterior Wall Skin*

Stone clad walls as screens at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JAN-08

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

EIFS added to portions of two storey east elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	75	JAN-08

B2010.01.06.03 Metal Siding**

Pre-finished metal siding added to east and west elevations of two storey portion to reduce heat gain in 1981 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	JAN-08

Event: Replace metal siding (240 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$33,200	Unassigned

Updated: JAN-08

B2010.01.09 Expansion Control: Exterior Wall Skin*

Caulked control joints at long walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

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

Control joints and transitions between dissimilar material are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	20	JAN-08

Event: Cut out and replace caulking (4,472 sq. m)

Concern:

Integrity of building envelope.

Recommendation:

Re-caulk all joints to the building envelope (4,472 sq. m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$14,300	Low

Updated: JAN-08

B2010.01.99 Other Exterior Wall Skin*

Ceramic mosaic tile used as a cladding on portion of wall adjacent main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

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

Concrete block as a component in exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

B2010.05 Parapets*

Pre-finished cap flashings where exposed to view and galvanized where not exposed to view in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	JAN-08

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted and clear anodized aluminum grilles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	JAN-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) 1991**

Portions of original curtain wall on 2 storey east elevation have been replaced with aluminum framed windows with ventrow along the bottom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-08

Event: Replace 1991 windows (20 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$24,000	Unassigned

Updated: JAN-08

B2020.01.01.02 Aluminum Windows 1959**

Aluminum framed windows with vent along bottom in only a few areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	JAN-08

Event: Replace remaining 1959 aluminum windows (8 sq. m.).

Concern:

Windows reported to be drafty. Evidence or minor damage to interior finished due to leaks.

Recommendation:

Replace remaining 1959 aluminum windows with curtain wall type frames and double glazing (8 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$6,500	Low

Updated: JAN-08

B2020.03 Glazed Curtain Wall**

Early generation window wall complete with spandrel panels. Concrete sill continuous from outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	JAN-08

Event: Replace curtain wall with aluminum windows (400 sq.m.)

Concern:

Windows reported to be cold, draft and leak under certain wind driven conditions. Thermal bridging at concrete sills. Portions of east elevation of two story wing have already been replaced with EIFS, metal siding and aluminum windows.

Recommendation:

Replace curtain wall with aluminum windows. Introduce EIFS and metal cladding to match portion already replaced (400 sq.m.)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$420,000	Low

Updated: JAN-08

Event: Upgrade Enclosed Curtain Wall (725 sq.m.)

Concern:

Portions of original curtain wall windows were insulated and clad over to conserve energy. However, significant thermal bridging is present at concrete sills and original aluminum sections.

Recommendation:

Remove exterior retrofit cladding and replace with EIFS cladding complete with SBS air barrier over existing gypsum board infill panels added during retrofit (725 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$305,000	Low

Updated: JAN-08

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Glazed aluminum set in curtain wall frame at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

Event: Replace aluminum entrances (10 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$25,000	Unassigned

Updated: JAN-08

B2030.02 Exterior Utility Doors 1991**

Hollow metal exterior utility doors set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-08

Event: Replace hollow metal utility doors (4 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$3,500	Unassigned

Updated: JAN-08

B2030.03 Large Exterior Special Doors (Overhead)*

Metal overhead door as component of 1991 pre-engineered structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)**

Built up roofing with gravel ballast at two-story classroom wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	JAN-08

Event: **Replace roofing over two storey classroom wing (1,245 sq.m.).**

Concern:

No reports of leaks at this time but roofing is nearing end of normal life span.

Recommendation:

Replace roofing over two story classroom wing with new SBS roof (1,245 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$165,000	Low

Updated: JAN-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) 1992**

Two ply SBS membrane in all areas of school except two-story classroom wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-08

Event: **Replace 1992 SBS roofing (1,982 sq. m.).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$262,000	Unassigned

Updated: JAN-08

B3010.07 Sheet Metal Roofing**

Prefinished standing seam metal roofing on 1991 pre-engineered structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-08

Event: **Replace sheet metal roofing (60 sq. m.).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$7,500	Unassigned

Updated: JAN-08

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal gutter and downspout on 1991 pre-engineered structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

Event: Replace gutters and downspouts (18 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$2,500	Unassigned

Updated: JAN-08

B3010.09 Roof Specialties and Accessories

No roof access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

Event: Add roof access.

Concern:

Roof access is not provided to lower roof or from lower roof to upper roof levels.

Recommendation:

Introduce roof access door from second floor to lower roof area and permanent steel ladders for access to all levels of roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$4,000	Low

Updated: JAN-08

S3 INTERIOR**C1010.01.03 Unit Masonry Assemblies: Partitions***

Concrete block partitions used throughout the school. Face brick used as a finish material on wall in main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	JAN-08

C1010.01.07 Framed Partitions (Stud)*

Metal stud and gypsum board partitions in office and staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	JAN-08

C1010.05 Interior Windows*

Single glazing set in pressed wood frames in two-storey classroom wing corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	80	JAN-08

C1020.01 Interior Swinging Doors*

Painted and clear finish solid core wood doors with and without glazed lites set in pressed steel frames throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	40	JAN-08

Event: Replace 10 damaged doors**Concern:**

Approximately ten doors are damaged and need replacement.

Recommendation:

Replace 10 damaged doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$7,500	Low

Updated: JAN-08

Event: Replace door hardware (65 doors).**Concern:**

Door hardware is worn out and requires significant maintenance. Replacement parts are not readily available. Round knobs do not comply to current codes.

Recommendation:

Replace door hardware on all doors (65 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$37,000	Low

Updated: JAN-08

C1020.03 Interior Fire Doors*

Hollow metal and solid core wood set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	50	JAN-08

Event: Replace 5 fire doors**Concern:**

Five fire doors contain return air louvres or glazing or lack closers and labels. All of these items do not comply to current codes.

Recommendation:

Replace 5 fire doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$4,500	Low

Updated: JAN-08

C1020.05 Interior Large Doors*

Metal gate added to corridor to isolate gym from balance of school for evening use. Metal gate added to north stair at mezzanine from gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	40	JAN-08

C1020.07 Other Interior Doors*

Circular light proof door to dark room in CTS area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

C1030.01 Visual Display Boards**

Chalkboards, whiteboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	10	JAN-08

Event: Replace visual display boards (5 classrooms).

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

Updated: JAN-08

Event: Replace whiteboards and tackboards (236 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$70,000	Unassigned

Updated: JAN-08

C1030.01 Visual Display Boards Upgraded**

Whiteboards added to Home Economics (1991) and 4 classrooms (1998) as modernization projects.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	JAN-08

Event: Replace upgraded visual display boards (5 classrooms).

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

Updated: JAN-08

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

Floor supported plastic laminate clad toilet partitions in all washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	JAN-08

Event: Replace toilet partitions (18 cubicles).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$25,000	Unassigned

Updated: JAN-08

C1030.08 Interior Identifying Devices*

Cast aluminum and plastic lamicoïd signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	JAN-08

C1030.10 Lockers**

Full height lockers in selected corridors. Half height lockers in shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	FEB-08

Event: Replace lockers (400 half size).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$150,000	Unassigned

Updated: JAN-08

C1030.12 Storage Shelving*

Painted and clear finish plywood storage shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	30	JAN-08

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders in all washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	20	JAN-08

C2010 Stair Construction (Including Ramps)*

Cast in place concrete stairs to second floor and gym mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	100	JAN-08

C2020.01 Tile Stair Finishes*

Quarry tile floor finishes on risers and treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	30	JAN-08

C2020.08 Stair Railings and Balustrades*

Vinyl cap over metal handrails on both sides of stairs. Intermediate handrails on wide stair to gym mezzanine. Metal railings on open sides of stairs and at landings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	40	JAN-08

C3010.02 Wall Paneling**

Clear finish wood paneling at south gym wall adjacent stage and in selected locations. Painted wood cladding at classroom doors. .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace wood paneling in gym (75 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,000	Unassigned

Updated: JAN-08

C3010.06 Tile Wall Finishes 1959**

Ceramic mosaic tile at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace ceramic wall tile (5.0 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$2,000	Unassigned

Updated: JAN-08

C3010.06 Tile Wall Finishes 1991**

Ceramic wall tile in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	50	JAN-08

Event: Replace 1991 ceramic wall tiles (95 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$25,600	Unassigned

Updated: JAN-08

C3010.11 Interior Wall Painting*

Most wall surfaces are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	15	JAN-08

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete floor finishes in selected mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	10	JAN-08

C3020.02 Tile Floor Finishes**

Ceramic floor tile in washrooms and main entrance lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

C3020.04 Wood Flooring CTS**

Parquet wood flooring in CTS wood working shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

Event: Replace CTS shop wood flooring (195 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$50,000	Unassigned

Updated: JAN-08

C3020.04 Wood Flooring Gym**

Sprung hard wood gym flooring added in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	JAN-08

Event: Replace gym wood flooring (561 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$180,000	Unassigned

Updated: JAN-08**C3020.07 Resilient Flooring ** 1991**

Vinyl composite tile to two story classroom wing corridors and Home Economics.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	JAN-08

Event: Replace vinyl compostite tile (572 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$31,000	Unassigned

Updated: JAN-08**C3020.07 Resilient Flooring** 1959**

Vinyl asbestos tile in gym mezzanine and 14 classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	JAN-08

Event: Replace vinyl asbestos tile (735 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$40,000	Unassigned

Updated: JAN-08

C3020.07 Resilient Flooring 1994**

Vinyl composite tile added to lunch/study room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	JAN-08

Event: Replace 1994 vinyl tile flooring (177 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,500	Unassigned

Updated: JAN-08**C3020.07 Resilient Flooring** 1998**

Vinyl composite tile added to 3 classrooms on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	JAN-08

Event: Replace 1998 vinyl tile flooring (212 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$11,500	Unassigned

Updated: JAN-08**C3020.07 Resilient Flooring** 2000**

Vinyl composite tile added to second floor science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	JAN-08

Event: Replace 2000 vinyl tile flooring (113 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,000	Unassigned

Updated: JAN-08

C3020.08 Carpet Flooring 1991**

Carpet replaced in staff room, conference room and administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	10	JAN-08

Event: Replace 1991 carpet floor finish (285 sq. m.).

Concern:

Carpet is worn and stained in a number of areas.

Recommendation:

Replace carpet in administration offices, staff room and conference room (285 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$28,000	Low

Updated: JAN-08

C3020.08 Carpet Flooring 1998**

Carpet in music room replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	10	JAN-08

Event: Replace carpet in music room (175 sq. m.).

Concern:

Carpet stained in a number of areas. Summer 2007 roof drain blockage has caused water damage.

Recommendation:

Replace carpet in music room (175 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$17,500	Low

Updated: JAN-08

C3020.08 Carpet Flooring 2001**

Carpet added to Library during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	15	JAN-08

Event: Replace 2001 carpet (155 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,500	Unassigned

Updated: JAN-08

C3020.08 Carpet Flooring 2006**

Carpet replaced in administration office's corridor because existing was creating tripping hazards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	15	JAN-08

Event: Replace 2006 carpet (20 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$2,000	Unassigned

Updated: JAN-08

C3030.02 Ceiling Paneling (Wood)*

Wood paneling in administration offices, staff room and conference room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	25	JAN-08

Event: Replace wood ceiling paneling (165 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,000	Unassigned

Updated: JAN-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) 1991**

Suspended t-bar grid system with acoustic tiles in corridors and Home Economics.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	JAN-08

Event: Replace 1991 acoustic ceiling (572 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

Updated: JAN-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) 1994**

Suspended T-bar grid system with acoustic tiles added to lunch/study room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	25	JAN-08

Event: Replace 1994 acoustic ceiling (177 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$9,200	Unassigned

Updated: JAN-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) 1998**

Suspended T-bar grid system with acoustic tiles in 3 second floor classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-08

Event: Replace 1998 acoutic ceiling (212 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$11,000	Unassigned

Updated: JAN-08**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)** 2000**

Suspended T-bar grid system with acoustic tiles in second floor science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	JAN-08

Event: Replace 2000 acoustic ceiling (113 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$6,000	Unassigned

Updated: JAN-08**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)** 2001**

Suspended T-bar grid system with acoustic tile in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	JAN-08

Event: Replace 2001 acoustic ceiling (155 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$8,000	Unassigned

Updated: JAN-08**C3030.06 Acoustic Ceiling Treatment** Music Room**

Fabric and insulation acoustic panels hung from ceiling in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	15	JAN-08

Event: Replace suspended acoustic panels (100 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,000	Unassigned

Updated: JAN-08

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings and exposed wood decking in gym are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	10	JAN-08

D1010.02 Lifts**

Garaventa chair lift added to south stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	25	JAN-08

Event: Replace wheel chair lift.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$21,500	Unassigned

Updated: JAN-08

S4 MECHANICAL**D2010.01 Water Closets**

Floor mounted, flush valve, open front seat. In staff washrooms flush tank, closed front seat installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

Event: Replace Water Closets (17)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$25,500	Unassigned

Updated: JAN-08

D2010.02 Urinals

Stall urinal flush valve and flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

Event: Replace 10 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$15,000	Unassigned

Updated: JAN-08

D2010.03 Lavatories

In boys and girls washrooms lavatories updated to stainless steel bowls with time delay faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

Event: Replace 20 Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$30,000	Unassigned

Updated: JAN-08

D2010.04 Sinks**

Stainless steel, wing spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace sinks 12 Required

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$10,000	Unassigned

Updated: JAN-08**D2010.05 Showers****

Central mix valve. Push button shower valve, institutional head.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace showers 10 Heads**Concern:**

Original fixtures and brass.

Recommendation:

Replace original fixtures and brass.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$20,000	Unassigned

Updated: JAN-08**D2010.06 Bathtubs****

Installed in Special Needs washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	JAN-08

D2010.08 Drinking Fountains / Coolers**

Wall hung and Non-refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace 4 drinking fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$6,000	Medium

Updated: JAN-08

D2010.09 Other Plumbing Fixtures*

Sink in the Music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace sink

Concern:

Music room sink too small.

Recommendation:

Replace sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,514	Medium

Updated: JAN-08

D2010.09 Other Plumbing Fixtures*

Handicap lavatory drain and supplies not insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	35	JAN-08

Event: Insulate drain line and supplies.

Concern:

Handicap lavatory waste and supplies not insulated.

Recommendation:

Insulate lavatory waste and supplies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$1,514	Medium

Updated: JAN-08

D2010.09 Other Plumbing Fixtures*

Wall cast iron service sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	35	JAN-08

Event: Replace janitor sink

Concern:

Raised janitor sink. Difficult to empty buckets.

Recommendation:

Install floor mount sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$4,000	Medium

Updated: JAN-08

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper pipe and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace original piping

Concern:

Original piping.

Recommendation:

Replace original piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$130,000	Medium

Updated: JAN-08

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-08

D2020.01.02 Valves: Domestic Water**

Valves for isolation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	40	JAN-08

Event: Replace and add valves**Concern:**

Valves do not hold. Insufficient number of valves.

Recommendation:

Replace and add valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,000	Medium

Updated: JAN-08**D2020.01.02 Valves: Domestic Water** 1991 adn**

Valves for isolation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-08

D2020.01.03 Piping Specialties (Backflow Preventors)**

Installed on heating system make up line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	JAN-08

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$2,000	Unassigned

Updated: JAN-08**D2020.02.02 Plumbing Pumps: Domestic Water****

Inline pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	JAN-08

D2020.02.06 Domestic Water Heaters**

Tank complete with flue damper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	JAN-08

D2020.03 Water Supply Insulation : Domestic*

Majority of domestic hot, cold and recirculation lines insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	JAN-08

D2030.01 Waste and Vent Piping*

Cast iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	JAN-08

Event: Video piping.

Concern:

Underground piping condition suspect.

Recommendation:

Video underground lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$8,000	Low

Updated: JAN-08

D2040.01 Rain Water Drainage Piping Systems*

Discharge to grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	50	JAN-08

D2040.02.04 Roof Drains*

Full flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JAN-08

D3010.02 Gas Supply Systems*

Distribution piping to boilers, domestic heater, make up air units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	50	JAN-08

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

Natural draft, 1,632,000 BTU/hr. Input each. Complete with low water cut off, relief valve, flow switch, standing pilot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	JAN-08

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

Class B chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	30	JAN-08

Event: Replace chimney

Concern:

Chimney casing rusting.

Recommendation:

Replace chimneys.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,000	Low

Updated: JAN-08

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

Chemical pot feeder, side stream filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	35	JAN-08

D3030 Refrigeration

Change Air units in computer rooms c/w condensing units on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	OCT-04

D3030.06.02 Refrigerant Condensing Units**

Computer room change air condensing unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	JAN-08

D3040.01 Air Distribution Systems

Classrooms ventilated via unit ventilators. Air relieved into corridor ceiling space and exhaust fans expel air as required. Refer to D3050.05.07 for concern and recommendations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	30	JAN-08

D3040.01 Air Distribution Systems

Low velocity ductwork distribution to sidewall grilles for Administration and Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

D3040.01 Air Distribution Systems

No ventilation air in various rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	JAN-08

Event: Add ventilation in Instructor's office, Music Room office

Concern:

No ventilation in Instructor's office, Music Room office.

Recommendation:

Add ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$4,000	Medium

Updated: JAN-08

D3040.01.01 Air Handling Units: Air Distribution**

Administration unit complete with supply, return fan, motorized dampers, pumped heating coil, filters, air blender, evaporative humidifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	JAN-08

Event: Air distribution review

Concern:

Air system supply grilles noisy, grilles tapped off.

Recommendation:

Conduct study to determine resolutions to reduce noise and probable draft issues.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$3,000	Medium

Updated: JAN-08

D3040.01.01 Air Handling Units: Air Distribution**

Gymnasium air system complete with supply fan, return fan, motorized fresh, return, exhaust dampers, pumped heating coil, filter section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace gym air system

Concern:

Air bypass occurring on filters, damper bushings worn, no seal on dampers, loose and damaged internal insulation; single speed; hot water heating coil not suitable for high occupancy; unit has to be shut down during function due to noise.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$300,000	Medium

Updated: JAN-08

D3040.01.01 Air Handling Units: Air Distribution**

Direct fired rooftop make up air for Industrial Arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	JAN-08

D3040.01.02 Fans: Air Distribution*

Circulation fans installed in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	JAN-08

D3040.01.03 Air Cleaning Devices:Air Distribution*

Unit ventilators complete with 25 mm throw away filters. Other air systems complete with 50 mm throw away filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork ceiling space return air plenum. Gymnasium ducted return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	JAN-08

D3040.01.05 Duct Accessories: Air Distribution

Balancing dampers provided in branch line ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Egg crate relief grilles in classrooms. Administration and gymnasium provided with sidewall and linear grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-08

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Egg crate relief grilles in classrooms. Administration and gymnasium provided with sidewall and linear grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

D3040.03.01 Hot Water Distribution Systems**

Two inline pumps circulate heated water via black iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	40	JAN-08

Event: Conduct a study to verify condition of heating system

Concern:

Condition of heating system is suspect and must be investigated further.

Recommendation:

Conduct a study to verify condition of heating system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$10,000	Medium

Updated: JAN-08

Event: Replace heating system

Concern:

Valves do not hold. Insufficient number of valves. Pipe and equipment condition suspect. Circulation problem in Northwest section of school.

Recommendation:

Replace heating system in its entirety.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,800,000	Medium

Updated: JAN-08

D3040.04 Special Exhaust Systems

Recirculation dust collector; paint hood, kiln hood, injector mold hood, silk screen exhaust fans and related ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-08

D3040.04.01 Fans : Exhaust**

Dome roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace fans (6)

Concern:

Fan housing damaged. Vibration. Unit ventilator relief fans noisy.

Recommendation:

Replace fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$24,000	Medium

Updated: JAN-08

D3040.04.03 Ducts : Exhaust*

Low velocity ductwork to air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-08

D3040.04.04 Ducts Accessories : Exhaust

Balancing damper in branch line ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

D3040.04.05 Air Outlets and Inlets : Exhaust*

Linear bar, egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Linear bar, egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	JAN-08

D3050.01.01 Computer Room Air Conditioning Units**

Change air system complete with remote condensing unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	JAN-08

D3050.03 Humidifiers**

Gym air system complete with atomizer spray humidifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2001	25	JAN-08

Event: Install alternate humidification

Concern:

Minerals separate from water, contaminate ductwork resulting in a air quality issue and poor aseptic condition.

Recommendation:

Install gas fired humidifier with water softener.

Consequences of Deferral:

Air quality compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$30,000	Medium

Updated: JAN-08

D3050.03 Humidifiers**

Administration air system complete with evaporative pad humidifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	25	JAN-08

Event: Install alternate humidification

Concern:

Water carry over is resulting in fan casing, motor and unit internals rusting resulting in poor aseptic condition. Air quality compromised.

Recommendation:

Install gas fired humidifier with water softener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$30,000	Medium

Updated: JAN-08

D3050.05.01 Convectors**

Installed in hallways.

Included in recommended heating system upgrade. Imminent failure. Upgrade during recommended heating system upgrade. Costed in D3040.03.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

D3050.05.02 Fan Coil Units**

Hot water fan coil unit installed in entrances.

Included in recommended heating system upgrade. Imminent failure. Upgrade during recommended heating system upgrade. Costed in D3040.03.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

D3050.05.03 Finned Tube Radiation**

Installed in gymnasium, washrooms, stairwells.

Included in recommended heating system upgrade. Imminent failure. Upgrade during recommended heating system upgrade. Costed in D3040.03.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

D3050.05.03 Finned Tube Radiation**

Installed in Administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-08

D3050.05.06 Unit Heaters**

Installed in Administration air system fan room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-08

D3050.05.06 Unit Heaters**

Installed in Industrial Arts rooms, shower rooms, gym storage, gym sir system mechanical room.

Included in D3040.03.01 costs. Imminent failure. Upgrade during recommended heating system upgrade. Costed in D3040.03.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

D3050.05.06 Unit Heaters**

Installed in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	JAN-08

D3050.05.07 Unit Ventilators 1959**

Heat and ventilate classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace unit ventilators

Concern:

Units have been de-activated by occupants due to noise, dampers stick, poor temperature control. Freeze up of coils has occurred. Damper bushings worn, no seal on dampers. Inadequate filtration. Minimum occupant outside air volume not maintained. Fresh air louvres close to ground and snow can block off.

Recommendation:

Remove units and install new air system with distribution ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$650,000	High

Updated: JAN-08

D3050.05.07 Unit Ventilators1994**

Heats and ventilates lunch study.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	JAN-08

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Installed in Library at window location.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	35	JAN-08

D3060.02 HVAC Instrumentation and Controls

BMCS enables and controls air system, heating system, unit ventilators. Industrial Arts not under BMCS control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	JAN-08

D3060.02.01 Electric and Electronic Controls**

Line voltage stats cycle fan coil fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace controls

Concern:

Fan coil units run wild.

Recommendation:

Upgrade controls to control heating element and fan.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$4,000	Medium

Updated: JAN-08

D3060.02.02 Pneumatic Controls**

Pneumatic control components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	40	JAN-08

Event: Replace controls with electronic

Concern:

Pneumatic component failures, high maintenance.

Recommendation:

Replace controls with electronic

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$200,000	High

Updated: JAN-08

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

Automatic Controls BMCS. Exhaust fans not interlocked with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	JAN-08

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC Extinguishers on wall hooks or in cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-08

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

Underground 120/208V/3PH/4W power service provided from pad mounted transformer to Siemens 1000 amp CB main service distribution switchboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	JAN-08

Event: Replace Main Electrical Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$75,000	Unassigned

Updated: JAN-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)**

Siemens branch circuit panelboards located in equipment rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	JAN-08

Event: Replace Branch Circuit Panelboards - 10 @ \$15,000.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$150,000	Unassigned

Updated: JAN-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)**

Westinghouse panelboards located in equipment rooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace Branch Circuit Panelboards**Concern:**

Existing Westinghouse panels are deteriorating, buss and CB starting to fail, and repair parts no longer available.

Recommendation:

Replace panels with new complete with feeders. Estimate 12 @ \$25,000.

Consequences of Deferral:

Panels could fail and leave portions of school without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$300,000	Medium

Updated: JAN-08

D5010.07.02 Motor Starters and Accessories**

Telemecanique magnetic starters and Allen-Bradley combination starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

Event: Replace Combination Starters - 10 @ \$3,500.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$35,000	Unassigned

Updated: JAN-08

D5020.01 Electrical Branch Wiring*

Typically brown coloured devices with stainless steel coverplates with average two receptacles per classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	JAN-08

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lights in rooms controlled by light switches, and lights in washrooms and change rooms controlled by occupancy sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

D5020.02.02.02 Interior Florescent Fixtures**

Light fixtures generally comprise of recess mounted light fixtures in classrooms and corridors with a few surface mounted light fixtures in gymnasium. Fixtures upgraded in 2002 to T8 lamps with electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

Event: Replace Interior Florescent Fixtures

Concern:

Existing fixtures have housings that are starting to fall apart and yellowing, many lens cracks and/or missing. Light output from fixtures is poor.

Recommendation:

Replace fixtures with new. Estimate 975 fixtures @ \$250.00 each.

Consequences of Deferral:

Fixtures will begin to fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$243,750	Medium

Updated: JAN-08

D5020.02.03.02 Emergency Lighting Battery Packs**

DC battery packs with remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1975	20	JAN-08

Event: Provide Emergency Lighting System

Concern:

DC emergency lighting system as installed in school does not comply with code. Many corridors do not have emergency lighting system as required by code, and where system provided, many components are worn out and not in proper operating condition.

Recommendation:

Provide emergency lighting system in building to comply with code. 4472 SM @ \$20.00/SM

Consequences of Deferral:

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$90,000	High

Updated: JAN-08

D5020.02.03.03 Exit Signs*

Incandescent type exit signs with no provisions for DC power, typically located at exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	30	JAN-08

Event: Provide New Exit Signs

Concern:

Many exit signs have AC illumination only and are not connected to DC power as required by code. All exit signs in poor condition and starting to fall apart. Insufficient exit signs provided to comply with code.

Recommendation:

Provide new exit signs and wiring. Estimate 30 exit signs @ \$1,000.00

Consequences of Deferral:

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$30,000	High

Updated: JAN-08

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent lighting provided at front entrance canopy and vestibule canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	JAN-08

Event: Replace Exterior Incandescent Fixtures**Concern:**

Existing exterior incandescent light fixtures at two building entrances have fallen apart and are no longer in operating order.

Recommendation:

Replace fixtures with new high pressure sodium vandal resistant light fixtures. Estimate 10 fixtures @ \$1,000.

Consequences of Deferral:

Fixtures provide security lighting to building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,000	High

Updated: JAN-08

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

A few wall mounted high pressure sodium light fixtures provided along building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1989	0	JAN-08

Event: Replace Exterior H.P. Sodium Fixtures**Concern:**

Exterior fixtures are not in working order, have broken lens, and repair parts no longer available.

Recommendation:

Replace fixtures with new. Estimate 6 fixtures @ \$1,500.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,000	Medium

Updated: JAN-08

D5030.01 Detection and Alarm Fire Alarm**

Fire alarm panel and bells changed out to Edwards ESI fire alarm panel with horn/strobe units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2002	25	JAN-08

Event: Upgrade Fire Alarm System**Concern:**

Existing fire alarm system installation does not comply with code. Many fire devices located in wrong location, many exit doors do not have fire pull stations, insufficient number of horn/strobe units which prevents fire alarm system from being heard, and many fire devices were not replaced during fire alarm replacement and are in unreliable condition.

Recommendation:

Do proper upgrade of fire alarm system to have fire detection devices located in proper positions, new fire detection devices provided, and sufficient horn/strobe units provided to ensure that fire alarm system is heard throughout building. Estimate cost as 4472SM @ \$35.00/SM

Consequences of Deferral:

Life safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$156,500	High

Updated: JAN-08

D5030.02.02 Intrusion Detection**

DSC monitored security system complete with alarm keypad, door contacts, and motion sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	JAN-08

Event: Replace Intrusion Detection System - 4472SM @ \$15.00/S

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$67,000	Unassigned

Updated: JAN-08

D5030.02.04 Video Surveillance**

Video surveillance system provided to corridors with approximately 6 camera zones. Monitor and recorder in General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	JAN-08

Event: Replace Video Surveillance - 6 cameras @ \$4,000. ea

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$24,000	Unassigned

Updated: JAN-08

D5030.03 Clock and Program Systems*

Battery operated clock with class change through integrated telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-08

D5030.04.01 Telephone Systems*

Nortel Meredian; Norstar Plus KS integrated with call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	15	JAN-08

D5030.04.02 Paging Systems

Paging through call system with speakers in corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

D5030.04.03 Call Systems**

Integrated with telephone system complete with handset in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	JAN-08

Event: Replace Call System - 4472 SM @ \$15.00/S

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$67,080	Unassigned

Updated: JAN-08

D5030.04.04 Data Systems*

Cat. 5 data wiring to data outlets in classroom complete with hub and patch panel installed on rack in dedicated computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	JAN-08

D5030.05 Public Address and Music Systems**

Dedicated Rauland in-wall amplifier to gym stage complete with wall mounted speakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-08

Event: Replace Gym Sound System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$20,000	Unassigned

Updated: JAN-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment***

Residential range, refrigerator and microwave ovens in staff room. Residential ranges, refrigerators and microwave ovens in CTS student kitchens. Dishwashers in staff room and CTS Foods. Washer and dryer in CTS fashion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	10	JAN-08

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Two Plexiglas ceiling mounted and three wall mounted plywood basketball backboards, electronic scoreboard in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	15	JAN-08

E2010.02 Fixed Casework 1959**

Educational Casework: Painted plywood with linoleum clad countertops in classrooms. Display cases with tempered glass sliding doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	JAN-08

Event: Replace 1959 classroom millwork (90 sq. m.).

Concern:

Plastic laminate and linoleum coming off countertops in areas.
Painted plywood is a maintenance concern.

Recommendation:

Replace millwork in 1959 classrooms (13 classrooms- 90 m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$65,000	Low

Updated: JAN-08

E2010.02 Fixed Casework 1991**

Clear finish casework with plastic laminate countertops in office reception area. Plastic laminate clad vanities in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	35	JAN-08

Event: Replace office reception casework (8 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$7,500	Unassigned

Updated: JAN-08

E2010.02 Fixed Casework 1994**

Plastic laminate clad countertops in and casework in kitchen and staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	JAN-08

Event: Replace kitchen and staff room casework (22 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$24,000	Unassigned

Updated: JAN-08**E2010.02 Fixed Casework** 2001**

Metal and clear plywood shelving in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	35	JAN-08

Event: Repalce library shelving (45 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$2,700	Unassigned

Updated: JAN-08**E2010.03.01 Blinds****

Fabric blinds throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	10	JAN-08

Event: Replace window blinds (200 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$52,000	Unassigned

Updated: JAN-08

E2010.05 Fixed Multiple Seating**

Concrete bench at main entrance. Laminated wood benches in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	25	JAN-08

Event: Replace concrete and wood benches (10 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,000	Unassigned

Updated: JAN-08

F1010.02.05 Grandstands and Bleachers**

Wood and metal telescoping bleachers seating approximately 450 located on gym mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	30	JAN-08

Event: Replace mezzanine bleachers (450 seats).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$125,000	Unassigned

Updated: JAN-08

F1020.02 Special Purpose Rooms*

Dark room located in CTS area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

F2020.01 Asbestos*

Asbestos reported to be present in mechanical piping and vinyl tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

F2020.02 PCBs*

HAZMAT study not available for review but PBCs not readily apparent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

F2020.04 Mould*

HAZMAT study not available for review but mould not readily apparent but conditions are conducive to mould growth are apparent at portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

F2020.09 Other Hazardous Materials*

HAZMAT study completed in August 2001 by EHP Environmental Health Professionals. Asbestos detected in mechanical piping insulation and a ceiling texture in room 135.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

Access provided from drop off at front of school to main entrance. No designated parking provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

Event: Add designated parking at north courtyard.**Concern:**

No designated BFA parking provided.

Recommendation:

Develop designated BFA parking at north courtyard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$1,500	Low

Updated: JAN-08

K4010.02 Barrier Free Entrances*

Ramp provided for barrier free access at main entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

Event: Provide power assisted door operators (4 doors).**Concern:**

No power assisted door operators provided at main entrance or entrance adjacent courtyard parking.

Recommendation:

Provide power assisted door operators at two entrances (4 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$14,000	Low

Updated: JAN-08

Event: Re-build BFA ramp (6 meters).**Concern:**

Existing ramp at main entrance slope approximately 1 space in 9 where 1 in 12 is required.

Recommendation:

Re-build BFA ramp at main entrance to a 1 in 12 slope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$10,000	Low

Updated: JAN-08

K4010.03 Barrier Free Interior Circulation*

Access good to all areas. Public counter at main entrance reception area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

Event: Upgrade access to public counter.

Concern:

Public counter does not have a lowered section to serve people in wheel chairs (ABC 3.8.3.14.1).

Recommendation:

Introduce lower section in counter.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$2,000	Low

Updated: JAN-08

K4010.04 Barrier Free Washrooms*

Single universal barrier free washroom for both sexes provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	0	JAN-08

Event: Modify barrier free washrooms.

Concern:

Toilet cubicle doors swing the wrong way, grab bars in toilet cubicles are required but not provided. Height and clearance below vanity are required to be 835/735 where 790/640 has been provided.

Recommendation:

Reverse swing of toilet cubicle doors, introduce grab bars in toilet cubicles and modify vanities in one pair of BFA washrooms on each floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$8,000	Low

Updated: JAN-08

K4020 Building Code

There are no obvious major issues apparent that would warrant a code analysis. Washroom doors have been removed for convenience. This has the effect of joining washrooms to corridors and it is assumed that walls around washrooms would complete fire separation of corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JAN-08

Event: Modify railings and guards (48 meters).

Concern:

Stair guards are too low and opening between pickets are too large to comply with current codes.

Recommendation:

Modify railings by adding railings or inserting wire mesh or Plexiglas to reduce openings (12 m.) Modify guards by providing additional rail at prescribed height on top of existing (36 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$7,500	Low

Updated: JAN-08

Event: Modify stair handrails to gym mezzanine (4 meters).

Concern:

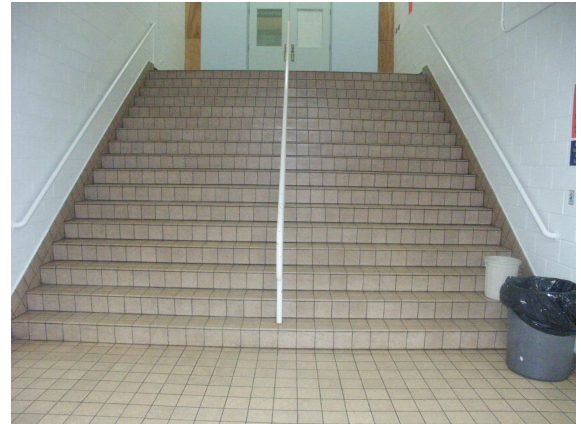
Code requires that any stair in excess of 2200 mm have an intermediate handrail but the distance between handrails cannot exceed 1600 mm. Existing stair is approximately 4800 mm wide with only one handrail.

Recommendation:

Modify stair handrails to gym mezzanine by removing centre handrail and adding two at one third points.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$4,000	Low

Updated: JAN-08



Event: Remove storage mezzanines above stage.

Concern:

Two wood framed mezzanines have been added above stage. Mezzanines do not comply to current code and could be hazardous to use due to lack of railings and guards. Fire separation required around storage rooms and surrounding wall construction does not comply.

Recommendation:

Remove storage mezzanines above stage.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$7,000	Medium

Updated: JAN-08

Event: Upgrade corridor interior windows (60 sq. m.).

Concern:

Wood frames and float glass do not comply to current codes.

Recommendation:

Replace interior windows with pressed steel frames and wired glass (100 m. x 0.6 m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$9,000	Low

Updated: JAN-08

RECAPP Facility Evaluation Report



Racette Junior High School

S4092
St. Paul

Facility Details

Building Name: Racette Junior High School
Address:
Location: St. Paul

Building Id: S4092
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Burgess Bredo Architect
Evaluation Date: May 1 2004
Evaluator Name: Mr. Burgess Bredo

Total Maintenance Events Next 5 years: **\$98,500**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Good sized site with good access and sufficient parking. Site issues include gravel parking area, insufficient parking, unsafe condition with bus drop-off/parents, concrete sidewalks, separation of children from street traffic, underground service and exterior lighting.

Mechanical services include gas, water and sanitary server.

Electrical includes underground power, telephone services and exterior lighting.

Site Systems are in fair condition.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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.

S7 SITE

G2010.02.01 Aggregate Roadway (Gravel)*

Gravel roadway from street to parking lot in courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	JAN-08

Event: Maintain gravel roadway (2,300 sq. m).

Concern:

Soft spots in gravel roadway; prone to ponding; maintenance concern.

Recommendation:

Remove soft spots and regravels roadway (2,300 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$15,000	Low

Updated: JAN-08

G2020.02.01 Aggregate Parking Lots (Gravel)*

Gravel parking area for 36 cars north of existing asphalt parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	JAN-08

Event: Repair gravel parking area (1,065 sq. m).

Concern:

Some soft spots in gravel parking; prone to ponding.

Recommendation:

Repair soft spots and regravels parking area (1,065 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,000	Low

Updated: JAN-08



G2020.02.02 Flexible Paving Parking Lots(Asphalt)**

Asphalt parking lot for approximately 22 cars located in north courtyard of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	JAN-08

Event: Replace asphalt topping in parking lot (550 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$20,500	Unassigned

Updated: JAN-08

G2020.06.02 Parking Bumpers*

Precast concrete bumpers located in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks provided around site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-08

Event: Replace concrete sidewalks (200 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$40,000	Unassigned

Updated: JAN-08

G2040.02.01 Chain Link Fences and Gates*

Chain link fenced around all sides of adjacent playground on east side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G2040.03 Athletic and Recreational Surfaces**

Play areas are rough grasses. Baseball diamonds complete with chain link backstops, soccer field, football field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

Event: Replace athletic surfaces (4,000 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,000	Unassigned

Updated: JAN-08

G2040.06 Exterior Signs*

Free standing wood sign on south side of school. Aluminum letters fixed to building adjacent main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G2040.08 Flagpoles*

One aluminum flag pole located adjacent main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G2050.04 Lawns and Grasses*

Lawn areas to the south and west of school; rough grasses over balance of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	30	JAN-08

G2050.05 Trees, Plants and Ground Covers*

Mature trees throughout the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G2050.07 Planting Accessories*

Wood edging around planters on south side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G3010.02 Site Domestic Water Distribution*

150 mm cast iron water main installed in 1959. Failure of line occurred near building entry in 2006. Repair clamp installed. Condition of pipe suspect.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G3010.03 Site Fire Protection Water Distribution*

No siamese connection, Fire hydrant located within 90 m of front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G3020.01 Sanitary Sewage Collection*

Gravity sanitary sewer connected to municipal main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G3030.01 Storm Water Collection*

Roof drainage to grade, surface drainage, no catch basins.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

G3060.01 Gas Distribution*

Gas line to interior gas meter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-08

G4010.02 Electrical Power Distribution Lines*

120/208V/3PH/4W underground power service from utility pad mounted transformer. Located in parking area to main distribution switchboard in electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08

G4010.04 Car Plugs-ins*

14 wall mounted weatherproof receptacle outlets providing service to 28 parking stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-04

G4030.02 Site Voice and Data*

Underground telephone service from TELUS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-08