

RECAPP Facility Evaluation Report



Glenmary School

B3857A
Peace River

Facility Details

Building Name: Glenmary School
Address: 8801 - 96 Street
Location: Peace River

Building Id: B3857A
Gross Area (sq. m): 0.00
Replacement Cost: \$12,637,458
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect
Evaluation Date: December 1 2004
Evaluator Name: Mr. Francis Ng

Total Maintenance Events Next 5 years: \$825,660
5 year Facility Condition Index (FCI): 6.53%

General Summary:

This junior and senior high school for Grades 7 through 12 was originally built in Peace River in 1964. Additions were built in 1966, 1970, 1980 and 1988. This school faces two streets (south and west).

The 1964 original building has face brick.
 The 1966 addition has face brick.
 The 1970 addition has face brick.
 The 1980 addition (Administration Area) has stucco.
 The 1988 addition has stucco.
 The 1988 addition (Gymnasium) has stucco on concrete block.
 The 1988 addition (Greenhouse) has face brick.
 Skylights were installed in 1970 addition (Library Mezzanine); 1980 Administration Area Mezzanine); and 1988 addition (Interior Courtyard) and (Greenhouse).

Total building area is 6282.80 square metres.

Total student capacity is 637.

Overall system rating is good.

Structural Summary:

In general, structure appears in good condition.

The 1964 original building has wood framing on concrete gradebeams.
 The 1966 addition has wood framing on concrete gradebeams.
 The 1970 addition has wood framing on concrete gradebeams.
 The 1980 addition (Administration Area) has concrete block wall on gradebeams.
 The 1988 addition has wood framing and giant brick as exterior skin on concrete foundation walls and footing with slab on grade.
 The 1988 addition (Gymnasium) has concrete block wall on concrete gradebeams on pile cap on timber piles and concrete slab on composite steel deck over OWSJ.
 The 1988 addition (Greenhouse) has wood framing on gradebeams on piles.
 The 1988 addition (Interior Court) has interlocking brick pavers on concrete slab on concrete pile caps on timber piles.
 The Mezzanines are in 1964 original building (Administration Area); 1970 addition (Library) and 1988 addition (Gymnasium) and has concrete slab on composite steel deck on OWSJ on steel columns.

Cracked floor at Foyer and Change Rooms in 1988 addition; cracked wall under staircase in 1970 addition (Library Mezzanine) and Corridor in front of Administration in 1964 original building are required to be reviewed.

Mortar joints of concrete block need repair at 1980 addition (Administration Area Mezzanine).

Overall system rating is good.

Envelope Summary:

The entire exterior was redone with the modernization in 1988. The built-up roof is in poor shape.

The 1964 original building requires repairs of face bricks; replacement of caulking; installation of additional RSI batt or

rigid insulation on roof; reroofing with SBS; replacement of RWLs and splashpads.

The 1966 addition requires repair of face bricks; replacement of caulking; installation of additional RSI batt or rigid insulation on roof; reroofing with SBS; replacement of RWLs and splashpads.

The 1970 addition requires repair of face bricks; repair of exterior wall in Library Mezzanine; replacement of caulking; replacement of aluminum windows; installation of additional RSI batt or rigid insulation on roof; reroofing with SBS; replacement of RWLs and splashpads.

The 1980 addition requires repair of face bricks; repair of concrete blocks; provide insulation and finish to concrete block walls; replacement of caulking; replacement of aluminum windows; installation of additional RSI batt or rigid insulation on roof; reroofing with SBS; replacement of RWLs and splashpads.

The 1988 addition requires repair of exterior stucco; replacement of caulking; replacement of aluminum clerestory windows; replacement of RWLs and splashpads; roof is in good condition.

Overall system rating is good.

Interior Summary:

The interior of the 1964 section was redone in 1988. The remainder of the school complex to be redone.

The 1964 original building requires replacement of wood doors and hardware; replacement fire rated metal doors and frames to Mechanical Rooms and Storage Rooms; replacement of stair carpet; replacement of vinyl sheet flooring; replacement of carpet; replacement of acoustic ceiling tiles; repair of millwork; replacement of blinds.

The 1966 addition requires replacement of wood doors and hardware; replacement fire rated metal doors and frames to Mechanical Rooms and Storage Rooms; installation of new acoustical wall treatment; replacement of acoustic ceiling tiles; repair of millwork; replacement of blinds.

The 1970 addition requires replacement of wood doors and hardware; replacement fire rated metal doors and frames to Mechanical Rooms and Storage Rooms; replacement of stair carpet; replacement of vinyl sheet flooring; replacement of carpet; replacement of acoustic ceiling tiles; repair of millwork; replacement of blinds.

The 1980 addition requires replacement of Vestibule doors; replacement fire rated metal doors and frames to Mechanical Rooms and Storage Rooms; repair of millwork; replacement of blinds.

The 1988 addition requires installation of new acoustical wall treatment; replacement of all quarry tiles in Showers and Change Rooms; repair of wood strip flooring; replacement of vinyl sheet flooring; installation of handicapped ramp to Stage; installation of automatic door operators for barrier free access.

Overall system rating is fair.

Mechanical Summary:

Building mechanical systems include (1988) 32-gas fired high efficient furnaces and (1988) 14-roof mounted packaged heat/cool units. Ventilation provided by the furnaces and heat/cool units with general and dedicated exhaust systems. Conventional plumbing system with 2-gas fired domestic hot water heaters. Fire hose cabinets and fire extinguishers located throughout building. Mechanical services include Town of Peace River metered domestic water supply and sanitary drainage. Storm drainage to surface run-off. Metered natural gas supply from Utility. The building mechanical systems meets present requirements. Overall mechanical system rating is good.

Electrical Summary:

The school has been provided with a 600 Amp, 120/208 Volt, 3 phase, 4 wire service, and is obtained from a pad mounted transformer located on property. Main switchboard is the product of Westinghouse. No surge suppression has been provided at the mains. Branch circuit panel boards have been located throughout the school. Interior lighting primarily consists of fluorescent fixtures with T8 technology. Emergency lighting has been provided by connecting selected fixtures around the school on emergency power as supplied by an on-site diesel fired engine-generator set. Exit lights is of the LED type. Exterior lighting is of the high pressure type both wall mounted and pole mounted in the parking lots. An Edwards 2280 fire alarm system has been provided. This model is well past its life cycle expectancy and is no longer in production. Paging is provided by a Petcom MCI paging/call system, which utilizes relay-based technology. Paging system is obsolete and no longer supported by the manufacturer. Cat 5e data cabling has been installed throughout the school. Electrical systems are in acceptable to 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*

The 1964 original building has gradebeams.

The 1966 addition has 4.2x6mm steel columns and 6.2x6mm steel columns on gradebeams.

The 1970 addition (General) has concrete gradebeams.

The 1970 addition (Library) has 101.6x101.6x6.15mm square steel columns on footings.

The 1988 addition (Greenhouse) has 200x600mm gradebeam.

The 1988 addition (east Gymnasium flooring) has 90mm concrete slab on 38x0.762mm composite steel deck over 550mm OWSJ at 1333mm O.C., on W250x33, on 12.7x12.7x6.35mm steel columns on 800x800x600mm concrete pile caps on timber piles.

The 1988 addition (south Gymnasium flooring) has 90mm concrete slab on 38x0.762mm composite steel deck over C180x15 and 450mm OWSJ at 3657mm O.C.; W200x27 and W410x39 at 1219mm O.C. on W310x39 on 12.7x12.7x6.35mm steel columns on 800x800x600mm concrete pile caps on timber piles.

The 1988 addition (Gymnasium flooring under Mezzanine) has 100mm concrete slab on compact fill.

The 1988 addition (Gymnasium Mezzanine support) has 200mm concrete pedestal on continuous 300x600mm concrete footing.

The 1988 addition (Interior Court) has 63mm interlocking brick pavers on concrete slab on 899x800x600mm concrete pile caps on timber piles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

A1030 Slab on Grade*

The 1970 addition (north) has concrete slab on grade.

The 1988 addition (Greenhouse) has 125 concrete slab on grade.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

B1010.02 Structural Interior Walls Supporting Floors*

The 1988 addition (Gymnasium Mezzanine support) has 200mm concrete block.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

B1010.05 Mezzanine Construction*

The 1964 original building (Administration Mezzanine) has 19mm T & G fir plywood, 38x285mm No.2 SPF floor joists at 400mm O.C. and 2-38x285mm No.2 SPF edging for bridge.

The 1964 original building (Administration Mezzanine) has 19mm T & G fir plywood, 38x285mm No.2 SPF floor joists at 400mm O.C. and 2-38x285mm No.2 SPF edging for floor.

The 1964 original building (Stage 14) has 20mm maple floor, 19mm plywood subfloor, 38x184mm joists at 406mm O.C., 38x140mm framing at 406mm O.C., 1 row of 38x38mm bridging each span, 38x184mm solid blocking over bearing walls.

The 1970 addition (Library Mezzanine) has 19mm T & G fir plywood, 38x235mm No.2 SPF floor joists at 400mm O.C., glu-lam beams on 101.6x101.6x6.35mm steel columns.

The 1988 addition (Gymnasium Mezzanine) has 90mm concrete slab on 38x0.762mm composite steel deck on 550mm OWSJ at 1213mm O.C. on south portion and on 550mm OWSJ at 1213mm O.C. on north portion; on 12.7x12.7x6.35mm steel columns.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

B1010.06 Ramps: Exterior*

The 1970 addition has two exterior concrete ramps and a landing at the north exit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

B1010.11.01 Catwalks

The 1964 original building (Drama 87) has cat walks c/w 5mm checkered plate on C150x15 continuous channels, 63.5x63.5x5mm angles at top and bottom of channels at 600mm O.C. and at hangers; 42.2mm diameter x 3.18mm standard pipe handrails, 38.1x28.1x3.1725mm square steel tube hangers.

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

B1020.01 Roof Structural Frame*

The 1966 addition has 175x418mm glu-lam beams at 3048mm O.C.

The 1970 addition (Library roof) has 63mm T & G deck, 175x494mm glu-lam beams at 3048mm O.C. on 101.6x101.6x6.35mm steel columns.

The 1980 addition (Interior Courtyard) has 63 wood deck on 130x456 glu-lam beams at 1200mm O.C. on 225x418mm glu-lam beams on 6 nos. 50x150mm columns below.

The 1980 addition (Cafeteria) has 175x418mm glu-lam beams at 3045mm O.C.

The 1988 addition (Gymnasium east side) has 2nos 225x1140mm glu-lam beams with existng glu-lam beams at 4000mm O.C. on 225x418mm glu-lam beams on 6 nos. 50x150mm columns below.

The 1988 addition (Gymnasium north side over Mezzanine) has 38x184mm No. 2 Douglas fir joists at 406mm on 179x418mm glu-lam beams on 12.7x12.7x6.35mm steel columns.

The 1988 addition (Gymnasium south side) has 300mm OWSJ at 1830mm O.C. and W250x24, C150x12, C130x10 on W410x67and W610x113.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

B1020.04 Canopies*

The 1988 addition (south Entrance) has C200x17 on W250x33.

The 1988 addition (Foyer) has C200x23 on W250x33.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The 1964 original building (CNS 47, SWR 45, STA 41, SEP 40) has face brick, 25mm cavity, 140mm concrete block, 38mm rigid insulation, vapour barrier, 16mm gypsum board. (915mm high).

The 1966 addition (MTR 52, CNS 48, SEC 33, BSE 30, 32, RR 31) has face brick, 25mm cavity, 9mm plywood sheathing, 28x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for west wall. (915mm high).
 The 1966 addition (SCI 25, 29) has face brick, 25mm cavity, 9mm plywood sheathing, 28x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for east wall. (915mm high).

The 1970 addition (north Classrooms 67, 68, 69, 70 and 71) has face brick, 25mm cavity, 9mm plywood sheathing, 28x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board. (915mm high); and face brick, 25mm cavity, 140mm concrete block, 38mm rigid insulation, vapour barrier, 16mm gypsum board. (915mm high).
 The 1970 addition (Storage 66) has face brick, 25mm cavity, 9mm plywood sheathing, 28x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board. for west wall.

The 1988 addition (ANC 101) has face brick, 25mm cavity, 9mm plywood sheathing, 28x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for north wall.

The 1988 addition (Greenhouse NR 26) has face brick, 25mm cavity, 9mm plywood sheathing, 28x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board. (915mm high).

The 1988 addition (south entrance) has facing brick around columns c/w soldier courses.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 75 | DEC-04 |

Event: Provide new face bricks to broken face bricks.

Concern:

Face bricks at all building corners (1964 original building, 1966 addition, 1970 addition and 1980 addition) have broken caused by machinery.

Recommendation:

Removed broken face bricks. Provide new face brick to match colour and sizes.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$8,640 | Low |

Updated: February 16 2005



B2010.01.02.02 Concrete Block: Ext. Wall Skin*

The 1980 addition (Administration Mezzanine and Upper part of Drama 97) has concrete block, Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, 16mm gypsum board. (north and east walls)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 75 | DEC-04 |

Event: Repair concrete block wall.

Concern:

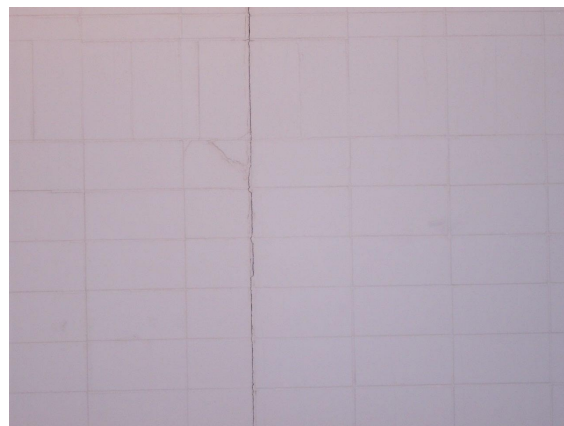
Cracked concrete block walls and open joints of mortar. (approx. 110 square metres)

Recommendation:

Repair concrete block wall. Provide rigid insulation and stucco.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2006 | \$11,880 | Low |

Updated: February 16 2005



B2010.01.06.03 Metal Siding*

See B3010.09 Roof Specialties and Accessories.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

B2010.01.08 Portland Cement Plaster: Ext. Wall* (1964, 1966, 1970, 1980)

The 1964 original building (CNS 47, SWR 45, STA 41, SEP 40) has 19mm stucco, metal lath, 9mm plywood sheathing, 38x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for west wall.

The 1966 addition (MTR 52, CNS 48, SEC 33, BSE 30, 32, RR 31) has 19mm stucco, metal lath, 9mm plywood sheathing, 38x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for west wall.

The 1966 addition (SCI 25, 29) has 19mm stucco, metal lath, 9mm plywood sheathing, 38x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for east wall.

The 1966 addition (SCI 25, 29) has 19mm stucco, metal lath, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, concrete block for south wall.

The 1970 addition (Classrooms 67, 68, 69, 70 and 71) has 19mm stucco, metal lath, 9mm plywood sheathing, 38x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board.

The 1970 addition (Classrooms 69 and 70) has 19mm stucco, metal lath, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, concrete block for north wall.

The 1970 addition (CNF 99, Library 77) has 19mm stucco, metal lath, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, concrete block.

The 1980 addition (Administration) has 19mm stucco, metal lath, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, concrete block for north and west walls.

The 1980 addition (DLC 81) has 19mm stucco, metal lath, 9mm plywood sheathing, 38x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board for north wall.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 75 | DEC-04 |

B2010.01.08 Portland Cement Plaster: Ext. Wall* (1970 Library Mezzanine)

The 1970 addition (Library Mezzanine) has 19mm stucco, metal lath, 9mm plywood sheathing, 38x140mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 16mm gypsum board.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 75 | DEC-04 |

Event: **Obtain result from structural engineer.**

Concern:

Crack found along the metal stair support beam.

Recommendation:

Obtain result from structural engineer.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2006 | \$5,400 | Low |

Updated: February 16 2005



Event: **Repair and repaint wall.**

Concern:

Crack found along the metal stair support beam.

Recommendation:

Repair and repaint wall.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2006 | \$8,640 | Low |

Updated: February 16 2005

B2010.01.08 Portland Cement Plaster: Ext. Wall* (1988 Gymnasium)

The 1988 addition (Gymnasium 109) has 19mm stucco, metal lath, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, 250mm concrete block for north, east and south walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 75 | DEC-04 |

Event: **Repair stucco.**

Concern:

Stucco at Gymnasium corners has been damaged due to machinery. Holes in stucco walls. Cracked stucco wall on east side of Gymnasium.

Recommendation:

Repair stucco wall and required insulation.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$10,800 | Low |

Updated: February 16 2005



B2010.01.09 Expansion Control: Exterior Wall Skin*

Expansion joints provided.

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

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

Caulking provided to joints.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide new caulking.

Concern:

Caulking dry and loose. (allow 300 metres)

Recommendation:

Remove existing caulking. Provide new caulking.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2006 | \$9,720 | Low |

Updated: February 16 2005

B2010.02.05 Wood Framing*: Ext. Wall Const.

Wood framing ext. wall construction (See B2010.08 Portland Cement Plaster: Ext. Wall).

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | DEC-04 |

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

The 1988 addition has 25mm rigid insulation, dampproofing membrane on 250mm concrete gradebeams.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

B2010.06 Exterior Louvers, Grilles, and Screens*

All exterior louvres are aluminum.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

B2010.09 Exterior Soffits*

The 1966 addition (north) has prefinished vented metal soffit on 38x89mm studs at 400mm O.C.(west side)

The 1970 addition (east and west sides) has prefinished vented metal soffit on 38x89mm studs at 400mm O.C.

The 1980 addition (east side) has prefinished vented metal soffit on 38x89mm studs at 400mm O.C.

The 1988 addition (east Gymnasium) has prefinished vented metal soffit on 50x50x6mm metal angle framing.

The 1988 addition (south and southwest sides) has prefinished vented metal soffit on 90mm metal stud framing at 400mm O.C.

The 1988 addition (north side) has prefinished vented metal soffit on 38x89mm studs at 400mm O.C. on 50x50x6mm metal angle framing.

The 1988 addition (south entrance) has 19mm cement plaster soffit, 19 furring channels at 400mm O.C., 38mm carrying channels at 1200mm O.C.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

B2020.01.01.02 Aluminum Windows* (1964, 1966, 1970, 1980)

The 1964 original building has aluminum windows.

The 1966 addition has aluminum windows.

The 1970 addition has aluminum windows.

The 1980 addition has aluminum windows.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 35 | DEC-04 |

Event: Provide new rubber gaskets.

Concern:

1970 addition has poor caulking around aluminum window openings at 1200mm wide x 1523mm high. (approx. 10 windows) 1980 addition has loose rubber gaskets of aluminum window openings at 1200mm wide x 1523mm high. (approx. 17 windows)

Recommendation:

Remove existing rubber gaskets and caulking. Provide new rubber gaskets and caulking.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$14,580 | Low |

Updated: February 16 2005



B2020.01.01.02 Aluminum Windows* (1970 & 1988 Clerestorey)

The 1970 addition (Library Mezzanine) has clerestorey aluminum windows.

The 1988 addition (Interior Courtyard LS 22) has clerestorey aluminum windows.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 35 | DEC-04 |

Event: **Modify window size and sill curb.**

Concern:

Snow accumulates higher than clerestorey window sills of 1988 addition (Interior Courtyard LS 22). (7 windows at 1828mm wide x 1270mm high)

Recommendation:

Modify window size and sill curb.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2006 | \$15,120 | Low |

Updated: February 16 2005



B2030.02 Exterior Utility Doors*

The 1966 addition (south) aluminum exit doors and frames c/w two half glazed panels.

The 1966 addition (west) has metal exit doors and frames from Meter Room MTR 39.

The 1970 addition (north) has metal exit doors and frames c/w two half glazed panels.

The 1980 addition (north) has metal exit doors and frames c/w two half glazed panels.

The 1988 addition (north and east) has metal exit doors and frames.

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

B2030.02.01 Metal Doors and Frames

The 1970 addition (west main entrance) doors are two half gazed panel metal insulated doors and metal frames.

The 1988 addition (south entrance) doors are two half gazed panel metal insulated doors and metal frames.

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

B2030.05 Other Exterior Doors*

The 1964 original building (Administration Mezzanine) has an insulated metal door and frame from Staff Resource Room RR 6 to roof. A metal ladder is installed inside.

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

B3010.01 Deck Vapor Retarder and Insulation*

The 1964 addition has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1966 addition has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1970 addition (North) has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1980 addition has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1988 addition (Gymnasium) has built-up roofing, 16mm plywood sheathing, 38x140mm wood joists at 400mm O.C., pony wall on top of beam, 38x89mm framing at 400mm O.C., 150mm ceiling joist on metal hangers at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 3 layers of 12mm gypsum board.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 22 | DEC-04 |

Event: Upgrade batt and rigid insulation.

Concern:

Building roof does not have enough RSI value. (Total building area is 6282.80 square metres.) (See B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel))

Recommendation:

Provide additional RSI batt or rigid insulation to achieve RSI 7 when new SBS roofing is installed.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2008 | \$21,600 | Low |

Updated: February 16 2005

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

The 1964 addition has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1966 addition has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1970 addition (North) has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1980 addition has built-up roofing, 16mm fibreboard, 100 rigid insulation, continuous vapour barrier, 16mm T & G fir plywood sheathing, roof joists.

The 1988 addition (Gymnasium) has built-up roofing, 16mm plywood sheathing, 38x140mm wood joists at 400mm O.C., pony wall on top of beam, 38x89mm framing at 400mm O.C., 150mm ceiling joist on metal hangers at 400mm O.C., RSI 3.5 batt insulation, vapour barrier, 3 layers of 12mm gypsum board.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 25 | DEC-04 |

Event: **Obtain result from roofing inspector to cut and test some spots.**

Concern:

1964 original building, 1966 addition and 1970 addition may have asbestos materials.

Recommendation:

Obtain result from roofing inspector to cut and test some spots.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2006 | \$2,160 | Low |

Updated: February 16 2005

Event: **Provide new SBS roofing.**

Concern:

Built-up roofing has ponding, icing, blisters, soft spots and is at the end of theoretical life. (approx. 2700 square metres)

Recommendation:

Remove existing BUR. Provide new SBS roofing.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2008 | \$291,600 | Low |

Updated: February 16 2005

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

The 1964 original building (Administration Area) has SBS roofing.

The 1970 addition (Library 77, Project 80, Storage 79, BSE 79, CNF 59, Mech 64) has SBS roofing.

The 1980 addition (LS 22) has SBS roofing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

B3010.07 Sheet Metal Roofing*

The 1980 addition (Administration Mezzanine) has 38mm prefinished metal flashing, 38x89mm framing at 400mm O.C., 16mm plywood sheathing both sides.

The 1980 addition (Interior Court) has standing seam metal roofing, 16mm fibreboard, Z bars at 400mm O.C., 100mm rigid insulation, vapour barrier, 63mm T & G wood decking, glu-lam, 38mm carrying channels at 1200mm O.C., 19mm furring channels at 400mm O.C., 19mm plaster and metal lath.

The 1988 addition (Stage and Interior Courtyard) has standing seam metal roofing, 16mm fibreboard, 100mm rigid insulation, Z bars at 400mm O.C., vapour barrier, 16mm gypsum board, 38mm metal decking.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

B3010.08.02 Metal Gutters and Downspouts*

Interior downspouts provided.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide new concrete splashpads.

Concern:

Concrete splashpads and surface drains either missing or broken.

Recommendation:

Provide new concrete splashpads.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2006 | \$5,400 | Low |

Updated: February 16 2005



B3010.09 Roof Specialties and Accessories* (1964, 1966, 1970, 1980, 1988)

The 1964 original building (CNS 47, SWR 45, STA 41, SEP 40) has 38mm prefinished metal siding, 16mm plywood sheathing, 38x89mm studs at 400mm O.C. for fascia.

The 1966 addition (MTR 52, CNS 48, SEC 33, BSE 30, 32, RR 31) has 38mm prefinished metal siding, 16mm plywood sheathing, 38x89mm studs at 400mm O.C. for west fascia.

The 1966 addition (east SCI 25, 29) has 38mm prefinished metal siding, 16mm plywood sheathing, 38x89mm studs at 400mm O.C. for fascia.

The 1970 addition (north Classrooms 67, 68, 69, 70 and 71) has 38mm prefinished metal siding, 16mm plywood sheathing, 38x89mm studs at 400mm O.C. for fascia.

The 1970 addition (north Classrooms 69 and 70) has 38mm prefinished metal siding, 16mm plywood sheathing, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, concrete block for north wall.

The 1970 addition (Library Mezzanine 1) has 38mm prefinished metal siding, 16mm plywood both sides, 38x89mm studs at 400mm O.C., RSI 3.5 batt insulation, vapour barrier for fascia.

The 1980 addition (Administration Mezzanine) has 38mm prefinished metal siding, 16mm plywood sheathing, 50mm Z bars at 400mm O.C., 50mm rigid insulation, vapour barrier, concrete block for south wall.

The 1980 addition (Administration Mezzanine) has 38mm prefinished metal siding, Crezon plywood sheathing for west fascia.

The 1980 addition (DLC 81, Of 82, Classrooms 83, 84, 85, ANC 101) has 38mm prefinished metal siding, Crezon plywood sheathing for east fascia.

The 1988 addition (Gymnasium) has 38mm prefinished metal siding, 16mm plywood both sides, 90mm metal studs at 400mm O.C. for fascia. (southwest side)

The 1988 addition (Gymnasium) has 38mm prefinished metal siding, 38x89mm wood framing at 400mm O.C. bolted to 50x50x6mm steel angle framing for fascia. (north and east sides)

The 1988 addition (Gymnasium) has 38mm prefinished metal siding, 16mm plywood sheathing, 38x89mm studs at 400mm O.C., 50mm rigid insulation, vapour barrier, 250mm concrete block for intermediate fascia.

The 1988 addition (south entrance) has 38mm prefinished metal siding, 19mm plywood sheathing, 90mm metal studs at 400mm O.C. for fascia.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

B3010.09 Roof Specialties and Accessories* (Cat Ladder)

Cat ladders are installed on roofs of 1964, 1980 and 1988.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

B3020.01.01.01 Domed Unit Skylights

The 1970 addition (Library 77) has 18 domed unit skylights.

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

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

The 1964 original building has concrete block along Corridor and either concrete block or wood frame partitions between Classrooms.

The 1966 addition has concrete block along Corridor and between Classrooms.

The 1970 addition has concrete block along Corridor and either concrete block or wood frame partitions between Classrooms.

The 1980 addition has concrete block along Corridor and between Classrooms.

The 1988 addition has concrete block and inner ancillary spaces with wood frame partitions.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

C1010.03 Interior Operable Folding Panel Partitions*

The 1970 addition (between Classrooms 68 and 69) has operable walls.

The 1988 addition (Stage 14) has operable walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

C1010.04 Interior Balustrades and Screens, Interior Railings*

The 1988 addition (Gymnasium Mezzanine) has painted 101x50 HSS handrail, 38x38 HSS welded to handrail and channel below and 6x6mm continuous rods at 100mm O.C. facing Gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

C1010.05 Interior Windows*

The 1964 original building (Administration Area and Administration Mezzanine) has glazed metal framed windows.

The 1966 addition (Cafeteria) has wired glazed metal framed windows.

The 1970 (Library Office) has glazed metal framed windows.

The 1988 (Gymnasium Mezzanine) has glazed metal framed windows.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

C1010.06 Interior Glazed Partitions and Storefronts*

The 1988 addition (Interior Courtyard LS 22) has metal glazed partition and glazed sliding doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

C1020.01.01 Metal Doors and Frames

The 1966 addition has north Vestibule doors.

The 1970 addition has north and west Vestibule doors.

The 1980 addition has north Vestibule doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Replace with new metal doors and hardware.

Concern:

1980 addition (north Vestibule) has warped doors. (2 doors)
 Scratched metal doors and frames. Worn out hardware
 scratching flooring. (3 doors)
 Mutes are required for doors.

Recommendation:

Replace with new metal doors and hardware.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2006 | \$6,480 | Low |

Updated: February 16 2005



C1020.01.07 Wood Doors

School has all wood doors and metal frames for classrooms, offices, ancillary classrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide new door hardware.

Concern:

Some door hardware worn out or requires adjustment. (allow 25 doors)

Recommendation:

Provide new door hardware.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2006 | \$8,100 | Low |

Updated: February 16 2005

C1020.03 Interior Fire Doors*

The 1964 original building (S 53, S 89, MEC 90, S 100) has metal door and frames.

The 1966 addition (S 24, S 27, S 30) has metal doors and frames.

The 1970 addition (S 60, S 66, S 72, S 79, S 89, MEC 64) has 3/4 hour fire rated metal doors and frames.

The 1970 addition (Library Mezzanine) (MEC 2, MEC 3) has 3/4 hour fire rated metal doors and 3 hour fire rated frames.

The 1988 addition (S 20, MEC 21) has metal doors and frames.

The 1988 addition (Gymnasium Mezzanine) (S 8, MEC 9) has metal doors and frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 50 | DEC-04 |

Event: Provide fire rated doors and frames.

Concern:

Mechanical Rooms and Storage Rooms are required to have 1.5 hour fire rated doors (20 doors) and 2 hour fire rated frames (18 frames).

Recommendation:

Remove existing doors and frames. Provide new fire rated doors and frames and hardware.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2006 | \$43,200 | Low |

Updated: February 16 2005

C1020.04 Interior Sliding and Folding Doors*

The 1964 original building (Corridor near MEC 90) has metal sliding folding grille.

The 1966 addition (Corridor near SED 33) has metal sliding folding grille.

The 1980 addition (Corridor near J 97) has metal sliding folding grille.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

C1020.05.01 Coiling Doors and Grilles

The 1964 original building (Ticket NR 88) has roll up shutter.

The 1980 addition (Kitchen KIT 23) has roll up grille.

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

C1030.02 Fabricated Compartments(Toilets>Showers)*

The 1966 addition (Washrooms BWR 34, 96 and GWR 36, 95) has metal toilet partitions.

The 1970 addition (Washrooms BWR 73 and GWR 74) has metal toilet partitions.

The 1988 addition (SDA 105) has metal shower partitions.

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

C1030.08 Interior Identifying Devices*

All rooms have name plates.

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

C1030.10 Lockers*

The 1966 addition, 1970 addition and 1980 addition (Corridors) have single tier metal lockers.

The 1966 addition (Storage S 38) has single tier metal lockers.

The 1988 addition (Change Rooms SDA 105 and SDA 107) has double tier and triple tier metal lockers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

C1030.14 Toilet, Bath, and Laundry Accessories*

The 1964 original building (Staff Washrooms, Infirmary Washroom 50) has toilet accessories.

The 1966 addition (GWR 36, BWR 34, GWR 95, BWR 96) has toilet accessories.

The 1970 addition (M 61, W 62, GWR 74, BWR 73) has toilet accessories.

The 1988 addition (Change Rooms SDA 105 and SDA 107) has toilet and shower accessories.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

C1030.17 Other Fittings*

The 1966 addition has metal boot rack near south Exit.

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

C2010.03 Metal Stair Construction

The 1970 addition (Library) has metal stair c/w painted 100x100mm HSS, C250x30 stringers, C310x45 filled with concrete flush to edge, carpet over top, 90mm concrete slab on 38mm steel decking landing with 90x90x6mm steel angle edge on C250x30.

The 1988 addition (Gymnasium stair from corridor to Mezzanine) has metal stair c/w painted C250x23 stringers, 6mm plate steel welded to stringer, rubber treads, 100mm concrete slab on 38mm steel decking landing with 75x75x6mm steel angle edge on C150x12.

1988 addition (Gymnasium stair from Gymnasium to Mezzanine) has metal stair c/w painted C250x23 stringers, 6mm plate steel welded to stringer, rubber treads, 100mm concrete slab on 38mm steel decking landing with 75x75x6mm steel angle edge on C150x12.

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

C2010.04 Wood Stair Construction

The 1964 original building (Administration) has wood stair c/w 2 layers of 19mm fir plywood, 3 stringers, 2-19mm plywood treads, 12mm plywood risers.

The 1964 original building (Drama 87) has wood stair c/w 2 layers of 19mm fir plywood, 3 stringers, 2-19mm plywood treads, 19mm plywood risers.

The 1988 addition (corridor to Music ANC 14) has wood stair c/w 2 layers of 19mm fir plywood, 3 stringers, 2-19mm plywood treads, 12mm plywood risers.

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

C2020.05 Resilient Stair Finishes*

The 1964 original building (Drama 87) has wood bleachers c/w 2.5mm sheet vinyl risers and treads.

The 1964 original building (Drama 87) has wood stair c/w 2.5mm sheet vinyl risers and treads.

The 1988 addition (Gymnasium stair from corridor to Mezzanine) has metal stair c/w rubber treads.

The 1988 addition (Gymnasium stair from Gymnasium to Mezzanine) has metal stair c/w rubber treads.

The 1988 addition (Corridor to Music ANC 14) has wood stair c/w rubber risers and treads.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

C2020.06 Carpet Stair Finishes*

The 1964 original building (Administration Area) has carpet on wood stair.

The 1970 addition (Library) has carpet on metal stair.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 10 | DEC-04 |

Event: **Provide new carpet.**

Concern:

Carpet worn out and has tripping hazard.

Recommendation:

Remove carpet. Provide new carpet.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2008 | \$3,240 | Low |

Updated: February 16 2005

C2020.08 Stair Railings and Balustrades*

The 1964 original building (Administration) has wood stair c/w wood handrails.

The 1970 addition (Library) has metal stair c/w painted 101x50HSS handrail, 38x38HSS welded to handrail and channel below and 6x6mm continuous rods at 100mm O.C.

The 1988 addition (Gymnasium stair from corridor to Mezzanine) has metal stair c/w painted 101x50 HSS handrail, 38x38 HSS welded to handrail and channel below and 6x6mm continuous rods at 100mm O.C. facing Gymnasium; and 38x38mm solid birch handrail with metal brackets anchored to concrete block wall at 1200mm O.C.

The 1988 addition (Gymnasium stair from corridor to Mezzanine) has metal stair c/w 38x38mm solid birch handrail with metal brackets anchored to concrete block wall at 1200mm O.C.

The 1988 addition (Corridor to Music ANC 14) has wood stair c/w 38x140mm solid birch handrail with 38x89mm continuous wood blocking anchored to wall.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

C3010.06.01 Ceramic Tile

The 1966 addition (Washrooms BWR 34, 96 and GWR 36, 95) has ceramic wall tiles.

The 1970 addition (Washrooms BWR 73 and GWR 74) has ceramic wall tiles.

The 1988 addition (SDA 105 and SDA 107) has ceramic wall tiles.

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

C3010.09 Acoustical Wall Treatment*

The 1966 addition (Drama 87) has no acoustical wall panels.
 The 1988 addition (Gymnasium) has no acoustical wall panels.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 15 | DEC-04 |

Event: Provide new panels (cost included in C3030.09.11).

Concern:

Cost included in See C3030.09.11 Fire Resistant Paints. Spray materials loose. (approx. 200 square metres in Gymnasium and 100 square metres in Drama 87)

Recommendation:

Remove existing wall spray materials. Provide new acoustical wall panels.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006 | \$0 | Low |

Updated: February 16 2005

C3020.02.01 Ceramic Tile (1970)

The 1970 addition (GWR 95 and BWR 96) has ceramic floor tiles.

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

C3020.02.01 Ceramic Tile (1988)

1988 addition (SDA 105 and SDA 107) has ceramic floor tiles in shower areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Obtain causes and solution.

Concern:

Check floor condition for cracked ceramic floor tiles.

Recommendation:

Obtain causes and solution.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2006 | \$5,400 | High |

Updated: February 16 2005

Event: Provide new mortar bed and quarry tiles.

Concern:

Cracked ceramic tile flooring in shower areas in SDA 105 and SDA 107. Water infiltration and health hazard.(approx. 60 square metres)

Recommendation:

Remove existing tiles. Provide new mortar bed and quarry tiles.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006 | \$8,640 | Low |

Updated: February 16 2005



C3020.02.02 Quarry Tile

The 1966 addition (Washrooms BWR 34 and GWR 36) has quarry tiles.

The 1970 addition (north Vestibule and west Vestibule) has quarry tiles.

The 1970 addition (Washrooms BWR 73 and GWR 74) has quarry tiles.

The 1980 addition (north Vestibule) has quarry tiles.

The 1988 addition (SDA 105 and SDA 107) has quarry tiles in change areas.

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

C3020.04 Wood Flooring*

The 1964 original building (Administration Mezzanine) (Staff Resource Room RR 6) has wood flooring.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 10 | DEC-04 |

C3020.04.01 Wood Strip Flooring

The 1988 addition (Gymnasium flooring) has 20mm maple flooring, 19mm fir plywood T & G subfloor, 38x89mm sleepers at 305mm O.C., 8mm resilient pads at 300mm O.C., 90mm concrete slab, 38mm steel deck, OWSJ.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Repair, resand and refinish wood strip flooring.

Concern:

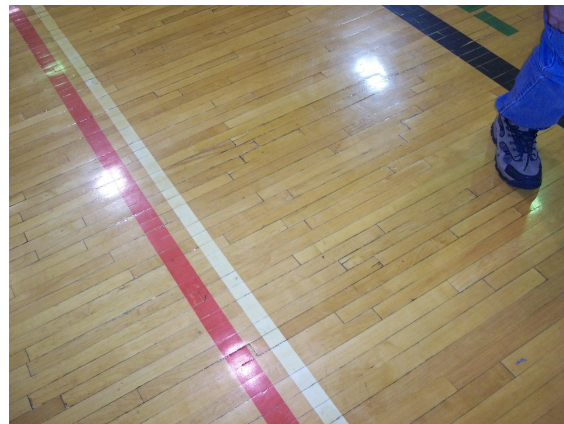
Wood strip flooring has open joints due to shrinkage of wood or minor movement of floor joists underneath. (approx. 820 square metres)

Recommendation:

Repair, resand and refinish wood strip flooring.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2006 | \$44,280 | Low |

Updated: February 16 2005



C3020.06 Unit Masonry Flooring (Brick)*

The 1988 addition (Interior Courtyard LS 22) has brick pavers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 75 | DEC-04 |

C3020.07.01 Resilient Tile Flooring

The 1964 original building (DA 94) has VAT.

The 1970 addition (Mechanical Room MEC 64) has VAT.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Remove VAT. Provide new vinyl sheet flooring.

Concern:

VAT in Mechanical Room (approx. 30 square metres) (See comments F2020.01 Asbestos)

Recommendation:

Remove VAT. Provide new vinyl sheet flooring.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------------------------|-------------|-------------|-----------------|
| Hazardous Materials Abatement | 2006 | \$5,400 | Low |

Updated: February 16 2005

C3020.07.02 Resilient Sheet Flooring (1964, 1966, 1988)

1964 original building, 1966 addition and 1988 addition have vinyl sheet flooring in Classrooms and Corridors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Repair floor slab and provide new vinyl sheet flooring.

Concern:

1964 original building (Corridor in front of Administration Area) has uneven floor. 1988 addition (Foyer near south entrance) has cracks found on vinyl sheet flooring due to movement of floor slab. (approx. 60 square metres)

Vinyl sheet flooring cracked by movement of floor or scratched by Corridor doors. 1966 addition (SCI 29) has discoloured flooring. (approx. 1000 square metres)

Recommendation:

Repair floor slab and provide new vinyl sheet flooring.



| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$90,720 | Low |

Updated: February 16 2005

Event: Study the floor movement.

Concern:

1964 original building (Corridor in front of Administration Area) has uneven floor. 1988 addition (Foyer near south entrance) has cracks found on vinyl sheet flooring due to movement of floor slab.

Recommendation:

Obtain causes and solutions from structural engineer.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2006 | \$5,400 | Low |

Updated: February 16 2005

C3020.07.02 Resilient Sheet Flooring (1970, 1980)

The 1970 addition and the 1980 addition have vinyl sheet flooring in Classrooms and Corridors.

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

C3020.08.02 Sheet Carpet

The 1964 original building (Administration) has carpet sheet flooring.
 The 1964 original building (Administration Mezzanine) has carpet sheet flooring.

The 1970 addition (Library) has carpet sheet flooring.
 The 1970 addition (Library Mezzanine) has carpet sheet flooring.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide new carpet.

Concern:

Carpet worn out and end of theoretical life. (approx. 330 square metres)

Recommendation:

Remove existing carpet. Provide new carpet.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2008 | \$27,000 | Low |

Updated: February 16 2005

C3020.09 Access Flooring*

The 1988 addition (Gymnasium Storage GMS 12) has floor hatch to crawl space.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

C3020.11 Floor Painting (1964, 1966, 1980, 1988)

The 1964 original building (MEC 90) has painted concrete floor.
 The 1966 addition (J 97) has painted concrete floor.
 The 1980 addition (Art Room ANC 101 and NR 102) has painted concrete floor.
 The 1988 addition (MEC 21) has painted concrete floor.
 The 1988 addition (Greenhouse NR 26) has painted concrete floor.
 The 1988 addition (Gymnasium Mezzanine MEC 9) has painted concrete floor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Repaint concrete floor.

Concern:

Paint scratched or peeled off. (approx. 130 square metres)

Recommendation:

Remove existing paint. Repaint concrete floor.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$7,020 | Low |

Updated: February 16 2005

C3020.11 Floor Painting (1988 Gymnasium)

1988 addition (Gymnasium) has painted game lines.

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

C3030.04 Gypsum Board Ceiling Finishes*

All Storage Rooms and Mechanical Rooms or Washrooms have drywall ceiling.

The 1964 original building (S53, S89, MEC90, S100).

The 1966 addition (S24, S27, GWR95, BWR96).

The 1970 addition (S60, S66, S72, S79, S89, MEC64, BWR73, GWR74).

The 1970 addition (Library Mezzanine MEC2, MEC3).

The 1988 addition (S13, S20, MEC21).

The 1988 addition (Gymnasium Mezzanine S8, MEC9).

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

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

The 1964 original building (Administration) has acoustic ceiling tiles c/w suspended T-bar system.

The 1966 addition (Classrooms and Washrooms BWR34 and GWR36, Storage S38) has acoustic ceiling tiles c/w suspended T-bar system.

The 1970 addition (Classrooms) has acoustic ceiling tiles c/w suspended T-bar system.

The 1970 addition (Library) has acoustic ceiling tiles c/w suspended T-bar system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 25 | DEC-04 |

Event: Replace acoustic ceiling tiles.

Concern:

Acoustic ceiling tiles stained by water leaking from roof or broken and near the end of theoretical life. (allow 3000 square metres)

Recommendation:

Remove existing acoustic ceiling tiles. Provide new acoustic ceiling tiles.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2006 | \$32,400 | Low |

Updated: February 16 2005

C3030.07 Interior Ceiling Painting*

All Storage Rooms and some Mechanical Rooms have ceiling painted.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 10 | DEC-04 |

C3030.09.03 Textured Gypsum Ceiling Panels

The 1970 addition (Library Mezzanine) has textured ceiling.

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

C3030.09.11 Fire-Resistant Paints

The 1966 addition (Drama 87) has fire rated and acoustic ceiling spray materials.
 The 1988 addition (Gymnasium) has fire rated and acoustic ceiling spray materials.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Obtain result from environmental engineer.

Concern:

Spray materials loose. (approx. 820 square metres in Gymnasium and 270 square metres in Drama 87) Material may not achieve the expected fire rating and acoustic effect.

Recommendation:

Obtain result from environmental engineer.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2006 | \$2,160 | Low |

Updated: February 16 2005

Event: Provide new acoustical wall and ceiling treatment.

Concern:

Spray materials loose. (approx. 820 square metres in Gymnasium and 270 square metres in Drama 87) Material may not achieve the expected fire rating and acoustical effect.

Recommendation:

Remove spray material. Provide new acoustical wall and ceiling treatment. (See C3010.09 Acoustical Wall Treatment)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006 | \$54,000 | Low |

Updated: February 16 2005

S4 MECHANICAL**D2010.01 Water Closets***

Conventional plumbing fixtures. Floor mount, flush tank type. Fixtures replaced as required.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.02 Urinals*

Conventional plumbing fixtures. Wall mount, flush valve type.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.03 Lavatories*

Conventional plumbing fixtures. Counter mount type, vitreous china. Fixtures replaced as required.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.04 Sinks*

Acid resistance sinks servicing Science Classrooms/Labs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.04 Sinks*

Conventional plumbing fixtures. Single and double compartment stainless steel sinks servicing Staff Areas and Cafeteria Commercial Kitchen.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.05 Showers*

Conventional plumbing fixtures. Built-up individual and gang showers in Gym Changerooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.08 Drinking Fountains / Coolers*

Refrigerated and non-refrigerated drinking fountains.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D2010.09 Other Plumbing Fixtures*

Janitor mop sinks. Wall mount type. Mop sinks not provided with vacuum breakers.

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

Event: Wall mount janitor mop sinks.

Concern:

Wall mount janitor mop sinks does not accommodate draining of floor cleaning machines after floor cleaning.

Recommendation:

Replace wall mount janitor mop sinks with floor mount type sinks (2).

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2005 | \$8,100 | Low |

Updated: February 15 2005

D2020 Domestic Water Distribution

Metered main domestic water supply from municipality (Town of Peace River).

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

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping for distribution of domestic water to plumbing fixtures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

D2020.01.02 Valves: Domestic Water

Valves for isolation of domestic water to plumbing fixtures.

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

D2020.01.03 Piping Specialties (Backflow Preventors)* - Janitor Mop Sinks & Science Classrooms

Vacuum breakers not provided for janitor mop sinks and Science Classroom/Lab sinks.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 0 | 0 | DEC-04 |

Event: **Vacuum breakers have not been provided for janitor mop sinks and Science Classroom sinks.**

Concern:

Possible back siphonage from janitor mop sinks and Science Classroom sinks into building domestic water system.

Recommendation:

Install vacuum breakers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------|-------------|-------------|-----------------|
| Code Upgrade | 2005 | \$2,700 | Medium |

Updated: February 15 2005

D2020.01.03 Piping Specialties (Backflow Preventors)* - Main Domestic Water Service

Backflow prevention provided on building main domestic water service.

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

D2020.02.02 Plumbing Pumps: Domestic Water*

1-Domestic hot water recirculation pump.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

D2020.02.06 Domestic Water Heaters*

2-State natural gas fired domestic hot water heaters with capacity of 380 litres each. 1 of 2 heaters replaced in 1996.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 20 | DEC-04 |

D2020.03 Water Supply Insulation*: Domestic

Domestic water piping insulation. The domestic water piping insulation elbows located inside the building walls contains asbestos.

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

D2030 Sanitary Waste

Building sanitary waste drainage connected to municipal underground sanitary sewer system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D2030.01 Waste and Vent Piping* - Science & Art Classrooms

Cast iron, PVC and copper piping.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 50 | DEC-04 |

Event: **Science Classrooms sanitary piping servicing sinks. Art Classroom sinks cast iron cleanouts.**

Concern:

Science Classrooms sanitary piping servicing sinks are undersize and plugs up. Art Classroom sinks cast iron cleanouts are difficult to access and cleanouts.

Recommendation:

Replace Science Classroom sinks undersized sanitary piping with piping of sufficient size to service sinks. Replace Art Classroom sinks cast iron cleanouts with jar type cleanouts (2).

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2005 | \$2,700 | Low |

Updated: February 15 2005

D2030.02 Waste Piping Specialties* - General Piping

Cast iron, PVC and copper piping.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D2040.01 Rain Water Drainage Piping Systems*

Rain water collection via roof drains to storm water piping located inside building to surface run-off.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D3010.01 Oil Supply Systems (Fuel, Diesel)*

Fuel oil (diesel) day tank and associated equipment servicing emergency generator.

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

D3010.02 Gas Supply Systems*

Metered natural gas supply from Utility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 0 | 50 | DEC-04 |

D3020.03.01 Furnaces*

(1988) 32-Lennox High Efficiency Pulse natural gas fired up flow and counter flow furnaces located in various Mechanical Rooms servicing various areas of the building. 1. 6-Furnaces servicing Jr. High Wing, 2 of 6 furnaces scheduled for replacement. 2. 4-Furnace servicing Library and Storage Rooms. 3. 5-Furnaces servicing Classrooms, 1 of 5 scheduled for replacement in 2005. 4. 7-Furnaces servicing Classroom and Administration Areas. 5. 1-Furnace servicing Classroom/Back Stage Area. 6. 4-Furnaces servicing Gym, Students Entrance and Stage Area. 7. 5-Furnaces servicing Gym, Weight Room, Football Room and Changerooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

D3020.03.02 Chimneys (&Comb. Air): Furnace*

Furnace chimneys. Combustion air provided for furnaces.

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

D3030.08 Other Refrigeration Systems*

Cafeteria Commercial Kitchen provided with reach-in cooler and freezer.

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

D3040.01.02 Fans: Air Distribution*

Room and ceiling mounted exhaust fans/systems servicing Washrooms, general and dedicated exhaust.

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

Filters located in furnaces and packaged rooftop units. Filters replaced as per maintenance schedule.

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

D3040.01.04 Ducts: Air Distribution*

Supply, return and exhaust ductwork distribution system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D3040.01.05 Duct Accessories: Air Distribution*

Fire dampers.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Ceiling and wall mounted supply air outlets and return/exhaust air inlets.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D3040.04.01 Fans*: Exhaust

Dedicated exhaust fan/system servicing Science Classroom/Lab fume hoods. Dedicated exhaust fan/system servicing Cafeteria Commercial Kitchen range hood.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)*

(1988) 14-Packaged rooftop natural gas fired heating/dx cooling units servicing various areas of the building. 1. 1-Unit servicing Administration Building. 2. 1-Unit servicing Math Lab. 3. 4-Units servicing Theater, Drama Area and Upper Library. 4. 2-Units servicing Courtyard. 5. 5-Units servicing Sr. Wing. 6. 1-Unit servicing Greenhouse.

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

D3060.02.01 Electric and Electronic Controls*

Local controls servicing HVAC equipment.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

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

No BMS system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

Event: BMCS control system.

Concern:

Individual stand alone systems not centrally monitored/controlled to reduce energy and operating costs.

Recommendation:

Provide BMCS control system to reduce energy and operating costs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2005 | \$135,000 | Low |

Updated: February 15 2005

D4020 Standpipes*

Fire hose cabinets located throughout building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemical fire extinguishers located throughout building and inside fire hose cabinets. Fire extinguishers inspected monthly.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D4030.02 Fire Blankets and Cabinets

Fire blankets provided for Science Classrooms.

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

D4090.04 Wet Chemical Fire Extinguishing Systems (Kitchen Hood Extinguishing Systems)*

Wet chemical extinguishing system provided for Cafeteria Commercial Kitchen range exhaust hood.

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

S5 ELECTRICAL**D5010.01 Main Electrical Transformers***

(1988) On-site pad mounted transformer has been provided. The transformer is located on the north side of the school. It has been provide with guard rails and posts. Code required clearances have been met. Main service is 3 phase at 120/208 Volts.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 40 | DEC-04 |

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1988) Secondary conduits and feeders are routed underground and terminated in the main distribution switch board located in the electrical room. The switchboard is rated at 600 Amps, 120/208 Volt, 3 phase, 4 wire and is complete with a 600 Amp main breaker and a distribution section with feeder breakers that feed power to breaker panels located throughout the school. The switchboard is the product of Commander Electric, is in very good condition with ample capacity for the addition of future breakers. No surge suppression system provided.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 40 | DEC-04 |

Event: **Provide a transient voltage and surge suppression (TVSS) system.**

Concern:

No surge suppression has been provided. In rural areas, spikes are a common occurrence. Surges and spikes can knock out computer systems and other sensitive electronic control systems.

Recommendation:

Provide a TVSS system

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2007 | \$5,400 | Low |

Updated: February 15 2005

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

(1988) Branch circuit panel boards have been provided throughout the school. All panels are good condition, most of the panels are 42 circuit. Most panels have very little space remaining in them.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

D5010.07.02 Motor Starters and Accessories*

(1988) Wall mounted magnetic motor starters have been provided for all mechanical equipment. Starters are complete with selector switches and pilot lights. Starters are all of current manufacture.

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

D5020.01 Electrical Branch Wiring*

(1988) All wiring is conduit and is copper. All conduit is neatly installed. Receptacles have been provided throughout the school. All classrooms have been provided with sufficient number of receptacles. All receptacles have been provided with appropriate cover plates.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 50 | DEC-04 |

D5020.02.01 Lighting Accessories (Lighting Controls)*

(1988) All areas have been provided with local line voltage switches. Switches are of the specification grade and are complete with appropriate cover plates.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D5020.02.02.02 Interior Florescent Fixtures*

(2000 to 2001) All florescent fixtures are equipped with T8 lamps and electronic ballasts. Fixtures are primarily of the recessed type with acrylic lenses.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D5020.02.02.03 Interior Metal Halide Fixture*

(1988) Metal halide fixtures have been provided in the gymnasium. Fixtures are of the suspended type, with wireguards. Fixtures are complete with 250 Watts metal halide lamps.

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

D5020.02.03 Emergency Lighting*

(1988) Selected fixtures throughout the school are provided with emergency power as supplied by an on-site emergency engine generator set. These fixtures illuminate paths of egress in the event of utility power failure.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D5020.02.05 Special Purpose Lighting*

(1988) Theatrical lighting of the incandescent type and mounted on special channels has been provided for the stage. This lighting is complete with its own dimming control system. System meets the needs of the school.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1988) High pressure sodium fixtures of the recessed type have been provided at all entrances and around the perimeter of the building. Fixtures are complete with 150 Watt lamps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | DEC-04 |

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1988) Exterior lighting is controlled by photo cell and time clock.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

D5030.01 Detection and Alarm Fire Alarm*

(1988) Fire alarm system is the product of Edwards, Model 2280. It is a zoned, supervised system and there are 2 spare zones. Main control/annunciator panel is located in the main entrance vestibule.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 25 | DEC-04 |

Event: Replace the existing fire alarm system.

Concern:

This particular model of the fire alarm system is no longer manufactured . It will become increasingly difficult to service or maintain the system in the near future.

Recommendation:

Replace the existing system with a new addressable system within the next 3 to 4 years.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2009 | \$43,200 | Low |

Updated: February 15 2005

D5030.02.02 Intrusion Detection*

(1988) Intrusion alarm is the product of DSC and is complete motion sensors, and door contacts. System is monitored by an external agency.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 25 | DEC-04 |

Event: Replace existing control panel with a larger panel to allow annunciation of each device as a zone.

Concern:

Since the control panel is not large enough to annunciate each device as a zone identifying the location, devices such as door contacts and motion sensors have been combined to annunciate as a zone. This does not pin point the exact device that has been activated. .

Recommendation:

Replace the existing control/annunciate panels with larger panels so that each device can show up as a separate on the annunciate.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2006 | \$4,860 | Medium |

Updated: February 15 2005

D5030.04.01 Telephone Systems*

(1989) Main telephone service is terminated in the electrical room on the backboard. Service is underground. Telephone service meets the present needs of the school. The telephone system is the product of Panasonic Model 8EXT. Telephone desk sets have been provided in the administration area. Telephone system meets the present needs of the school

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

D5030.04.02 Paging/Call/Music Systems*

(1971) Paging and communication with the classrooms is accomplished by a paging/call system. Music is provided by interfacing a cassette tape player with paging system . Paging system is the product of Petcom Model MCS 250. A hand held microphone is used for making announcements. Call buttons have been provided in each classroom to answer calls from the general office. Speakers have been provided throughout the school, including one per classroom.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 25 | DEC-04 |

Event: Replace the existing PA/Call system.

Concern:

Paging/call system is obsolete and no longer manufactured or supported. Parts availability is becoming a problem

Recommendation:

Replace with a new integrated communication system.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2008 | \$54,000 | Low |

Updated: February 15 2005

D5030.04.04 Data Systems*

(2000) Cat 5e data cabling has been provided, with outlets in each classroom and the computer labs. Wiring installation is neat, with all cabling concealed in the ceiling space ; in the computer labs, the cabling is routed through custom built columns and the ceiling. Data outlets with cover plates have been provided.

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

D5030.04.05 Local Area Network Systems*

(2000) The main network server is located in a dedicated room. All data cables are routed to this location utilizing a slotted PVC covered raceway. A floor mounted data rack has been provided. Data rack is complete with patch panels and hubs Installation presents a neat appearance.

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

D5030.06 Television Systems*

(1988) Cable TV service has been provided with a TV outlet in each classroom. System meets the present needs of the school.

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

D5090.01 Uninterruptible Power Supply Systems*

(2000) A stand alone UPS system has been provided for the main server and is located adjacent to the server. It is the product of APC and is rated at 1200 VA.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 0 | 25 | DEC-04 |

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

(1988) A 33 kW diesel fired emergency engine-generator has been provided and is located in the electrical room. The system is complete with an automatic transfer switch and supplies power to selected light fixtures throughout the school, and some mechanical equipment in the event of utility power failure. System meets the present needs of the school and is tested and maintained regularly.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good | 0 | 35 | DEC-04 |

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03.01 Stage Curtains**

The 1966 addition (Drama 87) has stage curtains and tracks.

The 1988 addition (Stage 14) has stage curtains and tracks.

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

E1020.07 Laboratory Equipment*

The 1966 addition (SCI 29) has fume hood and eye wash tray.

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

E1090.03 Food Service Equipment*

The 1966 addition (KIT 23) has commercial grill, dip fry, freezer and cooler.

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

E1090.04 Residential Equipment*

The 1964 original building (Staff KIT 42) has fridge and range.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

The 1988 addition (Gymnasium) has suspended basketball backstops, wall mounted scoreboard and gymnasium divider curtain and tracks.

The 1988 addition (Gymnasium Mezzanine) has weight lifting equipment.

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

E2010.02.03 Display Casework

The 1964 original building has display case opposite to Administration.

The 1988 addition (Interior Courtyard LS 22) has display case.

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

E2010.02.05 Educational Facility Casework*

All Classrooms have 19mm birch ply countertop c/w open cupboards and cupboards c/w birch ply doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Repair millwork.

Concern:

Millwork has scratches, wear and tear conditions. Cabinet hardware loose or broken. (allow 120 meters long)

Recommendation:

Repair millwork.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2010 | \$77,760 | Low |

Updated: February 16 2005

E2010.02.07 Kitchen Casework*

The 1966 addition (KIT 23) has plastic laminate counter c/w cupboard and 19mm birch ply overhead cabinets; and 20 gauge stainless steel countertop and 19mm birch ply cupboards and doors.

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

E2010.02.08 Laboratory Casework*

The 1966 addition (Laboratories SCI 25, SCI 29, SCP 28) has 32mm monolithic epoxy countertops c/w continuous drip edges, 19mm birch ply cupboards, drawers and doors; overhead cabinets with glass sliding doors; overhead cabinets with birch ply doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Repair millwork.

Concern:

Millwork has wear and tear condition. (allow 15 metres long)

Recommendation:

Repair millwork.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2010 | \$10,800 | Low |

Updated: February 16 2005

E2010.02.09 Library Casework*

The 1970 addition (Library and Library Mezzanine) has plastic laminate reception counter c/w oak rail and 19mm birch ply doors and cupboards, book shelves computer tables, study carrels.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Repair millwork.

Concern:

Millwork along walls and book shelves have wear and tear condition. (approx. 10 metres)

Recommendation:

Repair millwork.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2010 | \$5,400 | Low |

Updated: February 16 2005

E2010.02.99 Other Casework*

The 1964 original building (Administration) has plastic laminate counter c/w oak rails, 19mm birch ply doors and cupboards. The 1988 addition (Change Rooms SDA 105 and SDA 107) has wood benches. The 1988 addition (Gymnasium Mezzanine Team Room) has open wood lockers and benches.

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

E2010.03.01 Blinds*

The 1964 original building has vertical blinds.

The 1966 addition has venetian blinds for classrooms.

The 1970 addition has aluminum venetian blinds for classroom windows.

The 1970 addition has aluminum venetian blinds for classroom and art room windows.

The 1980 addition (Administration Area) has plastic vertical blinds.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide new roll-up shade.

Concern:

Blinds worn out and past the end of theoretical life. (allow 40 blinds)

Recommendation:

Remove all existing blinds. Provide new roll-up shade.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006 | \$21,600 | Low |

Updated: February 16 2005

F1010.02.03.01 Greenhouses

The 1988 addition has greenhouse c/w sealed double glazing in anodized aluminum frames.

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

F1010.02.05 Grandstands and Bleachers* (1964 Drama)

The 1964 original building (Drama 87) has wood bleachers c/w 19mm fir plywood risers and landings, 38x75mm solid birch edging, 38x89mm framing at 300mm O.C.

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

F1010.02.05 Grandstands and Bleachers* (1988 Gymnasium)

The 1988 addition (Gymnasium) has retractable bleachers.

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

F1020.02 Special Purpose Rooms*

The 1980 addition (NR 102) has a kiln and exhaust fan.

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

F2020.01 Asbestos*

The 1970 addition (Generator Room NR 65) has insulation with asbestos wrapped around domestic water piping.

The 1964 original building (DA 94) has VAT.

The 1970 addition (Mechanical Room MEC 64) has VAT.

The 1964 original building, 1966 addition and 1970 addition may have asbestos materials.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Obtain results from environmental engineer.

Concern:

Asbestos insulation material around piping. VAT in Mechanical Room. Health Issue.

Recommendation:

Obtain results from environmental engineer.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2006 | \$5,400 | Low |

Updated: February 16 2005

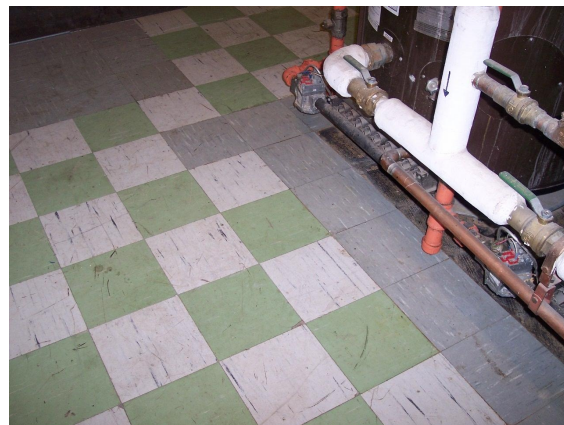
Event: Provide new piping insulation elbow and new vinyl sheet flooring.

Concern:

Asbestos insulation material around piping. Health Issue. VAT in Mechanical Room (approx. 30 square metres) (See C3020.07.01 Resilient Tile Flooring) Roofing materials may have asbestos (See B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel))

Recommendation:

Remove piping insulation elbow containing asbestos and existing VAT and roofing materials in accordance with asbestos removal abatement procedures. Provide new piping insulation elbow and new vinyl sheet flooring.



| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------------------------|-------------|-------------|-----------------|
| Hazardous Materials Abatement | 2006 | \$0 | Low |

Updated: February 16 2005

Facility Details

Building Name: Glenmary School
Address:
Location: Peace River

Building Id: S3857
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect
Evaluation Date: December 1 2004
Evaluator Name: Mr. Francis Ng

Total Maintenance Events Next 5 years: \$24,840
5 year Facility Condition Index (FCI): 0%

General Summary:

Soil along the perimeter of schools buildings has settled. Regrade the site for better surface drainage and site drainage. Concrete splashpads are broken or slope towards school building.

Asphalt pavement roadways are along south and west sides of school and for buses. Aggregate paving parking lot for temporary staff is located at the northwest corner of 1970 addition and for student parking stalls located on south side of 1988 addition..

Provide proper slope of ramps and handrails. Majority of site has chain link fence and gates. Bicycle racks installed at the west side of 1980 addition.

Replace concrete pedestrian sidewalks which have cracked and are uneven for students to walk. The school site has grass and trees.

Site domestic water and sanitary services are provided by Town of Peace River. Site storm drainage to surface run-off to Town of Peace River storm service. Site natural gas service is provided by Utility.

Energized parking stalls have been provided for the staff. The plugs are pedestal mounted. All plugs are time and temperature controlled. System operation is satisfactory and meets the needs of the school.

3 pole mounted fixtures have been provided in the staff parking lot and 2 in the student lot. Coverage and illumination level are satisfactory.

Overall site rating is in good 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

G1030.04 Slope Protection and Erosion Control

Grading.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Regrade the soil around the buildings.

Concern:

Soil along the perimeter of schools buildings has settled. Concrete splashpads are broken or slope towards school building.

Recommendation:

Provide new grade around the building is required. Provide new concrete splashpads under the downspouts.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2006 | \$21,600 | Low |

Updated: February 15 2005



G2010.02 Flexible Pavement Roadway (Asphalt)*

Asphalt pavement roadway along south side of school (89 Avenue) and west side of school (99 Street). Asphalt pavement roadway along south side of school student parking lot is for school buses.

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

G2010.05 Roadway Curbs and Gutters*

Concrete curbs provided along roadways.

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

G2020.02.01 Aggregate Parking Lots (Gravel)*

Aggregate paving parking lot for temporary staff at the northwest corner of 1970 addition.

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

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Asphalt paving parking lots for staff and maintenance parking stalls on east side of 1988 addition; and for student parking stalls on south side of 1988 addition.

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

G2020.05 Parking Lot Curbs and Gutters*

Concrete curbs provided along parking lots.

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

G2020.06.03 Parking Lot Signs*

"Reserved parking" sign at northwest temporary staff parking lot; "Student parking" sign at south student parking lot.

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

G2030.03.02 Brick Pavers

Brick pavers installed at south side of 1966 addition from Exit to student parking lot.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete pedestrian sidewalks are provided along south side of 1988 addition and 1966 addition; along west side of 1966 addition, 1964 original building and 1970 addition; along north side of 1988 addition; along north side of 1980 addition; and along east and north sides of 1970 addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Replace concrete sidewalk.

Concern:

Cracks at north Exit door of 1988 addition (Gymnasium); south Exit of 1966 addition; north Exit of 1970 addition. (approx. 8 square metres)

Recommendation:

Replace concrete sidewalk.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006 | \$3,240 | Low |

Updated: February 15 2005



G2030.06 Exterior Steps and Ramps*

Two concrete ramps are provided at the north side of 1970 addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 0 | 0 | DEC-04 |

Event: Provide proper slope of ramps.

Concern:

Ramps not have 1:12 slope and not up to barrier free standards. (See comment of K4010.01 Barrier Free Route Parking to Entrance)

Recommendation:

Provide proper slope of ramps.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2006 | \$6,480 | Medium |

Updated: February 15 2005

G2030.06.05 Metal Handrails and Railings

1970 addition has two exterior ramps and a landing at the north exit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide suitable guardrail to ramps and landing.

Concern:

Ramp has guardrail on one side. It does not fulfill the standard guardrail for handicapped. Guardrail and handrails are not up to barrier free standards. (See comment of K4010.01 Barrier Free Route Parking to Entrance)

Recommendation:

Provide suitable guardrail to ramps and landing.



| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2006 | \$5,400 | Low |

Updated: February 15 2005

G2040.02 Fences and Gates*

Chain link fence installed at east side of staff parking lot.
 Chain link fence with gate around maintenance parking lot at west side of 1988 addition.
 Chain link fence around tennis courts at north side of 1970 addition.

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

G2040.03 Athletic and Recreational Surfaces*

A running track at the northeast corner of site is shared by neighbourhood schools.
 Tennis courts at the north side of 1970 addition are shared by neighbourhood schools.

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

G2040.04 Athletic and Recreational Equipment*

Outdoor playfield has goal posts, bleachers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | DEC-04 |

G2040.05.01 Seating

Wood benches provided at the southeast corner lawn area.

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

G2040.05.02 Tables

The 1988 addition has precast concrete table and bench at the south entrance.

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

G2040.05.03 Trash and Litter Receptacles

Precast concrete trash and litter receptacles installed at the south entrance of 1988 addition.

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

G2040.05.04 Bicycle Racks

Bicycle racks installed at the west side of 1980 addition (Administration Area.)

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

G2040.06 Exterior Signs*

A precast concrete sign installed at the south side of 1966 addition. School Name signs installed or painted at the southeast corner and southwest corner of 1988 addition (Gymnasium); and at west wall of 1980 addition (Administration Area).

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

G2040.08 Flagpoles*

2 flagpoles installed on the south side of 1966 addition and 1 flagpole installed at the south entrance of 1998 addition.

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

G2050.04 Lawns and Grasses*

Grass around north side of 1970 addition. Lawn on west sides of 1970, 1964 and 1966 buildings.

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

G2050.05 Trees, Plants and Ground Covers*

Trees are provided along west side of 1964 original building and 1966 addition; along east and south sides of 1988 addition.

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

G3010.02 Site Domestic Water Distribution*

Town of Peace River metered domestic water supply to site/building.

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

G3020.01 Sanitary Sewage Collection*

Site/building sanitary sewage collection to Town of Peace River underground sanitary system.

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

G3030.01 Storm Water Collection*

Building storm water collection via roof drains to piping located inside building to surface run-off. Site storm water collection to surface run-off.

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

G3060.01 Gas Distribution*

Utility metered natural gas supply to site/building.

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

G4010.04 Car Plugs-ins*

(1989) Approximately 32 energized parking stalls have been provided for the staff. The plugs pedestal mounted. All plugs are time and temperature controlled. System operation is satisfactory and meets the needs of the school.

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

G4020.01 Area Lighting*

(1989) 3 pole mounted fixtures have been provided in the staff parking lot and 2 in the student lot. Fixtures are 15 ft poles and are of the H.P. Sodium type, with 400 Watt lamps. Coverage and illumination level are satisfactory.

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

S8 FUNCTIONAL ASSESSMENT**K40 Current Code Issues**

ABC Group A Division 2 - School

The 1964 original building , 1966 addition, 1970 addition and 1980 addition have 4852.20 square metres; and the 1988 addition has 1430.60 square metres. Total building area is 6282.80 square metres.

Combustible and non-combustible construction.

School facing 2 streets, one storey and two storeys, wet pipe sprinkler system.

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

K4010.01 Barrier Free Route: Parking to Entrance

Buildings have handicapped route and parking to school south entrance.

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

K4010.02 Barrier Free Entrances

The 1970 addition has ramps at north Exit.

The 1988 addition (Gymnasium) has ramps at east Exits.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide automatic doors.

Concern:

No automatic door. (2 doors)

Recommendation:

Provide automatic doors.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2006 | \$10,800 | Low |

Updated: February 16 2005

K4010.03 Barrier Free Interior Circulation (1964, 1966, 1970, 1980)

The 1964 original building, 1966 addition, 1970 addition and 1980 addition have corridors which are wide enough for handicapped.

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

K4010.03 Barrier Free Interior Circulation (1988)

The 1988 addition have corridors which are wide enough for handicapped.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide handicapped ramp to stage.

Concern:

The 1988 addition (Stage 14) has no barrier free provision.

Recommendation:

Provide handicapped ramp to stage.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2006 | \$10,800 | Low |

Updated: February 16 2005

K4010.04 Barrier Free Washrooms (1966 - 95, 96)

The 1966 addition (GWR 95, BWR 96) has barrier free washrooms.

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

K4010.04 Barrier Free Washrooms (1966, 1970, 1988)

The 1966 addition (BWR 34, GWR 36) has no barrier free washrooms.
 The 1970 addition (BWR 73, GWR 74) has no barrier free washrooms.
 The 1970 addition (M 61, W 62, Staff Washrooms) has no barrier free washrooms.
 The 1988 addition (SDA 105, SDA 106) has no barrier free showers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | DEC-04 |

Event: Provide barrier free shower area in Change Rooms.

Concern:

SDA 105 and SDA 107 have curbs at shower areas. Based on current building codes, Boy's Washrooms (BWR 34 and 72) do not have vertical grab bar adjacent to one urinal.

Recommendation:

Modify shower area to provide barrier free shower area in Change Rooms and grab bar adjacent to one urinal.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2006 | \$8,640 | Low |

Updated: February 16 2005

