

RECAPP Facility Evaluation Report



Lomond School

B3733A

Lomond

Facility Details

Building Name: Lomond School
Address: 102 - 3 Avenue S.
Location: Lomond

Building Id: B3733A
Gross Area (sq. m): 0.00
Replacement Cost: \$5,909,472
Construction Year: 0

Evaluation Details

Evaluation Company: Baird & Bergum Architects
Evaluation Date: December 1 2004
Evaluator Name: Mr. Robert Baird

Total Maintenance Events Next 5 years: **\$568,620**
5 year Facility Condition Index (FCI): **9.62%**

General Summary:

The school is ECS to Grade 9. The original 1948 school was demolished in 1981. The remaining two story, 540.6 sq.m., 1956 addition has masonry walls, concrete slab-on-grade main floor and wood framed second floor and roof. The two story, 2,626 sq.m., 1961 addition has a partial concrete basement, with a slab on grade floor. The main floor has slab-on-grade floors, except the gymnasium has a wood framed floor over a crawlspace, and the floor over the partial basement is cast-in-place concrete. The second floor and gymnasium and lunchroom roofs are precast concrete double tees supported by exterior and interior concrete block walls. The second floor roof is wood framing. . Barrier free upgrading is recommended.

The site has gravelled parking lot and bus areas in acceptable condition. Concrete sidewalks are in good condition except east sidewalk to 1956 addition needs to be replaced. Running track and grassed areas are in marginal condition and need to be graded and resurfaced/reseeded. Chainlink fencing and gates should be replaced. A fire hydrant needs to be installed closer to the school.

Overall the school is in acceptable condition.

Structural Summary:

The 1956 addition has standard foundations with load bearing brick walls, wood framed second floor and wood framed roof. The 1961 addition has a partial concrete basement, with a slab on grade floor. The main floor has concrete footings and grade beams, and slab-on-grade floors, except the gymnasium has a wood framed floor over a crawlspace, and the floor over the partial basement is cast-in-place concrete. The second floor and gymnasium and lunchroom roofs are precast concrete double tees with 50 mm concrete topping supported by exterior and interior concrete block walls. The second floor roof is wood framing. The structure is in good condition.

Envelope Summary:

The exterior is brick veneer with painted concrete block walls below the windows. The original windows were replaced in 1981/1982 by smaller aluminum windows, with infill wood walls and metal siding. Metal roofing on sloped wood trusses was added in 1992, but it is reported to be leaking. The low ,one story, sloped metal roof was removed and replaced with SBS roofing in 2002. The remaining sloped metal roofing should be removed and replaced with new insulation and SBS roofing. The 1981/1982 windows also require replacing. A study should be conducted to determine the cause of the leaking metal siding, and how the building envelope can be upgraded. Exterior doors and hardware were replaced in 2002. The envelope is in generally marginal condition.

Interior Summary:

Interior finishes are a mixture of types and quality, with several different years of renovations. The gymnasium wood floor should be replaced, as well as classroom and storage room doors, frames and hardware. The gypsum board ceiling in the shower rooms needs to be replaced. An enclosed, handicapped lift should be installed and barrier free access upgraded. The interior finishes are in acceptable to good condition.

Mechanical Summary:

The mechanical systems and equipment serving the school are marginal. A ventilation system should be installed in the school, the central boiler, chimney, pneumatic controls, and potable water plumbing should all be replaced. The hydronic plumbing is 44 years old and may soon need to be replaced.

The majority of the plumbing fixtures were replaced in 2000 along with minor plumbing replacements. The school is heated by a large cast iron boiler supplying perimeter heating. The heating system is controlled using pneumatic thermostats and zone valves. The boiler plant has no form of energy saving controls ie. outdoor reset. Fire extinguishers and hose racks are installed for school fire protection.

Electrical Summary:

The gymnasium lighting, exterior lighting, and public address and intercom system should be replaced. Surge suppression should be added to protect sensitive electronic equipment. The power distribution equipment, wiring, and wiring devices should be replaced within the next ten years

The main electrical distribution is 200A, 240V, single phase, three wire and supplies branch circuit panelboards throughout. Fluorescent lighting has been retrofitted to T8 lamps and electronic ballasts. The building has a fire alarm and security system.

Overall the electrical equipment and systems are acceptable.

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***

1956/1961: Concrete foundation and footings.

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

A1020 Special Foundations

1961: Gymnasium has concrete grade beams and footings along exterior and two rows of concrete grade beams on concrete footings in the crawlspace. Some settlement at east exterior wall.

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

A1030 Slab on Grade*

Concrete slab-on-grade in the partial basement and the main floors, except the cast-in-place slab over the basement and the wood floor over the gymnasium crawlspace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

A2020 Basement Walls*

1961: Concrete basement walls to the mechanical room and the gymnasium crawlspace..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)-1956 Addition

1956: Structural, double wythe brick exterior walls with wood floor joists.

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

B1010.01 Floor Structural Frame*(Building Frame)-1961 Addition

1961: Concrete block exterior walls with concrete beams over window/door openings, with precast concrete double tees, second floor to classroom area. 1961: Gymnasium floor is wood joists with shiplap wood decking supported by concrete grade beams and footings along exterior and two rows of concrete grade beams on concrete footings in the crawlspace. 2003: Steel column installed at corner of S.E. stairwell to correct concrete support beam problem for second floor above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

1961: Concrete block (structural brick in 1956 addition)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.03 Floor Decks, Slabs, and Toppings*

1961: 50 mm concrete topping on precast concrete tees to second floor classroom area, lunchroom mezzanine and lunchroom/gymnasium roofs. Wood shiplap under maple hardwood flooring in gymnasium. Wood shiplap on wood roof joists in 1956 and 1961 additions. Concrete slabs to stair landings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.05 Mezzanine Construction*

1961: Lunchroom mezzanine is concrete block walls with precast concrete double tees floor and concrete topping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.07 Exterior Stairs*

1981: Wood stairs and wood framed deck to east entry of 1956 addition. Built where original 1948 building was removed.

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

B1020.01 Roof Structural Frame*-Concrete

1961: Roof over lunchroom and gymnasium is precast concrete double tees with 50 mm concrete topping supported by concrete block walls with concrete beams over window/door openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1020.01 Roof Structural Frame*-Wood

1956&1961: Wood joists with shiplap decking roofs, except roofs over lunchroom and gymnasium.

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

B1020.04 Canopies*

1961: East entry and west exit canopy roofs are 75 mm tongue and groove wood decking supported by wood beams on steel pipe columns on concrete piles. North exit door canopy is not shown on drawings, but is assumed to be same construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

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

1961: Brick veneer on concrete block backup walls between windows (concrete block only under windows) and around gymnasium and lunchroom (former shop).

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

B2010.01.06.03 Metal Siding*

1981/1982: Prepainted, steel, vertical ribbed siding on window replacement infill walls. 1992: Prepainted, steel, vertical ribbed fascia and end gable cladding on wood framing when metal roofing was installed. Matching, prepainted steel flashings and trim. Exposed fasteners.

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

Event: Conduct building envelope study.**Concern:**

It was reported that the 1981/1982 metal cladding and/or window perimeters leak when it's raining. Adjacent wall construction has no insulation or air/vapor barrier.

Recommendation:

Conduct a study to determine causes of leaks and ways to upgrade the wall insulation value, and provide an air/vapor barrier.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$10,800	Low

Updated: February 23 2005

B2010.01.06.04 Wood Siding*

1981: Varnished, vertical wood siding on east wall. Installed when 1948 building was demolished. Varnish has weathered off and wood has black water stains.

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

Event: Replace wood siding.**Concern:**

1981: Varnished, vertical wood siding on east wall. Installed when 1948 building was demolished. Varnish has weathered off and wood has black water stains.

Recommendation:

Replace wood siding with prepainted metal siding to match existing metal siding, (35 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,320	Low

Updated: February 23 2005

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

Appear to be in acceptable condition.

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

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

Painted brick and concrete block. Varnished wood siding should be replaced with metal siding (see item B2010.01.06.04).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	DEC-04

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

1956: Double wythe brick walls. 1961: Single wythe concrete block under windows.

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

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

1981/1982: Assumed wood framed infill walls when windows were replaced, and metal siding installed. Overhead door to former shop removed and wood framed wall with unfinished, exterior plywood sheathing. Plywood should be painted, (less than \$1,000).

<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*

1961: 25 mm rigid insulation shown on original drawings on the inside face and bottom of concrete grade beams. 38 mm batt insulation shown in the wood strapping on the interior side of the solid masonry exterior walls. No air barrier or vapor barrier noted. Assume poly vapor barrier was installed over the batt insulation, behind the 13 mm gypsum board. Loose fill "Zonolite" insulation with no air/vapor barrier in 1961 gymnasium and lunchroom (former shop) block walls, (inside faces are not strapped). 1956: No insulation or vapor barrier assumed in 1956 addition solid brick walls, except where some interior walls have been strapped and gypsum boarded. 1981/1982: When original windows were replaced with smaller windows, it is assumed that wood stud infill walls were constructed with batt insulation, poly vapor barrier and gypsum board interior finish.

<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*

1961: Aluminum wall louvers for mechanical room equipment. Painted metal crawlspace vents along south side of gymnasium are dented and paint is peeling. The crawlspace vents should be replaced with new screened, aluminum vents, (less than \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

B2010.09 Exterior Soffits*

Painted underside of wood canopy decking.

<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*

1981/1982: Typical window is fixed ,sealed glazing in aluminum frames with awning venting units below. Push bar operators. No screens. Four small, double glazed slider units in aluminum frames in south wall of gymnasium.

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

Event: Replace windows.**Concern:**

Window are reported to be leaking, poorly sealed, and hardware is worn. Replacement parts are hard to obtain.

Recommendation:

Replace windows,(approximately 33 fixed over awning units and two small gymnasium units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$54,000	Low

Updated: February 23 2005

B2030.01.01 Aluminum-Framed Storefronts*

2002: Insulated aluminum entry doors with sealed glazing. Panic hardware and closers. Clear anodized finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	20	DEC-04

B2030.02 Exterior Utility Doors*

2002: Insulated steel doors in steel frames.

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

B3010.01 Deck Vapor Retarder and Insulation*-Metal Roofing

1992: Existing BUR roofing with RSI 7 batt insulation added when sloped metal roofing installed. To be removed when reroofed, (see item B3010.07).

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

B3010.01 Deck Vapor Retarder and Insulation*-SBS Roofing

2002: Reported that existing BUR roofing removed down to wood deck and two-ply asphalt/ felt vapour barrier and 75 mm sloped rigid insulation, with 25mm fibreboard, installed under two-ply SBS roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	22	DEC-04

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

2002: SBS roofing on sloped insulation over the 1961, one story, entry and student shower room areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	DEC-04

B3010.07 Sheet Metal Roofing*

1992: Low slope metal roof on 38x89 strapping on wood trusses, built over existing, flat, BUR roofing.

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

Event: Replace sloped metal roofing.

Concern:

Metal roofing is reported to be leaking and high maintenance.

Recommendation:

Remove metal roofing, wood trusses, framing, batt insulation and existing BUR roofing and replace with sloped, rigid insulation and two-ply SBS roofing, Construct new parapets and install roof drains piped to carry water away from the building..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$216,000	Low

Updated: February 23 2005

B3010.08.02 Metal Gutters and Downspouts*

1992: Prefinished metal gutters and downspouts installed when sloped metal roofing installed. Downspouts have no extensions and few have splashpads. Roof water discharges at the building foundation. Gutters and downspouts should be removed when reroofing done, (see B3010.07).

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

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

1956: Concrete block, solid brick and wood frame with gypsum board. 1961: Mostly concrete block, some wood frame with gypsum board.

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

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted steel pipe guardrail to mezzanine in lunchroom (former shop). Opening sizes are too large and horizontal members provide climbing hazard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	DEC-04

Event: Add mesh to mezzanine guardrail.**Concern:**

Opening sizes are too large and horizontal members provide climbing hazard.

Recommendation:

Weld steel mesh with very small openings onto inside face of existing railing and repaint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$2,160	Medium

Updated: February 23 2005

C1010.08 Other Partitions*

Painted plywood on wood studs to enclose eight foot high storage area in N.W. corner of the lunchroom.

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

C1020.01 Interior Swinging Doors*

Painted and varnished wood and metal in painted metal and some painted wood frames. Round knob locksets. Dull chrome finish. Panic hardware on exit and gymnasium doors.

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

Event: Replace some classroom doors and hardware.

Concern:

Classroom and storage room doors, wood frames and locksets are in worn and in marginal condition.

Recommendation:

Replace some classroom and storage room doors, frames and hardware. Lever handle locksets should be installed to improve barrier free access, (approximately 15 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$27,000	Low

Updated: February 23 2005

C1020.03 Interior Fire Doors*

2002: Interior fire separation doors, frames and hardware replaced. Magnetic hold open devices installed on corridor doors between 1956 and 1961 additions on both levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	50	DEC-04

C1030.01 Visual Display Boards*

1981 and newer: Whiteboards, tackboards. Vinyl covered tackboards full wall coverage on some exterior walls in classrooms and staff room.

<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)*

1996: Main floor washrooms. 2000: Second floor washrooms. Plastic laminate toilet stall partitions, floor mounted, overhead braced. 1996: Fiberglass shower stalls in girl's main floor shower area.

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

C1030.08 Interior Identifying Devices*

Signage is minimal, some plastic door signs.

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

C1030.10 Lockers*

Prepainted steel student lockers in hallways.

<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*

Plastic, large roll toilet tissue dispensers. Plastic roll paper towel dispensers and liquid soap dispensers. Electric hand dryers in student washrooms. Stainless steel framed glass mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	DEC-04

C2010 Stair Construction*

1956: Wood stairs. 1961: Concrete stairs, except metal stairs to mezzanine and upper landings, and wood stairs to raised stage in gymnasium and short flight of steps to exterior door access to low roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

Rubber stair 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*

Carpet on low flight of wood steps to exterior door to low roof access.

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

C2020.08 Stair Railings and Balustrades*

Steel wall mounted handrails with premolded vinyl caps to most stairs. Painted steel pipe handrails in basement stairwell.

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

C3010.01 Concrete Wall Finishes*

Painted concrete walls in basement mechanical room.

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

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board.

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

C3010.06 Tile Wall Finishes*

1996: 100x100 glazed wall tile 1500 mm high, in main floor student washroom/changerooms. Full height in shower areas.
2000: 150x150 glazed wall tile 1600 mm high, in second floor student washrooms.

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

C3010.09 Acoustical Wall Treatment*

Aluminum framed, tackboard like, wall mounted panels in gymnasium and lunchroom.

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

C3010.11 Interior Wall Painting*

1996: Most walls repainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	DEC-04

C3020.01 Concrete Floor Finishes*

Painted floors in lunchroom and basement mechanical room.

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

C3020.02 Tile Floor Finishes*

1994: 100x200 quarry tile in main floor corridor, small study room, and stair landing in 1956 addition, and lower stair landing of 1961 west stairwell. 1996/2000: 150x150 porcelain tile in student washrooms and shower areas. 1998: 200x200 porcelain tile in second floor corridor of 1956 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

C3020.04 Wood Flooring*

1961: Maple hardwood flooring in gymnasium and raised stage area.

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

Event: Replace gymnasium flooring.

Concern:

Existing flooring is worn. Joints are opening up. Flooring along the east end has settled and slopes down. Settlement was caused by a roof drain discharging at the base of the foundation in conjunction with poor site drainage at this location. This problem has been corrected by the roof drain at this location being tied into underground storm piping.

Recommendation:

Repair settled area at east end, and replace gymnasium maple flooring. Refinish maple stage flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$64,800	Low

Updated: February 23 2005

C3020.07.01 Resilient Tile Flooring- 225x225 VAT

1961: 225x225 Vinly asbestos tile and 100 mm rubber base in a main floor 1961 addition classroom and some storage rooms and stairwell landings.

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

C3020.07.01 Resilient Tile Flooring-300x300 VCT

1998: 300x300 vinyl composition tile and 100 mm rubber base in second floor classrooms in 1956 addition. 2000?: 300x300 vinyl composition tile and 100 mm rubber base in 1961 main floor entry lobby. 2004: 300x300 vinyl composition tile and 100 mm rubber base in second floor classrooms in 1961 addition.

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

C3020.07.02 Resilient Sheet Flooring

2000?: Sheet vinyl with 100 mm rubber base, in lunchroom kitchen, art room and main floor corridor of 1961 addition. 2001: Linoleum with 100 mm rubber base in science room. 2004: Linoleum with 100 mm rubber base in music/drama room.

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

C3020.08 Carpet Flooring*

1994: Carpet with 100 mm rubber base in library. 1996: Carpet with 100 mm rubber base in staff room. 2000: Carpet with 100 mm rubber base in computer room, ECS classroom, and administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	DEC-04

C3020.11 Floor Painting

Painted concrete floors in lunchroom and lunchroom mezzanine, basement mechanical room, and basement stair. Painted wood floor in gymnasium storage room.

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

C3030.02 Ceiling Paneling (Wood)*

Painted plywood ceiling in gym storage room.

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

C3030.03 Plaster Ceiling Finishes*

Painted plaster ceiling in basement mechanical room.

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

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum board in student shower areas.

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

Event: Replace gypsum board ceilings.**Concern:**

Painted gypsum board ceilings in shower areas are deteriorated.

Recommendation:

Replace with painted, water resistant ceiling board.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,160	Low

Updated: February 23 2005

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

T-bar ceilings in corridors, library, art room, washrooms, and administration offices.

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

C3030.07 Interior Ceiling Painting*

Painted gypsum board and precast concrete tees

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

C3030.09 Other Ceiling Finishes*

1961: 300x300 acoustic ceiling tiles glued to horizontal areas between legs of precast concrete tees in main floor classrooms and gymnasium. Glued to gypsum board ceilings in second floor classrooms. Some tiles are loose or missing and should be repaired/replaced, (less than \$1,000).

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

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

2000: Vitreous china, floor mounted, manual flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2010.02 Urinals*

2000: Vitreous china, wall mounted, washout type, solenoid valve interlocked with lighting circuit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2010.03 Lavatories*

2000: Stainless steel, vanity mounted with grid strainers. Push button metering faucets in public washrooms and lever handle in staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2010.04 Sinks*

1956/1961: Stand mounted fibreglass art sink with wall mounted two handle faucet. Floor mounted mop sink with wall mounted faucet. Several stainless steel kitchen sinks and faucets for staff areas.

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

D2010.04 Sinks*-Science Room

2001: Stainless steel, single bowl, counter mounted with gooseneck mixing faucet and hose outlet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2010.05 Showers*-Locker Rooms

1997: Gang showers with institutional wall mounted shower heads and push button metering. Mixed temperature water provided by a remote mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2010.05 Showers*-Staff Area

2000: Fibreglass one piece shower with mixing valve, showerhead, and floor drain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*-General Areas

1956/1961: Vitreous china, wall mounted, water fountains.

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

D2010.08 Drinking Fountains / Coolers*-Gym Area

1997: Electric cooled, wall mounted drinking fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper throughout mostly original some minor replacements with washroom renovations in 2000 and 1997.

<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

Gate valves throughout.

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

Event: Replace valves**Concern:**

Gate valves are corroded and leak when closed.

Recommendation:

Replace gate valves with ball valves as they fail or at the time of piping replacement (refer to D2020.01.01).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$12,960	Low

Updated: February 28 2005

D2020.01.03 Piping Specialties (Backflow Preventors)*

No backflow preventor on incoming service or laboratory sinks. Backflow preventors on boiler makeup and irrigation supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	DEC-04

Event: Install backflow preventors.**Concern:**

No backflow preventors on incoming water service or laboratory plumbing.

Recommendation:

Install double check valve in incoming water service. Install reduced pressure valves in hot and cold water supplies to Science Room sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$8,856	Medium

Updated: February 28 2005

D2020.02.06 Domestic Water Heaters*

2002: State central tank type water heater, 400 l/hr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	DEC-04

D2020.03 Water Supply Insulation*: Domestic

Fibreglass with jacket, no canvas recovering.

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

D2030.01 Waste and Vent Piping*

1956/1961: DWV and cast iron, some plastic installed when fixtures were replaced in 2000 and 1997.

<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*

Cast iron leaders drain flat roof area.

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

D2040.02.04 Roof Drains*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

D2040.02.06 Area Drains*

Patio area is drained by a catch basin and shallow storm line to a dry well

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

D3010.02 Gas Supply Systems*

Utility provided. Meter set is located in the boiler room. Steel piping throughout. Electric solenoid gas shutoff in Science Room.

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

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

1961: Large Weil McLain cast iron boiler with Flamemaster burner, 410kW input capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: **Replace boiler.**

Concern:

Single boiler plant, no heating backup if boiler fails. Cast iron sections are heavily coated with soot reducing heat transfer.

Recommendation:

Replace boiler with multiple boilers to allow closer tracking of boiler output to building requirements and backup in case of boiler failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$216,000	Low

Updated: February 28 2005

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

1961: Galvanized metal chimney, combustion air opening but no air trap.

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

Event: **Replace chimney.**

Concern:

Possible transfer of combustion products to the occupied space.

Recommendation:

Replace chimney.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$16,200	Medium

Updated: February 28 2005

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

Chemical pot feeder, bypass filter, and flow indicator.

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

D3040.01.01 Air Handling Units: Air Distribution*

No air handling equipment in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	30	DEC-04

Event: Install ventilation system**Concern:**

No ventilation in school.

Recommendation:

Add tempering ventilation system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$324,000	High

Updated: February 28 2005

D3040.03.01 Hot Water Distribution Systems*

1961: Insulated steel and copper piping, gate valve isolation, air scoop in boiler room. Primary and standby inline circulators were replaced in 2000.

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

D3040.04.01 Fans*: Exhaust

Ceiling mounted exhaust fans installed in renovated washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D3050.05.01 Convectors*

Large convectors in corridors and on stairwel landings.

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

D3050.05.02 Fan Coil Units*

Wall mounted cabinet heaters in some stairwells.

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

D3050.05.03 Finned Tube Radiation*

Installed in millwork on exterior walls.

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

D3050.05.06 Unit Heaters*

Trane, suspended horizontal and vertical type, propeller fan, installed in the former automotive shop.

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

D3050.05.08 Radiant Heating (Ceiling & Floor)*

High temperature, radiant ceiling panels suspended from ceiling in renovated Science Classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	0	DEC-04

D3060.02.02 Pneumatic Controls*

1961: Honeywell pneumatic thermostats throughout. Pneumatic zone valves control perimeter heating, 227 litre, 4.9 l/s @ 620 kPa air compressor in mechanical room installed in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	DEC-04

Event: Replace pneumatic controls.**Concern:**

Pneumatic controls require constant recalibration and replacement of parts. No boiler setback controls.

Recommendation:

Replace with electric controls, install boiler setback controls. Consideration should be given to an EMCS with remote connection for alarms and system status.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2005	\$108,000	Low

Updated: February 28 2005

D3090 Other Special HVAC Systems and Equipment*

2001: Fume hood installed in the Science Classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	0	DEC-04

D4020 Standpipes*

1956/1961: exposed fire hose racks throughout.

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

Event: Install hose cabinets**Concern:**

Hose racks are exposed in corridors and subject to damage.

Recommendation:

Install hose racks and valves in approved cabinets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2005	\$16,200	Low

Updated: February 28 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Surface mounted dry type fire extinguishers throughout corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

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

1961: Westinghouse main distribution center with 200A main breaker, CT section, and branch breaker distribution. Distribution is 200A, 120/240V single phase, three wire.

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

Event: Replace main distribution panel.

Concern:

Replacement parts are no longer available, age of breakers suggests circuit protection could be a problem in the near future.

Recommendation:

Replace main distribution panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$32,400	Low

Updated: March 2 2005

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

Combination of plug in and bolt on breaker panelboards throughout. No surge protection or isolated grounding.

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

Event: Replace branch circuit panelboards.

Concern:

Panel circuits are overloaded with the addition of computers tripping breakers are a concern.

Recommendation:

Replace with larger panelboards, increase circuits to computer areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$54,000	Low

Updated: March 2 2005

D5010.07.02 Motor Starters and Accessories*

1961: Manual starters for circulation pumps.

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

D5020.01 Electrical Branch Wiring*

1961: Combinations of armored cable, EMT, and flexible metal conduit.

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

Event: Replace branch wiring and devices

Concern:

Old classroom circuits are overloaded with the addition of computers.

Recommendation:

Replace branch wiring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$162,000	Low

Updated: March 2 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

1961: Wall mounted, manually operated, toggle switches throughout.

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

D5020.02.02.01 Interior Incandescent Fixtures*

Explosion proof lighting in former paint storage room. Various surface mounted in storage and service rooms.

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

D5020.02.02.02 Interior Fluorescent Fixtures*

1994: Lighting retrofit to T8 lamps with electronic ballasts. Fixtures are a combination of surface mounted lensed, suspended industrial, and surface mounted eggcrate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D5020.02.02.03 Interior Metal Halide Fixture*

Two styles of suspended metal halide fixtures in gymnasium.

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

Event: Replace metal halide fixtures.

Concern:

Metal halide fixtures with magnetic ballasts consume excessive electricity through ballast losses and because they are left on to compensate for long warmup times.

Recommendation:

Replace gymnasium metal halide fixtures with durable T5 fluorescents and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$32,400	Low

Updated: March 2 2005

D5020.02.03 Emergency Lighting*

2002: Wall mounted batteries with incandescent heads in the corridors and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D5020.03.01.01 Exterior Incandescent Fixtures*

1961: Wall mounted arms with reflectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: Replace lighting.

Concern:

Incandescent lighting above gymnasium exits is severely damaged and does not work.

Recommendation:

Replace incandescent light fixtures with HPS vandal resistant wall packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$2,700	Low

Updated: March 2 2005

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted area lights around the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Replace exterior HPS lights.**

Concern:

Building mounted area lights are missing gaurds, lenses are yellow and casings show signs of age.

Recommendation:

Replace all building mounted fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$6,480	Low

Updated: March 2 2005

D5020.03.02 Lighting Accessories (Lighting Controls)*

Photocell control of exterior lighting.

<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*

Edwards 6616 conventional fire alarm panel. Manual pull stations at exits and heat detectors in storage rooms.

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

D5030.02.02 Intrusion Detection*

DSC 1550 control panel monitors door contacts and infrared detectors in the corridors and computer room.

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

D5030.02.03 Security Access*

Numeric keypad at main entrance.

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

D5030.04.01 Telephone Systems*

Nortel Meridan telephone switch in main electrical room.

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

D5030.04.05 Local Area Network Systems*

2000: Catagory 5 cable drops in computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	0	DEC-04

D5030.04.09 Intercommunication Systems

Rauland public address and intercom system.

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

Event: Replace intercom system**Concern:**

Equipment no longer functions properly.

Recommendation:

Replace the intercom and public address system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$32,400	Low

Updated: March 2 2005

D5090.06 Lightning Protection Systems*

No surge suppression on electrical distribution system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	DEC-04

Event: Install surge suppression.**Concern:**

No surge suppression on electrical distribution system.

Recommendation:

Install surge suppression on service entrance and computer room panelboards to protect electronic equipment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$16,200	Medium

Updated: March 2 2005

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.07 Laboratory Equipment***

2001: Prefabricated fume hood installed when science room modernized.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Fan shaped painted wood basketball backstops in gymnasium. End basketboards have operable painted steel frames. Wall mounted sidewall backboards are fixed.

<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*

1961: Most regular classrooms have original varnished fir plywood cabinets and shelving along exterior walls. Linoleum on plywood countertops with screw on aluminum edging.

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

Event: Replace classroom millwork.**Concern:**

Original 1956/1961 millwork in classrooms is in need of replacement. Cabinets and countertops are worn.

Recommendation:

Replace millwork in eight classrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$81,000	Low

Updated: February 23 2005

E2010.02.07 Kitchen Casework*

1966?: Concession kitchen in lunchroom has plastic laminate cabinets with oak trim. Plastic laminate countertop is slightly worn. 1996: Staff room cabinets.

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

E2010.02.08 Laboratory Casework*

2001: Varnished birch cabinets with acid resistant plastic laminate countertops.

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

E2010.02.09 Library Casework*

1994: Varnished birch cabinets with plastic laminate countertops.

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

E2010.02.99 Other Casework*

1996: Plastic laminate vanities in main floor student washrooms. 2000: Administraton area counter. Varnished birch plywood countertop with hardwood nosing along walls of computer classroom. Plastic laminate vanities in second floor student and staff washrooms.

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

E2010.03.01 Blinds*

Horizontal, venetian blinds.

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

E2010.03.06 Curtains and Drapes*

Drapes in opening between raised stage and gymnasium.

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

E2010.04 Fixed Floor Grilles and Mats

1961: Recessed mat wells with removable walkoff mats in east and west entries.

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

E2020 Moveable Furnishings*

Tables, chairs and desks.

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

F1020.02.13 Paint Booths*

1961: Small metal enclosure with exhaust hood in room off former shop (now the lunchroom). Does not appear to be in use as a paint booth anymore. Small, plastic gasoline container and weed sprayer stored in it.

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

F2020.01 Asbestos*

1998: Asbestos insulation removed from heating piping. Some areas of vinyl asbestos floor tile remain. Current regulations for removal and disposal to be followed when this tile flooring is replaced.

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

Facility Details

Building Name: Lomond School
Address:
Location: Lomond

Building Id: S3733
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Baird & Bergum Architects
Evaluation Date: December 1 2004
Evaluator Name: Mr. Robert Baird

Total Maintenance Events Next 5 years: \$183,600
5 year Facility Condition Index (FCI): 0%

General Summary:

The site has gravelled parking lot and bus areas in acceptable condition. Concrete sidewalks are in good condition except east sidewalk to 1956 addition needs to be replaced. Running track and grassed areas are in marginal condition and need to be graded and resurfaced/reseeded. Chainlink fencing and gates should be replaced. A fire hydrant needs to be installed closer to the school.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE**G2010.02.01 Aggregate Roadway (Gravel)***

Short gravel roadway to parking and bus loading areas.

<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)*

Gravelled parking lot and bus loading area. Maintained on a regular basis.

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

G2020.06 Parking Lot Appurtenances

Painted wood rail with car plugs mounted to it. Wood needs repainting, (less than \$1,000).

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

G2020.06.03 Parking Lot Signs*

Painted wood signs on galvanized steel posts.

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

G2030.03 Pedestrian Unit Pavers*

1998: Some interlocking pavers in lower level plaza area, adjacent to gymnasium entry have heaved and need to be releveled, (less than \$1,000).

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

1997: Sidewalk to lower level gymnasium entry. Stepped sidewalk from parking lot to 1956 addition.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*-East

Sidewalk from bus area to 1956 addition entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: **Replace east sidewalk.**

Concern:

East sidewalk from bus area to 1956 addition entry is badly deteriorated.

Recommendation:

Replace east sidewalk, (approx. 50 sq.m.)..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$8,640	Low

Updated: February 19 2005

G2030.06 Exterior Steps and Ramps*

Wood steps to wood deck in front of 1956 addition.

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

Event: **Restain wood steps and deck.**

Concern:

Wood steps to wood deck in front of 1956 addition are weathered.

Recommendation:

Restain wood steps and deck.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$2,160	Low

Updated: February 19 2005

G2040.02 Fences and Gates*

1200mm high chainlink fence along road with swinging gates at entry to parking lot

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

Event: Replace chainlink fence and gates.

Concern:

Chainlink fence is leaning , distorted and in poor condition.
Gates are sagging and appear to not even be usabl.

Recommendation:

Replace with new fence and gates.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,800	Low

Updated: February 19 2005

G2040.03 Athletic and Recreational Surfaces*-Basketball Court

1995: Asphalt paved basketball area adjacent to parking lot.

<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*-Running Track

Crushed shale running track.

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

Event: Resurface shale running track.

Concern:

Shale is worn down and patchy. Some weeds are growing in track

Recommendation:

Grade and resurface track with new crushed shale, (approx 2500 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$54,000	Low

Updated: February 19 2005

G2040.04 Athletic and Recreational Equipment*

Painted plywood, steel post mounted, basketball backboards. Painted steel pipe and chainlink baseball backstops. Painted steel pipe, fixed and moveable soccer goals. Some repainting required, (less than \$1,000).

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

G2040.05 Site and Street Furnishings*

Three wood picnic tables in lower level plaza area. Painted steel bike rack by playground area. Tables should be restained and bike rack repainted, (less than \$1,000).

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

G2040.06 Exterior Signs*

Name of school in individual, painted letters mounted on east wall above 1956 addition entry.

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

G2040.08 Flagpoles*

Painted steel with exposed rope and pulley. Base is rusty and pole should be repainted, (less than \$1,000).

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

G2040.09 Covers and Shelters*

1961: Roof over sidewalk to lower level gymnasium entry.

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

G2040.10 Site Equipment

Small angle iron and steel mesh garbage bag storage enclosure. Enclosure needs to be repainted, (less than \$1,000).

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

G2040.11 Retaining Walls*

1995/1997: Low concrete retaining walls along stepped sidewalk from parking lot to 1956 addition and along asphalt paved basketball court. Higher concrete retaining walls to planter areas by lower level gymnasium entry.

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

G2050.01 Irrigation Systems*

Underground irrigation to inside of running track and grassed areain front of the school.

<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 areas around building and playing fields.

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

Event: **Regrade surface, add topsoil and reseed.**

Concern:

Grassed areas are patchy and uneven, with bare , gravelly patches, depressions and catus. Unsafe playing surface.

Recommendation:

Regrade surface, add topsoil and reseed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$108,000	Low

Updated: February 19 2005

G2050.05 Trees, Plants and Ground Covers*

Large evergreen trees and small shrubs in front of 1956 addition and in planter bed, wiyh crushed gravel, along stepped sidewalk from parking lot.. Large evergreen along property boundaries.

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

G3010.02 Site Domestic Water Distribution*

Underground 50mm water service supplied by the Town.

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

G3010.03 Site Fire Protection Water Distribution*

Town maintained fire hydrant on far corner of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	DEC-04

Event: **Add fire hydrant.**

Concern:

Fire hydrant is too far away from school.

Recommendation:

Add a new hydrant within 45m of the fire department connection.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$21,600	High

Updated: February 19 2005

G3020.01 Sanitary Sewage Collection*

Underground sanitary line connects to the Town 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*

Area drain and gym roof leader drain via shallow PVC storm line under the access road. All other roof leaders drain to grade.

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

G3060.01 Gas Distribution*

Underground utility service. High pressure regulator and meter are installed in the corner of the mechanical room.

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

G4010.01 Electrical Substations*

Pole mounted 120/240V utility transformer.

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

G4010.02 Electrical Power Distribution Lines*

Overhead high voltage primary lines and 120/240V secondary lines to building service entrance weather head.

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

G4020.01 Area Lighting*

One HID fixture mounted on wood pole for parking lot lighting.

<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**

Building appears to meet code. Fire doors were installed in corridors, on both floor levels, between 1956 and 1961 buildings in 2002.

<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

Gravel parking lot with concrete sidewalk to 1961 entry.

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

Event: Add asphalt pavement.**Concern:**

Gravel parking lot with concrete sidewalk to 1961 entry. Gravel makes wheelchair access difficult.

Recommendation:

Asphalt pave an area of the parking lot for handicapped parking, level with the sidewalk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$2,160	Low

Updated: February 23 2005

K4010.02 Barrier Free Entrances

1961 entry is level with exterior courtyard. Exterior and vestibule doors do not have power assisted operators. Distance between doors is too short for proper wheelchair clearance.

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

Event: Install power assisted door operators.**Concern:**

1961 entry is level with exterior courtyard. Exterior and vestibule doors do not have power assisted operators. Distance between doors is too short for proper wheelchair clearance.

Recommendation:

Install power assisted door operators to one set of exterior and vestibule doors. If operators open both doors at the same time, then clearance between doors is not a problem.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$8,640	Low

Updated: February 23 2005

K4010.03 Barrier Free Interior Circulation

No barrier free access between 1961 and 1956 additions or between main and second floors.

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

Event: Install enclosed handicapped lift.

Concern:

No barrier free access between 1961 and 1956 additions or between main and second floors.

Recommendation:

Install an enclosed handicapped lift to interconnect all four levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$81,000	Low

Updated: February 23 2005

K4010.04 Barrier Free Washrooms

1997/1998: Main floor washroom renovations incorporated most barrier free requirements (clearance below vanities is too low) but, shower areas are not wheelchair accessible. Second floor washrooms are not barrier free.

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

Event: Renovate shower areas for barrier free access.

Concern:

Main floor shower areas are not barrier free.

Recommendation:

Renovate 1961 main floor student shower rooms to provide barrier free access.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$10,800	Low

Updated: February 23 2005