

# RECAPP Facility Evaluation Report

Edmonton School District No. 7



**Horse Hill Elementary / Junior High School**

B3158A  
Edmonton

**Facility Details**

**Building Name:** Horse Hill Elementary / Junior High School  
**Address:** 19355 Meridian Street N. E.  
**Location:** Edmonton

**Building Id:** B3158A  
**Gross Area (sq. m):** 4,811.39  
**Replacement Cost:** \$10,486,292  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Robert Bosnyak Architect  
**Evaluation Date:** December 1 2006  
**Evaluator Name:** Robert Bosnyak

**Total Maintenance Events Next 5 years:** \$5,482,414  
**5 year Facility Condition Index (FCI):** 52.28%

**General Summary:**

The original two storey 824.0m<sup>2</sup> school was built in 1953. A single storey 1,222.2m<sup>2</sup> expansion was added in 1958 to the south of the original building. In 1969 a second single storey (c/w crawlspace) 1,749.7m<sup>2</sup> expansion, which included a library, student assembly area, additional classrooms and expanded Administration Suite was completed. A third expansion of 1,030.2m<sup>2</sup> was added in 1977 and included a second gymnasium and 5 additional classrooms. An upgrade of the Junior High wing (1953 building) was undertaken in 1991. The school is a combination of combustible and non-combustible construction, un-sprinklered.

The current total gross area of the building, excluding portables, is 4,811.4m<sup>2</sup>.  
 Student capacity is 1680. Enrollment as of September, 2006 was 88 students.

**Structural Summary:**

The original 1953 building and the 1958 addition are conventional wood frame on a reinforced concrete slab on grade or full basement concrete foundation walls on spread footings (1953). The 1969 phase is reinforced concrete perimeter foundations and wood framed floors over a crawlspace. Exterior structure is concrete masonry/brick cavity wall structure supporting a wood deck and heavy timber roof. The 1977 addition is also concrete slab on grade, concrete masonry/stucco exterior walls supporting a wood roof deck on heavy timber structure.

The building structure is in fair condition with some stress cracks in the exterior and interior frame and masonry walls reported.

**Envelope Summary:**

Exterior walls are a combination of cement plaster stucco at the 1953, 1958 and 1977 wings and brick veneer over concrete masonry cavity wall at the 1969 addition. Windows at the 1958 wing gymnasium are original single glazed wood windows and require replacement. Windows at the 1969 and 1977 additions are original aluminum site sealed double glazed units with operable awning type openings and integral blinds. New PVC windows were installed at the 1958 wing in 1988. The original wood windows at the 1953 wing were replaced with PVC windows as part of a general upgrade undertaken in 1991. Steel framed store fronts were installed in 1983.

Roofs are inverted at the original 1953 building and the 1969 addition. The 1958 addition was re-roofed in 1998 and the 1977 addition was re-roofed in 2004. The original wood fascias were also replaced in 2004.

The building envelope is in acceptable condition. Replacement of old wood framed windows is required. Reroofing required to approximately 2160m<sup>2</sup>. Stucco façade has numerous cracks.

**Interior Summary:**

Floor finishes are a combination of carpet in most Classrooms, Library, the Administration Suite and resilient flooring in most corridors, service rooms, kitchen and staff washrooms. Student washroom floors (all phases) are generally ceramic tile. Gymnasiums have sprung wood sports floors c/w sports lines. There are also some terrazzo floors in the 1969 and 1977 wings.

Walls are painted concrete masonry, gypsum wall board or pressed fiberboard panels. Ceilings are acoustic tile in standard metal t-bar suspension, GWB, 305 x 305 acoustic tile fixed to wood strapping or painted pressed fiberboard. Stress cracks were noted throughout at interior masonry walls. Hardwood flooring and acoustic treatment is required for the gymnasiums. Various wall/ceiling building code infractions were noted.

It is recommended to replace all existing vinyl corlon (1977 wing).

Interior finishes are in fair condition.

**Mechanical Summary:**

Mechanical installation in acceptable condition. Hot water and forced air heating. Ventilation through three packaged air handling units and 7 furnaces. Wall mounted fire extinguishers. Three hot water boilers. Stainless steel sinks, floor mounted urinals with flush valves, floor mounted water closets with flush valves. Boiler in 1953 building section needs to be replaced as well as Climate Master ventilation unit serving 1977 building section.

**Electrical Summary:**

Electrical installation in acceptable condition. 800A-120/208V/3PH/4W main power service with distribution panels located throughout school, T12 fluorescent lighting, DC emergency lighting system, security system, integrated intercom/telephone system with telephone in each classroom, and Edwards fire alarm system.

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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\***

1953- conventional reinforced concrete foundation wall (full basement) on spread footings.  
 1958- perimeter reinforced concrete footings supporting a reinforced concrete slab on grade.  
 1969 and 1977- reinforced concrete perimeter and intermediate grade beams on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-07

**Event: Repair stress cracks.****Concern:**

Wall structure and columns show signs of cracking, settlement. Horizontal and vertical mortar joints cracks were noted throughout the school.

**Recommendation:**

Repair cracks as recommended by structural consultant and paint as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$66,420	Low

**Updated:** MAR-07

**Event: Review stress cracks****Concern:**

Wall structure and columns show signs of cracking, settlement. Horizontal and vertical mortar joints cracks were noted throughout the school. A structural evaluation with recommended methods of repair should be undertaken.

**Recommendation:**

Undertake structural evaluation with recommended methods of repair. Repair cracks and paint as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$7,380	Low

**Updated:** MAR-07

**A1030 Slab on Grade\***

Reinforced concrete slab on grade at 1958 and 1977 phases and basement slab at 1953 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	MAR-07

**A2020 Basement Walls (& Crawl Space)\***

1953- conventional reinforced concrete foundation wall (full basement) on spread footings.  
 1969- reinforced concrete perimeter crawl space foundation wall on spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

**B1010.01 Floor Structural Frame (Building Frame)\***

1953- Conventional wood frame flooring supported on interior and exterior load bearing walls and columns.  
 1969- conventional wood frame flooring supported on concrete foundation over crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	AUG-07

**Event: Reshim wood flooring 1969 wing.**

**Concern:**

Wood frame floors are extremely squeaky in areas of 1969 wing.

**Recommendation:**

Repair subflooring as required and as recommended in structural assessment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$17,220	Low

**Updated:** MAR-07

**B1010.02 Structural Interior Walls Supporting Floors\***

Wood and masonry load bearing interior walls throughout. Some wood columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	MAR-07

**B1010.07.01 Cast-in-place Concrete:Exterior Stairs**

1958- Concrete exterior fire exit stair from lower lever (Gymnasium 115).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-07

**B1010.07.04 Wood Exterior Stairs**

Wood exterior fire exit stair from second floor of 1953 Building replaced in 1991. Open risers and new steel pipe handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-07

**B1010.09 Floor Construction Fireproofing\***

1969 wood frame floor not required to be fireproofed.

1953 wing floor structure generally inaccessible. Some unprotected openings noted at rated partitions above finished ceiling and at mechanical room. Refer to K40 Current Code Issues.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	MAR-07

**B1020.01 Roof Structural Frame\***

1953 and 1958- conventional wood framing on load bearing interior and exterior walls.

1969 and 1977- wood deck over heavy timber framing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	100	AUG-07

**B1020.06 Roof Construction Fireproofing\***

Fireproofing above finished ceilings inaccessible. Fireproofing generally not required as per ABC 1997 for heavy timber/wood deck construction.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	MAR-07

**S2 ENVELOPE****B2010.01.06.03 Metal Siding\*\***

Pre-finished metal fascias at north side.

Wood fascias replaced with pre-finished metal fascias at 1953 and 1958 wings replaced in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	40	MAR-07

**B2010.01.06.04 Wood Siding\*\***

1958- some vertical wood siding at entrance alcoves.

1969- wood fascias at roof above clerestory windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	40	MAR-07

**Event: Replace wood fascias.****Concern:**

Wood fascias at roof above 1969 clerestory windows deteriorated. Signs of rot and paint peeling.

**Recommendation:**

Replace or re-clad wood fascia with new pre-finished metal fascias.

**Consequences of Deferral:**

Further deterioration and failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,444	Low

**Updated:** MAR-07

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\***

1958- Cement plaster stucco exterior finish throughout.  
 1977- stone dash stucco throughout.  
 1991- new cement stucco exterior finish at 1953 wing (original building) as part of general upgrade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	75	MAR-07

**Event:** **Replace existing cement plaster stucco, 1958 addition.**

**Concern:**

Numerous cracks in the exterior stucco façade at 1958 wing.

**Recommendation:**

Remove existing cement stucco and replace with new throughout the 1953 and 1958 wings (approximately 700m2 x \$46/m2)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2008	\$39,606	Low

**Updated:** MAR-07

**B2010.01.99 Other Exterior Wall Skin\* Panel Board Fascias**

1969- painted panel board fascias above line of window heads.  
 1977- painted panel board fascias above line of window heads at east and west facades to match 1969 soffits/fascias.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1969	0	AUG-07

**Event:** **Repair panel board fascias.**

**Concern:**

Damaged and deteriorated panel board fascias throughout the 1969 and 1977 wings.

**Recommendation:**

Repair and/or replace all damaged panel board fascias. Repaint.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2007	\$14,760	Low

**Updated:** MAR-07





**B2010.02.01 Cast-in-place Concrete:Ext.Wall Const\***

Cast-in-place concrete foundation wall at 1953 Building basement level.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1953	100	MAR-07

**Event: Repair**

**Concern:**

Water infiltration at Mechanical Room exterior wall below service lines. Cracks in cast-in-place concrete foundation wall apparent.

**Recommendation:**

Excavate as required and patch/apply waterproof membrane at exterior of concrete foundation wall.



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2008	\$9,840	Low

**Updated:** MAR-07

**B2010.09 Exterior Soffits - Plywood\***

1953- Wood soffits refinished in 1991.

1958- some wood soffits at entrance overhang on east side.

1969- painted plywood soffits throughout c/w painted panel board fascias above line of window heads.

1977- painted plywood soffits throughout c/w painted panel board fascias above line of window heads at east and west facades to match 1969 soffits/fascias.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1953	50	MAR-07

**Event: Replace plywood soffits.**

**Concern:**

Wood soffits throughout are damaged, rotted.

**Recommendation:**

Remove all existing wood soffits and replace with new pre-finished metal soffits.



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$24,600	Medium

**Updated:** MAR-07

**B2010.09 Exterior Soffits - Wood Deck\***

Wood deck on exposed glulam beams at clerestory roof soffit at 1969 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	50	MAR-07

**Event: Refinish wood deck soffit.**

**Concern:**

Exterior wood deck soffits at clerestory roof overhang requires refinishing.

**Recommendation:**

Refinish all exterior wood deck soffits at 1969 wing clerestory.

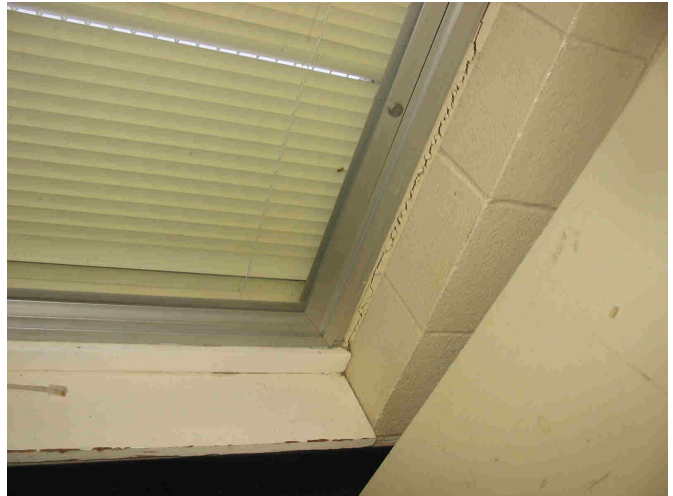
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,690	Low

**Updated:** MAR-07

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

1969 original site sealed double glazed aluminum windows with awning type operators and integral blinds.  
 1977 original site sealed double glazed aluminum windows with awning type operators and integral blinds except for acrylic bubble window at Staff Room 160.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	40	MAR-07



**Event: Lifecycle Replacement**

**Concern:**

1969 aluminum windows seals are broken, integral blinds not operational, wood sills rotted and hardware parts no longer available.

**Recommendation:**

Replace all 1969 aluminum windows with new PVC windows c/w operators. Replace 1977 aluminum windows (same design) concurrently (approximately 12 windows x \$1000/unit).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$14,760	Low

**Updated:** MAR-07

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\* 1958 Gymnasium**

1958 original single glazed wood windows replaced in 1988 except at Gymnasium 115- original single glazing painted over.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	35	AUG-07

**Event:** Replace wood windows in Gym 115 with PVC windows.

**Concern:**

Windows in 1958 gymnasium are rotting, paint is peeling. Single glazed windows inefficient.

**Recommendation:**

Replace all original single glazed wood windows at the 1958 wing Gymnasium with new fixed PVC windows (approximately 28 windows x \$600.00)

**Consequences of Deferral:**

Energy inefficient. No natural light.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$20,664	Low

**Updated:** MAR-07

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\* 1969 Clerestory**

Original clerestory wood windows at 1969 wing at Library 139/Ancillary 134 high wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	35	AUG-07

**Event:** Lifecycle Replacement

**Concern:**

Wood clerestory windows deterioration apparent. Snow accumulation at windows hastening deterioration.

**Recommendation:**

Replace all existing 1969 clerestory wood windows with new PVC fixed windows (approximately 32m2 x \$600/m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$23,616	Low

**Updated:** MAR-07

**B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows\*\***

1988- original single glazed wood windows at 1958 wing replaced in 1988 except at Gymnasium 115.  
1991- original single glazed wood windows at 1953 building replaced in 1991 as part of general upgrade of Junior High wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-07

**B2020.04 Other Exterior Windows\* 1977 Acrylic Window**

Original acrylic double glazed bubble window at Staff Lounge 160.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1977	0	AUG-07

**Event:** Replace round acrylic window with new.

**Concern:**

Seals broken all around acrylic window. Insects in air space.

**Recommendation:**

Remove existing round acrylic window and replace with new.

**Consequences of Deferral:**

Air infiltration. Heat loss.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,460	Low

**Updated:** MAR-07

**B2030.01.02 Steel-Framed Storefronts\*\***

Insulated hollow metal doors in PS frames throughout the 1969, 1977 and 1953 Building (replaced original doors in 1991).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	30	MAR-07

**Event:** Replace 1969 and 1977 HM Doors (9 total)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$16,605	Unassigned

**Updated:** MAR-07

**Event:** Replace HM doors at 1969 Wing.

**Concern:**

Exterior hollow metal doors at south vestibule in poor condition- welds broke, skin loose, hardware damaged.

**Recommendation:**

Replace exterior set of doors (excluding interior vestibule doors) with new, including finished hardware (2 doors total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,690	Low

**Updated:** MAR-07

**B2030.01.10 Wood Entrance Door\*\***

SCWD at 1958 Wing exterior entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	MAR-07

**Event: Replace wood doors with HM at 1958 Wing.****Concern:**

Existing exterior wood doors at 1958 wing in poor condition-cracks, hardware damaged.

**Recommendation:**

Replace all exterior wood doors (5 total) at 1958 Wing, including finish hardware, with new insulated HM doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$24,156	Low

**Updated:** MAR-07

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

Original BUR roof at 1969 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	25	MAR-07

**Event: Replace 1969 addition roof.****Concern:**

Original 1969 BUR roof deteriorated. Scheduled for replacement in 2007.

**Recommendation:**

Remove existing roof membrane and insulation/vapour barrier at 1969 wing and replace with new 2 ply SBS roofing including insulation and metal flashings (\$90/m<sup>2</sup> x 1758m<sup>2</sup>)

**Consequences of Deferral:**

Failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$194,340	Medium

**Updated:** MAR-07

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

1958 wing including Gymnasium 115 re-roofed with modified bituminous membrane roofing (SBS) in 1998.  
1977 addition re-roofed with modified bituminous membrane roofing (SBS) in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-07

**B3010.04.08 Membrane Roofing (Inverted/ Protected)\*\***

Original 1953 building re-roofed with inverted roof in 1991.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1991	30	MAR-07

**B3010.09 Roof Specialties and Accessories**

Roof accessories include ladders and access hatches.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1969	0	MAR-07

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

Masonry (concrete block) and framed GWB and plaster on metal lath interior walls and partitions. Glazed concrete blocks at corridors and vestibules at 1969 Wing. Masonry cracks noted throughout.

Painted concrete block walls have cracked mortar joints throughout. Structural evaluation recommended.

Refer to B1010.02 Structural Interior Walls Supporting Floors\*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-07

**C1010.02 Interior Demountable Partitions\* 1969 Wing**

Some demountable partition infill walls at Library 139/Ancillary 134 and adjacent classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	50	AUG-07

**C1010.03 Interior Operable Folding Panel Partitions\*\***

Stackable panel partition at Stage 116 c/w track and supporting structure retrofit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-07

**Event: Replace interior operable folding panel partitions.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$21,639	Unassigned

**Updated:** APR-07

**C1010.05 Interior Windows\***

Hollow metal framed windows c/w laminated glass in stair well and vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	80	MAR-07



**C1010.07 Interior Partition Firestopping\***

Few visually accessible penetrations through rated partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	MAR-07

**Event: Firestop all penetrations through rated partitions.**

**Concern:**

Conduit and pipe penetrations not firestopped at all fire separations. Some visually accessible penetrations through rated partitions that are not firestopped including:

1958- Mechanical Room 119: conduit penetrations at corridor wall not firestopped.

1991- Mechanical Room 105/106 electrical/mechanical penetrations through corridor walls above finished ceiling not firestopped.

Community owned facility and Gymnasium Storage 114 require code upgrading. Refer to K40 Current Code Issues.

**Recommendation:**

Firestop all penetrations through fire separations at interior partitions identified. Conduct thorough code evaluation/assessment.

**Consequences of Deferral:**

Fire safety compromised.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$9,840	Medium

**Updated:** MAR-07

**C1020.01 Interior Swinging Doors\***

1953 Solid core wood doors in hollow metal frames replaced in 1991. Knob style latch sets throughout. Approximately 8 doors total (excluding fire rated doors).

1958 Original solid core wood doors in hollow metal frames c/w original finish hardware. Original knob style latch sets throughout. Approximately 8 doors total (excluding fire rated doors).

1969 Original solid core wood doors in hollow metal frames c/w original finish hardware. Some sidelights at classrooms with GWG. Some doors with glazing at Administration Suite. Original knob style latch sets throughout. Approximately 27 doors total (excluding fire rated doors). Hollow metal vestibule doors.

1977 Original solid core wood doors in hollow metal frames c/w original finish hardware. Original knob style latch sets throughout. Approximately 18 doors total (excluding fire rated doors).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	40	MAR-07

**Event: Replace 1958 and 1969 Wing doors c/w hardware (35 doors).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$63,960	Unassigned

**Updated:** MAR-07

**Event: Replace vestibule doors and hardware**

**Concern:**

Interior vestibule doors at 1969 Wing in poor condition- welds broken, skin loose and hardware damaged.

**Recommendation:**

Replace insulated hollow metal doors at 1969 Wing vestibules (total 2 sets of double doors)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$7,380	Low

**Updated:** MAR-07

**C1020.03 Interior Fire Doors\***

HMD in PS frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	50	MAR-07

**Event: Failure Replacement**

**Concern:**

Fire rated doors at Gym Storage 114 and Community Facility Storage in poor condition. Fire rated doors throughout 1958 Wing compromised- hardware old and damaged, some holes in doors, wood frames with no labels.

**Recommendation:**

Replace all fire rated doors and frames throughout 1958 Wing with new labeled SCWD or hollow metal doors and labeled hollow metal frames c/w finish hardware (approximately 5 fire doors x \$1500/door)

**Consequences of Deferral:**

Fire safety compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$9,225	Low

**Updated:** MAR-07



**C1030.01 Visual Display Boards\*\***

1958 original chalkboards (number varies per classroom) and tack boards.

1969 original chalkboards and tack boards in classrooms (3 chalkboards typical)

1977 original chalkboards and tack boards in classrooms (3 chalkboards typical), some white boards over chalkboards (2 typical, 1 in Art Room)

1953 2 white boards and 1 tack board at Daycare 102/103 and Home Economics 101/104; 2 chalkboards and 2 tack boards at typical classroom.

Typical 2440 mm wide white boards, chalkboards and tack boards. Replaced in 1991.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

**Event: Replace chalkboards, whiteboards and tackboards (42 tackboards, 42 whiteboards).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$18,696	Unassigned

**Updated:** MAR-07

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

1969 metal toilet partitions at Boy's Wash rooms 150 (3 total) and Girl's Wash room 153 (5 total); one metal urinal screen at Boy's Locker Room 128, 6 shower stalls at Girl's Locker Room 127 (locker rooms no longer used).  
 1977 metal toilet partitions at Boy's Wash rooms 159 (2 total) and Girl's Wash room 153 (4 total).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

**Event:** Replace metal shower and toilet partitions.

**Concern:**

Metal toilet and shower partitions over 30 years old. Many partitions damaged, bent. Shower stalls rusted.

**Recommendation:**

Provide new pre-finished metal toilet partitions throughout (approximately 21 stalls x \$600/stall)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$15,498	Low

**Updated:** MAR-07

**C1030.06 Handrails\***

Painted steel pipe handrails at 1953 Building stair and exit vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-07

**C1030.08 Interior Identifying Devices\***

Metal letters on sidelight panel/mullion at classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

**C1030.10 Lockers\*\***

Metal lockers in 1958 corridor and classrooms at 1969 wing- 22 to 27 per classroom. 22 metal lockers at Boy's Locker Room 128 and Girl's Locker Room 127 replaced in 1984. Metal lockers in typical classroom at 1977 Wing- 22 metal lockers per classroom except Art Room 163 and Classroom 167. 66 metal lockers at 1958 Wing corridor. 4 banks of 22 metal lockers at 1953 Building second floor corridor (junior High) replaced in 1991.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-07

**Event:** Replace lockers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$65,775	Unassigned

**Updated:** APR-07

**C1030.14 Toilet, Bath, and Laundry Accessories\***

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	20	MAR-07

**Event: Replace selected washroom accessories.**

**Concern:**

Boy's Washroom 150: handdryer not operating, mirrors oxidized (3 total).

Girl's Washroom 153: mirrors oxidized (5 total)

Soap dispensers and toilet paper dispensers old- some rust.

Soap dispenser on opposite side of grab bar at B/F stall.

**Recommendation:**

Replace mirrors, soap dispensers and w.c. stall hardware (grab bars). Replace handdryer.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$5,289	Low

**Updated:** MAR-07

**C2010 Stair Construction\***

Cast-in-place concrete stair at north end of 1977 Wing corridor c/w sheet flooring and rubber nosings.

Steel pan/stringer stair at 1953 Building stair; cast-in-place concrete stair at exit vestibule c/w rubber treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

**C3010.02 Wall Paneling\*\***

Clear finish wood veneer plywood panels at Gymnasium 115 all around to 2150 mm high.  
Staff Room 160 west wall c/w solid clear finish fir base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	30	MAR-07

**Event: Replace Gym 115 wall panels.**

**Concern:**

Wood veneer dado at Gymnasium 115 damaged-cracks, broken edges above base, finish poor. Flame spread rating questionable.

**Recommendation:**

Remove wall paneling throughout Gymnasium 115 and replace with GWB and protection board.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$29,520	Low

**Updated:** MAR-07

**C3010.03 Plaster Wall Finishes\***

Plaster on metal lath over masonry or frame partitions throughout classrooms and Mechanical Room 119 and Gym Storage 114. Some penetrations through rated partitions at Mechanical Room 119 not firestopped or patched. 1977- Plaster and metal lath over masonry exterior wall at Gymnasium 166.  
Refer to K40 Current Code Issues.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	60	MAR-07

**Event: Replace plaster with GWB at Gym Storage 114.**

**Concern:**

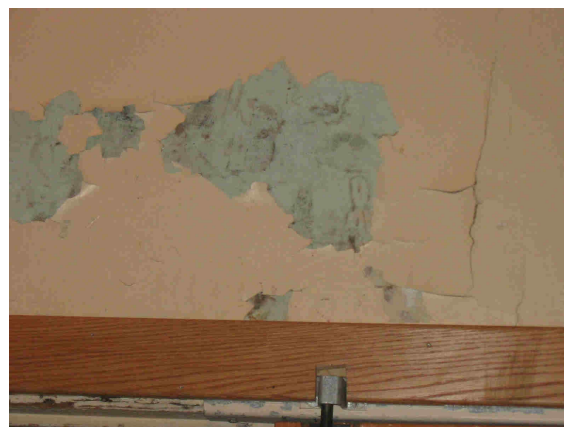
Plaster at Gymnasium Storage 114 showing cracks. Some missing-patched with GWB. Some holes through plaster and patch. Fire separation at storage room fire rated partitions compromised.

**Recommendation:**

Remove all plaster and lath finishes at Gymnasium Storage 114 and replace with 16mm Type 'X' GWB. Paint.

**Consequences of Deferral:**

Fire safety compromised.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$5,412	Medium

**Updated:** MAR-07

**C3010.06 Tile Wall Finishes\*\***

1969- 100 mm x 100 mm (4x4) wall tile at Boy's Washroom 150 and Girl's Washroom 153 including vestibule and adjacent staff washrooms, Boy's Locker Room 128 and Girl's Locker Room 127. Some mosaic tiles at Utility Room 155 around slop sink.

1977- 100 mm x 100 mm (4x4) wall tile at Boy's Washroom 159 and Girl's Washroom 158 including staff washroom.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1973	40	MAR-07

**C3010.09 Acoustical Wall Treatment\*\***

Concrete masonry walls at Gymnasium 166 with textured acoustical treatment above 2150 mm.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1977	20	MAR-07

**Event:** **Replace acoustic treatment with wall panels (148m2).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$7,257	Unassigned

**Updated:** MAR-07

**C3010.11 Interior Wall Painting\***

Painted concrete masonry partitions throughout. Some painted GWB partitions. Interior wall painting part of ongoing maintenance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1991	15	MAR-07

**Event: Repaint 40% of interior walls.**

**Concern:**

Many GWB and concrete masonry walls require painting (service rooms at 1969 Wing and throughout 1977 except and 1958 Wings except corridors). Water stains at Gymnasium 166 masonry walls.

**Recommendation:**

Repaint all interior walls at 1969 Wing service rooms only, 1977 Wing including Gymnasium and 1958 Wing. ( approximately \$5.50/m2 x 4600m2)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$31,119	Low

**Updated:** MAR-07

**Event: Repaint 60% of interior walls (5500m2).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$37,146	Unassigned

**Updated:** MAR-07

**C3010.14 Other Wall Finishes\* Painted Pressed Fiberboard**

Painted pressed fiberboard at Gymnasium 115 walls above plywood veneer dado.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1953	0	AUG-07

**Event: Replace wall finish at Gym 115.**

**Concern:**

Existing painted pressed board at Gymnasium 115 in poor condition-damaged and chipped. Flame spread rating questionable.

**Recommendation:**

Remove pressed fiberboard throughout Gymnasium 115 and replace with GWB or re-clad with GWB. Provide acoustic panels over (approximately \$75/m2 x 450m2).

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$41,574	Low

**Updated:** MAR-07



**C3010.14 Other Wall Finishes\* Tentest Wall Panels**

Tentest screens around Library 139 at 1969 Wing. Flame spread rating questionable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	AUG-07

**C3020.01.02 Paint Concrete Floor Finishes\***

1953 Mechanical Room/Janitor Room 105/106  
 1958 painted concrete floor at Mechanical Room 119 (furnace Room).  
 1969 Incinerator Room 124 and Outdoor Storage 140.  
 1977 Mechanical Room 155

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	AUG-07

**Event: Repaint concrete floors.**

**Concern:**

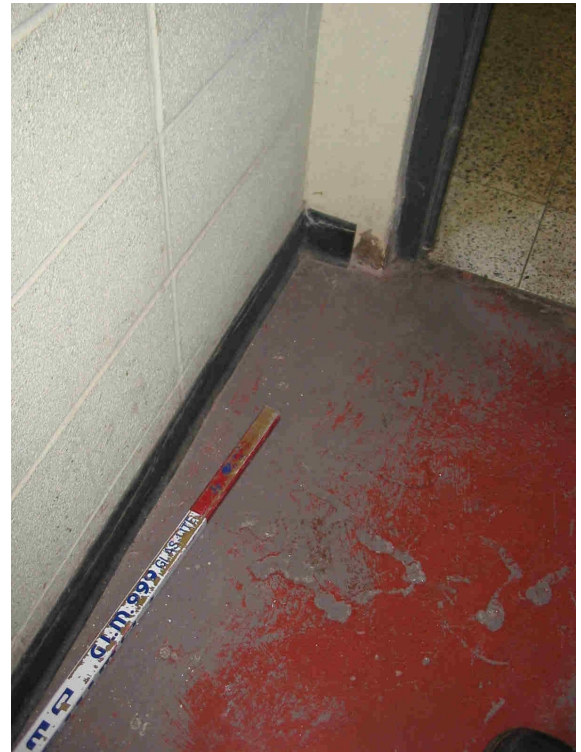
Paint finish worn at all painted concrete floors. Rubber base missing at some locations.

**Recommendation:**

Repaint all painted concrete floors with paint suitable for substrate. Replace rubber base.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,797	Low

**Updated:** MAR-07



**C3020.02 Tile Floor Finishes\*\***

1969 original mosaic tile floors at Boy's Washroom 150 and Girl's Washroom 153 including vestibules and adjacent Staff Washrooms and Boy's Locker Room 128 and Girl's Locker Room 127 (no longer used). Utility Room 155.  
 1987 1 x 1 mosaic floor tile at Girl's Washroom 158 and Boy's Washroom 159.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**C3020.03 Terrazzo Floor Finishes\***

Terrazzo floor finish c/w integral coved base at 1969 Addition central corridor including vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	75	MAR-07

**C3020.04 Wood Flooring\*\***

Sprung wood floor at Gymnasium 115 and Stage 116.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	MAR-07

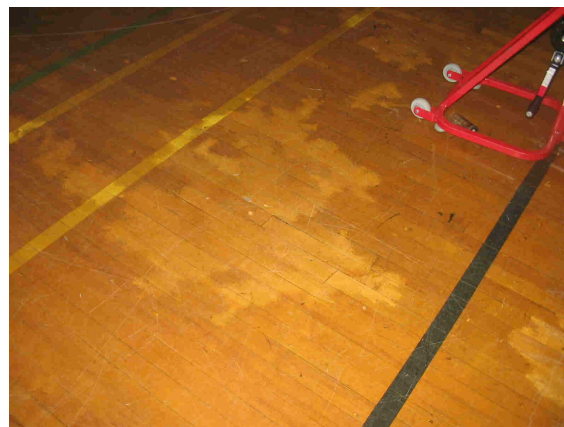
**Event: Refinish all sprung wood floors**

**Concern:**

All existing sprung wood floors at Gymnasium 115 and Stage 116 in poor condition-clear finish worn, stains, surface marks and scratches, sports lines faded and seams opening up. Rubber base damaged or missing.

**Recommendation:**

Re-finish all sprung wood floors and seal. Remove exiting rubber base and replace with new. Repair damaged substrate where required (approximately 480m2 x \$45/m2).



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$26,568	Low

**Updated:** MAR-07

**Event: Replace wood flooring at 115 and 116 (480m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$91,512	Unassigned

**Updated:** MAR-07

**C3020.07.01 Resilient Tile Flooring**

1953 original 9x9 VAT at Janitor 107/108, Music Storage Room 109. 12 x 12 VCT at corridors, Cafeteria/Home Economics 101/104, Washrooms 110 and 111 and second floor Mechanical/Janitor room replaced in 1991 upgrade.  
 1958 9x9 VAT in corridor, Gym Storage 114 and Project Room 117; 305mm x 305mm (12x12) VAT at Science Room 118 and adjacent Science Storage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1958	0	MAR-07

**Event: Replace VAT at Science Room 118 (127m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$7,811	Unassigned

**Updated:** MAR-07

**Event: Replace resilient tile flooring.**

**Concern:**

All original 1953 and 1958 9x9 VAT in poor condition, 1958 Wing in particular (Gym Storage 114) but including Project Room 117 and Janitor 107/108, Music Storage Room 109- tiles missing, chipped, large seams. Rubber base missing or damaged.

**Recommendation:**

Replace all original 1953 and 1958 9x9 VAT with new 12x12 VCT at 1958 Wing and Janitor 107/108, Music Storage Room 109 at 1953 Building (approximately 195m2 x \$80/m2 asbestos abatement included).

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$19,188	Low

**Updated:** MAR-07

**C3020.07.02 Resilient Sheet Flooring**

1969 original linoleum sheet flooring at 1969 wing Storage Room 147, Resource Room 148, Infirmary 149, Food Storage 125 and Storage 126.

1977 vinyl corlon sheet flooring throughout corridors and including Custodial/Electrical Room 157, Gym Storage 164, Staff Workroom 162 and Custodial Office 161. Vinyl sports floor at Gymnasium 166.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	0	MAR-07

**Event: Replace resilient flooring at 1969 Wing and Gym  
166 sports floor (263m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$16,175	Unassigned

**Updated:** MAR-07

**Event: Replace resilient flooring.**

**Concern:**

Original vinyl corlon sheet flooring throughout 1977 Wing worn-seams opening up and worn through pattern.

**Recommendation:**

Replace all 1977 vinyl corlon sheet flooring with new 12x12 VCT flooring throughout corridors and including Custodial/Electrical Room 157, Gym Storage 164, Staff Workroom 162 and Custodial Office 161 (approximately 230m2 x \$40/m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$11,316	Unassigned

**Updated:** MAR-07

**C3020.08 Carpet Flooring\*\***

Carpet at 1958 Wing Science Classrooms 120, 121, 122 and 123, 1953 Building Day Care/ Music Room 102/103 and second floor Classrooms 201, 202, 203 and 204, 1969 Wing including Classrooms (8 total), Library 139 and Ancillary 134 and Library Expansion 137.

Carpet replaced throughout 1969 Wing Administration Suite including Staff Lounge 160 except Storage Room 147 and partial carpet at Ancillary 156 (kindergarten Room), Classroom 165 and Classroom 167 in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	15	MAR-07

**Event: Replace carpet.**

**Concern:**

All existing carpet worn- frayed, rippling and seams opening up except at Administration Suite.

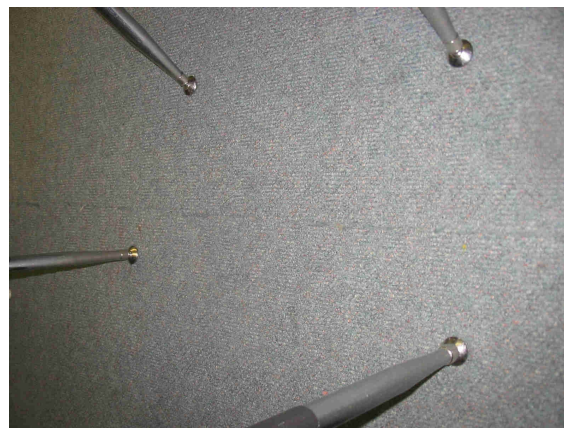
**Recommendation:**

Replace carpet in the following areas with new. Include for new covered rubber base (approximately 1425m2 x \$35/m2)

Carpet at 1958 Wing Science Classrooms 120, 121, 122 and 123.

1953 Building carpet at Day Care/ Music Room 102/103 and second floor Classrooms 201, 202, 203 and 204.

Carpet throughout 1969 Wing including Classrooms (8 total), Library 139 and Ancillary 134 and Library Expansion 137.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$61,377	Low

**Updated:** MAR-07

**C3020.14 Other Floor Finishes - Seamless (Desco) Flooring\***

Seamless ('Desco") Flooring at 1977 wing Ancillary Room 156 (kindergarten) and Art Room 163.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-07

**C3030.02 Ceiling Paneling (Wood)\***

Clear finish on wood panel ceiling at Staff Lounge 160.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	60	MAR-07

**C3030.03 Plaster Ceiling Finishes\***

Plaster (and metal lath) ceilings in service rooms (Furnace Room 119).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	60	MAR-07

**C3030.04 Gypsum Board Ceiling Finishes\***

GWB ceilings at 1969 Addition service rooms including Infirmary 149, student and staff washrooms, Mechanical Room 154, Utility Room 155, Girl's Locker Room 127, Boy's Locker Room 128, Food Storage 125 and Storage 126.

GWB ceilings at 1977 Addition service rooms including Custodial 157, Girl's Washroom 158, Boy's Washroom 159, ANC 156 washrooms and storage room and Custodial Office 161.

GWB ceilings at 1953 Building service rooms including Mechanical Room 105/106, Janitor 107/108.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

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

610 mm x 610 mm (2x2) acoustic panel ceiling c/w t-bar suspension at 1969 Addition corridor.

Acoustic panel ceiling c/w t-bar suspension at 1977 Addition corridors and some classrooms.

Acoustic panel ceiling c/w t-bar suspension throughout 1953 Building installed in 1991 as part of general upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAR-07

**Event: Replace ceiling tiles at corridors at 1969 and 1977 Wings (340m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,637	Unassigned

**Updated:** MAR-07

**Event: Replace damaged ceiling tiles (100m2)**

**Concern:**

Stained, chipped acoustic ceiling panels noted in several locations.

**Recommendation:**

Replace acoustic panels throughout as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$4,305	Low

**Updated:** MAR-07



**C3030.09 Other Ceiling Finishes\* 1958/1969 Additions**

305 mm x 305 mm (12 x12) acoustic tile fixed to wood strapping throughout classrooms and corridor (between exposed glulam beams) at 1958 Wing and 1969 Wing including Administration Suite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-07

**C3030.09 Other Ceiling Finishes\* 1977 Addition**

Exposed painted metal deck ceilings at 1977 Addition Gymnasium 166, typical classroom including ANC 156 (kindergarten Room) and Mechanical Room 155.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1977	0	AUG-07

**S4 MECHANICAL****D2010.01 Water Closets - 1953 Section**

Floor mounted water closets with flush tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-07

**D2010.01 Water Closets - 1969 Section**

Floor mounted water closets with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	35	MAR-07

**Event: Replace Water Closets (8 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$7,872	Unassigned

**Updated:** MAR-07

**D2010.01 Water Closets - 1977 Section**

Floor mounted water closets with flush tanks currently being installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	35	MAR-07

**D2010.02 Urinals - 1953 Section**

Floor mounted urinal with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-07

**D2010.02 Urinals - 1969 Section**

Floor mounted urinals with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	35	MAR-07

**Event: Replace Urinals (4 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,760	Unassigned

**Updated:** MAR-07



**D2010.02 Urinals - 1977 Section**

Floor mounted urinals with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	MAR-07

**D2010.03 Lavatories - 1953 Section**

Wall mounted china lavatory.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-07

**D2010.03 Lavatories - 1969 & 1977 Sections**

Recess stainless steel lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-07

**D2010.04 Sinks\*\* 1953 Section**

Recessed stainless steel sinks with faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	AUG-07

**D2010.04 Sinks\*\* 1958 Section**

Recessed stainless steel sinks with faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	AUG-07

**Event: Replace Sinks (5 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,375	Unassigned

**Updated:** MAR-07

**D2010.04 Sinks\*\* 1969 Section**

Stainless steel sinks with faucet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	AUG-07

**Event: Replace Sinks (5 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,375	Unassigned

**Updated:** MAR-07**D2010.04 Sinks\*\* 1977 Section**

Stainless steel sink with faucet. Floor mounted janitor sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	AUG-07

**Event: Replace Sinks (3 units)****Recommendation:**

2 Stainless steel kitchen sinks @ \$2,500. Plus one janitor sink @ \$3,500.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$10,455	Unassigned

**Updated:** MAR-07**D2010.08 Drinking Fountains / Coolers\*\* 1958 Section**

Wall mounted refrigerated drinking fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	AUG-07

**Event: Replace Drinking Fountain.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$15,792	Unassigned

**Updated:** APR-07

**D2010.08 Drinking Fountains / Coolers\*\* 1969 Section**

Wall mounted china drinking fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	35	AUG-07

**Event: Replace One Drinking Fountain**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,075	Unassigned

**Updated:** MAR-07

**D2010.08 Drinking Fountains / Coolers\*\* 1977 Section**

Wall mounted china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	AUG-07

**D2020.01.01 Pipes and Tubes: Domestic Water\***

1953, 1958, 1969, &1977: Copper domestic water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

**D2020.01.02 Valves: Domestic Water\*\* 1953 Section**

Shut off valves provided to equipment and plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	AUG-07

**D2020.01.02 Valves: Domestic Water\*\* 1958 & 1969 Sections**

Shut off valves provided to plumbing fixtures and equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	AUG-07

**Event: Replace valves (50 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,225	Unassigned

**Updated:** MAR-07

**D2020.01.02 Valves: Domestic Water\*\* 1977**

Shut off valves provided to plumbing fixtures and equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	AUG-07

**Event: Replace Valves: Domestic Water.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$14,229	Unassigned

**Updated:** MAR-07

**D2020.02.02 Plumbing Pumps: Domestic Water\*\* 1969 Section**

Hot water recirculation pump on domestic hot water return line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	20	AUG-07

**Event: Replace One Pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$1,230	Unassigned

**Updated:** MAR-07

**D2020.02.03 Water Storage Tanks\*\* 1969 Section**

Diaphragm type expansion/water storage tanks for domestic water in building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	AUG-07

**D2020.02.06 Domestic Water Heaters\*\* 1953 Section**

State 50 gal, 58.5 MBH hot water tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	AUG-07

**D2020.02.06 Domestic Water Heaters\*\* 1958 Section**

John Wood 150 L, 38 MBH hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	AUG-07

**D2020.02.06 Domestic Water Heaters\*\* 1969 Section**

State 75 gal 270 MBH hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	AUG-07

**D2020.03 Water Supply Insulation: Domestic\***

1953, 1958, 1969, and 1977 Sections. Fiberglass pipe insulation on domestic water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

**D2030.01 Waste and Vent Piping\***

1953, 1958, 1969, and 1977 Sections. Metallic piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**D2040.01 Rain Water Drainage Piping Systems\***

1953, 1958, 1969, and 1977 Sections. Metallic piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**D2040.02.04 Roof Drains\* 1953, 1958, 1969 Sections**

Dome type roof drains with minimum one roof drain per area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	AUG-07

**Event: Replace Roof Drains (30 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$110,700	Unassigned

**Updated:** MAR-07

**D2040.02.04 Roof Drains\* 1977 Section**

Roof mounted dome type roof drains with minimum two per roof section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	AUG-07

**D3010.02 Gas Supply Systems\***

1953, 1958, 1969, and 1977 Sections. Schedule 40 steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

**D3020.02.01 Heating Boilers and Accessories: H.W.\*\* 1953 Section**

Mueller Climatrol hot water boiler, 630 MBH, natural draft.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	35	AUG-07

**Event: Replace Boiler**

**Concern:**

Existing heating boiler is no longer manufactured and repair parts no longer available.

**Recommendation:**

Replace boiler with two new boilers. Estimate cost as 2 boilers @ \$100,000. Per boiler.

**Consequences of Deferral:**

Boiler could fail and leave school without heat.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$246,000	High

**Updated:** MAR-07

**D3020.02.01 Heating Boilers and Accessories: H.W.\*\* 1969 Section**

Two Hydrotherm Multi-temp boilers, each with 810 MBH input, natural draft.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	35	AUG-07

**Event: Replace 2 Boilers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$307,500	Unassigned

**Updated:** MAR-07

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler\*\* 1953 Section**

Metal combustion air ductwork and brick chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	35	AUG-07

**Event: Line Brick Chimney****Concern:**

Existing brick chimney is old and in poor shape with corrosion.

**Recommendation:**

Line brick chimney with stainless steel liner. Do work at same time as boiler replacement.

**Consequences of Deferral:**

Chimney could fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$30,750	High

**Updated:** MAR-07

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler\*\* 1969 Section**

Galvanized steel chimney and combustion air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	35	AUG-07

**Event: Replace One Chimney**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$18,450	Unassigned

**Updated:** MAR-07

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

Chemical pot feeder and side stream filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**D3020.03.01 Furnaces\*\* 1958 Section Gym**

One Lennox Elite series furnace, 110 MBH for service to gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	AUG-07

**D3020.03.01 Furnaces\*\* 1958 Section Gym & Classrooms**

6 Flame Master counterflow furnaces 211.5 MBH each. Two furnaces service gym and four service classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	AUG-07

**Event: Replace Furnaces (6 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$110,700	Unassigned

**Updated:** MAR-07

**D3020.03.02 Chimneys (&Comb. Air): Furnace\* 1958 Section**

Original brick chimney for service with 6 Flame Master furnaces, and galvanized steel chimney for service to Lennox furnace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	AUG-07

**D3040.01.01 Air Handling Units: Air Distribution\*\* 1977 Section**

Climate Master multi-zone ventilation unit, 840 MBH input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	AUG-07

**Event: Replace Ventilation Unit****Concern:**

Existing unit in poor condition and repair parts no longer manufactured.

**Recommendation:**

Replace ventilation unit with new unit.

**Consequences of Deferral:**

Unit could fail and leave school without heat and ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$369,000	Medium

**Updated:** MAR-07

**D3040.01.01 Air Handling Units: Air Distribution\*\* 1953 Section**

Engineered Air indirect fired model DJ40 400 MBH input packaged ventilation unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	AUG-07



**D3040.01.01 Air Handling Units: Air Distribution\*\* 1968 Section**

Packaged Dunham Bush air handling units complete with mixing section, filter section, heating coil, and supply and return air fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	AUG-07

**Event: Replace Air Handling Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$615,000	Unassigned

**Updated:** MAR-07

**D3040.01.02 Fans: Air Distribution\* 1958 Section**

Centrifugal return air fan for service to 6 furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	AUG-07

**D3040.01.04 Ducts: Air Distribution\***

1953, 1958, 1969, & 1977: Galvanized steel ductwork. 1958 section has underslab ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**D3040.03.01 Hot Water Distribution Systems\*\***

1953, 1958, 1969 Sections. Schedule 40 steel piping and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-07

**Event: Replace Heating Lines (3796SM@\$160.00/SM)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$750,300	Unassigned

**Updated:** MAR-07

**D3040.04.01 Fans: Exhaust\*\* 1953 Section**

Ceiling mounted exhaust fans in washrooms and kitchen range hoods in home economics area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	AUG-07

**D3040.04.01 Fans: Exhaust\*\* 1958, 1959 & 1977 Sections**

Roof top mounted exhaust fans for service to washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	AUG-07

**Event: Replace Exhaust Fans (10 fans)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$73,800	Unassigned

**Updated:** MAR-07

**D3040.04.03 Ducts: Exhaust\***

1953, 1958, 1969, & 1977: Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**D3050.05.02 Fan Coil Units\*\***

1953, 1958, 1969, & 1977: Force flow units at building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**Event: Replace Fan Coil Units (10 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$123,000	Unassigned

**Updated:** MAR-07

**D3050.05.03 Finned Tube Radiation\*\* 1953 Section**

Fin tube perimeter radiation with metal cabinet installed in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	AUG-07

**D3050.05.03 Finned Tube Radiation\*\* 1969 Section**

Fin tube radiation installed in millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	40	AUG-07

**Event: Replace Radiation (1750 SM @ \$200.00/SM)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$430,500	Unassigned

**Updated:** MAR-07

**D3050.05.06 Unit Heaters\*\***

1953, 1958, & 1969. Hot water unit heater in main floor mechanical room of 1953 section, one in 1958 section storage room, and one in 1969 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**Event: Replace Unit Heaters (3 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,760	Unassigned

**Updated:** MAR-07

**D3050.05.06 Unit Heaters\*\* 1953 Section**

Hot water unit heater in second floor mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	AUG-07

**D3060.02.01 Electric and Electronic Controls\*\* 1958 & 1977 Sections**

1958 & 1977. Electric controls to furnaces and multi-zone unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	AUG-07

**Event: Replace Thermostats (24 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,760	Unassigned

**Updated:** MAR-07

**D3060.02.02 Pneumatic Controls\*\* 1953 Section**

Pneumatic zone valves and thermostats and air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	AUG-07

**D3060.02.02 Pneumatic Controls\*\* 1969 Section**

Pneumatic zone valves, thermostat, and air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	40	AUG-07

**Event: Replace Pneumatic Controls (1750 SM @ \$100.00/SM)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$215,250	Unassigned

**Updated:** MAR-07

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

Wall mounted multi-purpose fire extinguishers in cabinets and on wall hooks. Inspection tags current.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-07

**Event: Replace Fire Extinguisher, Cabinets and Accessories.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,803	Unassigned

**Updated:** MAR-07

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

Located in 1977 building section. Square D main distribution switchboard, 800A, 120/208V/3PH/4W.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	40	MAR-07

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

1953, 1958, 1969, & 1977 Sections. Federal Pioneer and Square D Panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-07

**D5010.07.02 Motor Starters and Accessories\*\***

1953, 1958, & 1969 Sections. Mixture of Allen Bradley, Square D, and CGE manual and combination starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-07

**Event: Replace Motor Starters (20 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$98,400	Unassigned

**Updated:** MAR-07

**D5020.01 Electrical Branch Wiring\***

1953, 1958, 1968, & 1977 Sections. Copper wiring in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

1953, 1958, 1969, & 1977 Sections. Switches provided in each room to control light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**D5020.02.02.02 Interior Florescent Fixtures\*\***

1953, 1958, 1969, & 1977 Sections. Mixture of recessed, pendant, and surface mounted fluorescent fixtures with T12 lamps and standard ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**Event: Replace Light Fixtures (520 fixtures)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$143,910	Unassigned

**Updated:** MAR-07

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

1953, 1958, 1969, & 1977 Sections. DC emergency lighting battery packs with remote heads located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

**Event: Replace Emergency Lighting (4826 SM @ \$25.00/SM)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$148,830	Unassigned

**Updated:** MAR-07

**D5020.02.03.03 Exit Signs\***

1953, 1958, 1969, & 1977 Sections. Exit signs at building exits and paths to exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**D5020.03.01.01 Exterior Incandescent Fixtures\***

Recess mounted incandescent light fixtures at front of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	MAR-07

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

1953, 1958, 1969, & 1977 Sections. Wall mounted HPS installed around building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

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

1953, 1958, 1969, & 1977 Sections. Exterior lighting photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

**D5030.01 Detection and Fire Alarm\*\***

Edwards 6632 hard wired fire alarm system with alarm bells and fire detection devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	25	MAR-07

**Event: Replace Fire Alarm System (4826 SM @ \$35.00/SM)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$209,100	Unassigned

**Updated:** MAR-07

**D5030.02.02 Intrusion Detection\*\***

1953, 1958, 1969, & 1977 Sections. Basic security system complete with door contacts, motion sensors, control panel, and alarm keypad. System in centrally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-07

**D5030.03 Clock and Program Systems\***

1953, 1958, 1969, & 1977 Sections. Wall mounted DC clocks in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-07

**D5030.04.01 Telephone Systems\***

1953, 1958, 1969, & 1977 Sections. Meridian telephone system integrated with Bogen sound equipment. Telephone in each classroom and paging through speakers in corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-07

**D5030.04.04 Data Systems\***

1953, 1958, 1969, & 1977 Sections. Cat 5 data system with outlets in each classroom all connected to central hub.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-07

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

Science Classroom 118: Pedestal counters (painted ply) with acid resistant laminate tops, fume hood, some gas cocks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1958	25	MAR-07

**E1090.04 Residential Equipment\***

Food Storage 125: one freezer and one fridge.

Staff Lounge 160: residential grade appliance including refrigerator (1), microwaves (1) and dishwasher.

Home Economics 101/104: refrigerators (2), ranges (3) and dishwasher.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	10	MAR-07

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

Gymnasium 115: main court basketball backstops (2), cross court basketball backstops (4), volleyball net.

Gymnasium 166: assorted exercise/gymnastics equipment, climbing structure, mirrored wall on west side.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	15	MAR-07

**E2010.02 Fixed Casework\*\* (1953 Building)**

1953 Building

Music Room Storage: painted ply millwork.

Day Care 102/103: painted ply millwork c/w plastic laminate tops and stainless steel sink. Storage/radiation plastic laminate millwork under windows.

Home Economics 101/104: plastic laminate clad plywood millwork for cooking and instruction.

Classrooms 201, 202, 203 and 204: storage millwork at exterior wall between windows.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1991	35	AUG-07



**E2010.02 Fixed Casework\*\* (1958/1969/1977 Wings)**

**1958 Wing**

Science Classroom 118 including Storage: painted plywood laboratory furniture c/w plastic laminate tops. Some free standing metal casework (instructional). Painted ply science storage. Science Classroom no longer used- space used for general storage.

Project Room 117: original painted ply millwork full length of south wall (approximately 6.2M.).

Classrooms 120, 121, 122 and 123: original storage millwork at exterior wall below windows (approximately 10.0M.).

**1969 Wing**

Library 139: original painted plywood reception desk c/w plastic laminate top.

Classrooms 138, 136, 135, 133, 132, 131, 130 and 129: most classrooms with original painted ply millwork full length of exterior wall c/w plastic laminate countertop and stainless steel sinks.

Storage 144 and 126: original painted ply storage shelving.

Office Storage 142: original painted ply storage shelving.

Resource Room 148: original painted ply storage shelving.

Infirmary 149: original painted ply casework c/w plastic laminate countertop with stainless steel sink.

Boy's Washroom 150 and Girl's Washroom 153: replaced plastic laminate vanities (1999).

Utility Room 155: painted ply storage shelving.

Display case millwork- solid wood with laminated glass.

Girl's Locker Room 127 and Boy's Locker Room 128: replaced vanity c/w stainless steel lav. (1999).

**1977 Wing**

ANC 156 (Kindergarten Room): original painted plywood millwork c/w plastic laminate tops full length of exterior wall and free standing adjacent washrooms c/w stainless steel sink.

Custodian/Electrical Room 157: painted ply storage millwork at south wall (L3050 mm x D450 mm).

Boy's Washroom 158 and Girl's Washroom 159: replaced plastic laminate vanities (1999).

Staff Lounge 160: original painted ply kitchenette millwork c/w plastic laminate tops.

Art Room 163: painted ply storage millwork (shelves or cabinets) and pedestal units with plastic laminate tops c/w stainless steel sink.

Classrooms 165 and 167: painted ply storage millwork with plastic laminate tops full length of exterior wall.

Gym Storage 164: painted ply storage shelves at east wall.

Staff Workroom 162: some original painted ply base and upper cabinets with plastic laminate tops.

Custodial Office 162: painted ply storage casework full length of north wall (approximately 3.6M).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	AUG-07

**Event: Replace existing casework at 1969/1977 Wings.**

**Concern:**

The following casework is in poor condition and requires replacement (doors sagging, latches do not catch, paint finish worn, cracked laminate):

**1969 Wing**

Library 139: original painted plywood reception desk c/w plastic laminate top.

Classrooms 138, 136, 135, 133, 132, 131, 130 and 129: most classrooms with original painted ply millwork full length of exterior wall c/w plastic laminate countertop and stainless steel sinks.

Utility Room 155: painted ply storage shelving.

**1977 Wing**

Staff Lounge 160: original painted ply kitchenette millwork c/w plastic laminate tops.

Art Room 163: painted ply storage millwork (shelves or cabinets) and pedestal units with plastic laminate tops c/w stainless steel sink.

Gym Storage 164: painted ply storage shelves at east wall.

**Recommendation:**

Remove and replace casework in the following rooms:

1969 Wing

Library 139: original painted plywood reception desk c/w plastic laminate top.

Classrooms 138, 136, 135, 133, 132, 131, 130 and 129: most classrooms with original painted ply millwork full length of exterior wall c/w plastic laminate countertop and stainless steel sinks.

Utility Room 155: painted ply storage shelving.

1977 Wing

Staff Lounge 160: original painted ply kitchenette millwork c/w plastic laminate tops.

Art Room 163: painted ply storage millwork (shelves or cabinets) and pedestal units with plastic laminate tops c/w stainless steel sink.

Gym Storage 164: painted ply storage shelves at east wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$145,140	Low

**Updated:** MAR-07

**Event:** Replace remaining casework at 1958/1969 Wings.

**Concern:**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$102,090	Unassigned

**Updated:** MAR-07

**E2010.03.01 Blinds\*\***

Integral horizontal blinds at all 1969 and 1977 aluminum windows.

Vinyl vertical blinds at Home Economics/Cafeteria 101/104 installed in 1991.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	30	MAR-07

**Event:** Replace blinds at all aluminum windows (12 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$4,428	Unassigned

**Updated:** MAR-07

**E2010.03.06 Curtains and Drapes\*\***

Fabric curtains over PVC windows at 1958 Wing Classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-07

**E2020 Moveable Furnishings**

Staff Lounge 160: seating and tables.  
 Library 139 and Library Expansion 137, Ancillary 134: book stacks, tables and chairs.  
 Home Economics 101/104: seating (stackable chairs) and tables.  
 Classroom 129: free standing computer stations.  
 Gymnasium 115: some wood benches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-07

**F1040 Special Facilities 1958 Community Kitchen**

Original community owned facility no longer used. Approximately 104m2 in area. Conventional wood frame adjunct to 1958 Gymnasium 115 which includes and commercial kitchen, storage and mechanical room.  
 Includes exterior access door at south wall and direct access to Gymnasium 115 from the Kitchen and Storage Room. Two servery openings at east side exterior c/w painted ply closures.  
 Commercial kitchen equipment includes commercial range, residential range, residential refrigerator.  
 Storage and kitchen used for storage of equipment- snow blower, lawn mower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	0	MAR-07

**Event: Community Facility demolition.**

**Concern:**

Fire separation between community facility and school (gymnasium 115) compromised: closures inadequate, partitions damaged or not continuous. Plaster/GWB ceiling at underside of roof structure removed. Exposed combustible structure. Exposed flammable insulation. Storage of gas fuelled equipment. Wood paneling throughout. Water damage at plaster walls near floor slab- potential for mold.  
 All interior finishes require upgrade. Water damage at plaster walls near floor slab- potential for mold. VAT flooring worn. Servery closures not secure or energy efficient.

**Recommendation:**

Community facility no longer functional. Required Code upgrades and general upgrades would be approximately \$1200/m2. Demolition recommended including site restoration, new exit doors at Gymnasium 115 as required and new cladding at south Gymnasium 115 exterior wall.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$86,100	Medium

**Updated:** MAR-07

**F2020.01 Asbestos\***

Asbestos Materials Survey conducted in 2001. A variety of asbestos containing materials (ACM) found to be located within the building and mechanical systems including floor tile, mosaic floor sheeting in 1977 addition, 2'x2' pinhole ceiling, pipe fittings, insulation material in boiler room and drywall mud in the original section of the building. With the exception of one mechanical water pipe fitting and pipe elbows, duct expansion joint and ceiling tile located in the air distribution system, the ACM in the facility was found to be in good condition and represents little risk to occupant health if properly managed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	MAR-07

**F2020.04 Mould\***

No evidence or reported incidence of mould. Conditions that could propagate mould do exist in the "Community Kitchen". Refer to S8 FUNCTIONAL ASSESSMENT - 1958 Community Kitchen.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1958	0	MAR-07

**S8 FUNCTIONAL ASSESSMENT****K3020 Indoor Environment**

Outdoor Storage Room 140: equipment (snow blower) fumes are problem at adjacent Administration Suite- backdraft through ventilation and/or cracks in concrete masonry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	0	MAR-07

**Event: Provide free standing metal storage shed****Concern:**

Outdoor Storage Room 140: fumes migrating to adjacent Administration Suite- backdraft through ventilation and/or cracks in concrete masonry.

**Recommendation:**

Provide free standing metal storage shed adjacent north parking lot c/w concrete slab on grade.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$9,840	Medium

**Updated:** MAR-07

**K40 Current Code Issues**

Combustible and non combustible construction non-sprinklered building.

Flame spread rating of painted pressed fibreboard in Gymnasium 115 and tentest board at 1969 Wing may not meet current code.

Fire separations (i.e., between buildings, wings, zones if non-sprinklered) compromised- Mechanical Room 119: conduit penetrations at corridor wall not firestopped.

Mechanical Room 105/106: electrical/mechanical penetrations through corridor walls above finished ceiling not firestopped (refer to C1010.07 Interior Partition Firestopping\*).

Gymnasium Storage 114 require repairs (refer to C3010.03 Plaster Wall Finishes\*)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	AUG-07

**K4010.01 Barrier Free Route: Parking to Entrance\***

No designated marked H/C parking stall provided adjacent north entrance or west (main) entrance c/w dropped curb. Bus drop-off is at west doors off Meridian Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	0	MAR-07

**Event: Provide H/C stall and dropped curb.**

**Concern:**

No designated marked H/C parking stall provided adjacent north entrance or west (main) entrance c/w dropped curb.

**Recommendation:**

Provide designated, marked H/C parking stall c/w new dropped curb access to existing sidewalk at north staff/visitor parking to main entrance doors (west side). Curb cut should also be provided at bus lane for B/F access to main entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$9,840	Low

**Updated:** MAR-07

**K4010.02 Barrier Free Entrances\***

No automatic operator at main entrance door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-07

**Event: Provide automatic door operator.**

**Concern:**

No barrier free access at main entrance.

**Recommendation:**

Provide new automatic operator at main entrance door including interior vestibule doors.

**Consequences of Deferral:**

Barrier free access compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$20,295	Low

**Updated:** MAR-07

**K4010.03 Barrier Free Interior Circulation\***

No elevator to provide barrier free access between main and second floors at 1953 Building. Considering limited use of this area of the school, it would not be practical to consider adding an elevator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

**K4010.04 Barrier Free Washrooms\***

Barrier free w.c. stalls provided at student washrooms Girl's 158 and Boy's 159. No B/F accommodations at other student or staff washrooms. Girl's Washroom 158 and Boy's Washroom 159 do not conform to all requirements for barrier free waterclosets as per ABC 1997- no outswinging doors, standard toilet, one small grab bar, t/p dispenser on opposite side of toilet. Wall hung porcelain lavatories in general do comply with barrier free requirements- rim height and clearance, lever type faucet handles, proper mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	0	MAR-07

**Event: Install Barrier Free Washroom amenities**

**Concern:**

Girl's Washroom 158 and Boy's Washroom 159 do not conform to all requirements for barrier free waterclosets as per ABC 1997-

**Recommendation:**

At Girl's Washroom 158 and Boy's Washroom 159 provide: outswinging doors, B/F toilet, proper grab bars at back wall and side wall, t/p dispenser in proper location.

**Consequences of Deferral:**

Barrier free access compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$2,952	Low

**Updated:** MAR-07

# RECAPP Facility Evaluation Report



**Horse Hill Elementary / Junior High School**

S3158  
Edmonton



<b>Facility Details</b>	
<b>Building Name:</b>	Horse Hill Elementary / Junior High School
<b>Address:</b>	
<b>Location:</b>	Edmonton
<b>Building Id:</b>	S3158
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Robert Bosnyak Architect
<b>Evaluation Date:</b>	December 1 2006
<b>Evaluator Name:</b>	Robert Bosnyak

**Total Maintenance Events Next 5 years:                   \$230,871**  
**5 year Facility Condition Index (FCI):                       0%**

**General Summary:**

This is a large, unfenced rural site bounded by Meridian Street to the west and 195th. Avenue to the north. Vehicular access points for staff and visitor parking are from Meridian Street. Parking and roadway surface is asphalt pavement with surface drainage. A barrier free paved parking stall is not provided. A bus lane/drop-off area is provided on site immediately parallel to the municipal road. Outdoor athletic areas are generally grassed and include a soccer pitch and a ball diamond. An outdoor playground areas with sand and gravel base is located north of the school. Pedestrian access is not provided. The school site is generally in good condition.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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 Site Earthwork (Site Grading)\***

No ground water management problems reported. Catch basin provided at courtyard between 1977 addition and original 1953 building. Some re-grading/site drainage upgrades undertaken in 1988 and 1998. Narrow courtyards trapping snow. Several incidences of snow collecting at fire exits. Some water infiltration at east door of 1977 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

**G2010.02 Flexible Roadway Pavement**

Parking lot roadway access and bus drop-off lane asphalt paved. Poor asphalt surface condition recorded in 2000 audit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-07

**Event: Replace roadway pavement (960m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$94,464	Unassigned

**Updated:** MAR-07

**G2010.05 Roadway Curbs and Gutters\***

Concrete curbs at perimeter of parking access road and bus lane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-07

**G2020.02 Flexible Parking Lot Pavement**

Staff and Visitor parking lot asphalt paved. Parking lot pavement not assessed. Poor asphalt surface condition recorded in 2000 audit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-07

**Event: Replace parking lot pavement (825m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$81,180	Unassigned

**Updated:** MAR-07

**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\***

Continuous concrete sidewalk at west of school parallel to Meridian Street. Concrete sidewalk access from vehicle parking to north entrance at 1977 wing. Some concrete aprons and additional sidewalks at or accessing most fire exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-07

**Event: Replace concrete sidewalks (340m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$55,227	Unassigned

**Updated:** MAR-07

**G2040.02 Fences and Gates**

Painted metal pipe rail at east side entrances parallel to bus lane and around transformer pad. Painted pipe rail at south side of parking lot and east side of 1953 wing around basement windows. Some timber posts at northeast and southeast corners.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-07

**G2040.03 Athletic and Recreational Surfaces\*\***

Grass covered soccer/baseball athletic areas on west side of school. Playgrounds area on sand and gravel base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-07

**G2040.04 Athletic and Recreational Equipment\***

Baseball diamond c/w backstops (3 total), 2 soccer pitches c/w metal pipe goals. Assorted playground equipment on sand base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	10	MAR-07

**G2040.05 Site and Street Furnishings\***

One (1) bicycle rack, benches with tables adjacent playground, some waste receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	MAR-07

**G2040.06 Exterior Signs\***

Wall mounted exterior sign (wood) mounted on building face at east wall. Community Entrance identified at north entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-07

**G2040.08 Flagpoles\***

Painted metal flagpole at east side of school adjacent main entrance doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1969	30	MAR-07

**G2050.04 Lawns and Grasses\***

Grass cover over entire site.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1969	15	MAR-07

**G2050.05 Trees, Plants and Ground Covers\***

Site bounded by mature evergreen trees (spruce) at west, south and north perimeter. Some mature spruce on east side. Some mature deciduous trees adjacent playground, main entrance and courtyard between 1977 and 1953 wings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	10	MAR-07

**G3010.02 Site Domestic Water Distribution\***

Underground water service from local municipal service in street.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	MAR-07

**G3020.01 Sanitary Sewage Collection\***

Underground sewer service connected to municipal service in street.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	MAR-07

**G3030.01 Storm Water Collection\***

Underground sewer service and catch basins.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1975	50	MAR-07

**G3060.01 Gas Distribution\***

Underground gas service to building connected to municipal service in street.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	MAR-07

**G4010.02 Electrical Power Distribution Lines\***

Underground power service to utility pad mounted transformer located on west side of building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	50	MAR-07

**G4010.04 Car Plugs-ins\***

Steel channels and rails with weatherproof receptacles providing service to 28 stalls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1969	25	MAR-07

**G4020.01 Area Lighting\***

3 HPS light standards to playground and 1 HPS light standard in parking lot.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1969	25	MAR-07

**G4030.02.01 Communications**

Underground telephone service connected to TELUS in street.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1969	0	MAR-07