

RECAPP Facility Evaluation Report

Calgary RCSSD #1



St. Raymond School

B2137A

Calgary

Facility Details

Building Name: St. Raymond School
Address: 4416 - 16 Street S. W.
Location: Calgary

Building Id: B2137A
Gross Area (sq. m): 1,482.20
Replacement Cost: \$3,391,935
Construction Year: 1953

Evaluation Details

Evaluation Company: Marshall Tittamore Architects
Evaluation Date: October 10 2006
Evaluator Name: Tom Tittamore

Total Maintenance Events Next 5 years: **\$1,479,657**
5 year Facility Condition Index (FCI): **43.62%**

General Summary:

St. Raymond School is a 2383 m2, 350 capacity K-9 facility located in the Altadore community of south west Calgary. It is a one-storey facility built in two phases: the original 1953 section and a subsequent addition in 1957. For the purpose of this report the school is considered as one facility since all building components of the addition are virtually identical to the original section.

A portable classroom unit was added to the east end of the school in the mid 1980's and houses fitness facilities exclusively. This facility component is described in this section of our report.

The school has been leased to the Rundle College Society for their K-9 program. A new high school Rundle College facility is currently under construction immediately to the north of this school.

There are a number of building elements that rate as 1, 2 or 3 and have significant concerns regarding safety and operational / maintenance matters.

The school is in poor to acceptable condition.

Structural Summary:

The major construction materials include: cast in place concrete foundations and slab on grade; wood framed floor construction to the 1957 addition; a cast in place concrete (walls, floor, ceiling) basement service area; load bearing wood stud and concrete block masonry partitions; wood framed T&G roof structure with wood glulam beams.

The school structure is in acceptable condition. Of principal concern is the gymnasium concrete floor slab that has shifted over time and has created a noticeable 'valley' on the north end of the instruction space. Other less serious structural remedial work is also required.

Envelope Summary:

Exterior finishes include: brick masonry and stucco, SBS roofing, painted wood soffits, single and double glazed wood windows, painted wood and metal doors in wood frames.

The school envelope is in poor condition. This report recommends replacement of all original wood windows and stucco finishes.

Interior Summary:

Major interior materials include: original VAT and battleship linoleum, plus resilient flooring to corridors, classrooms and the gymnasium; carpet to the administration; wood flooring to the stage area; glu-on acoustic ceiling panels (original); painted gypsum board and plaster walls and ceilings; brick veneer to gym walls; quarry tile floors and ceramic tile walls to the washrooms; painted metal and wood doors and frames.

The school interior is in poor condition. There a a number of building deficiencies that rate either 1, 2 or 3 and have significant safety and operational / maintenance concerns specifically regarding the condition of the original VAT / battleship lino, glu-on ceiling tiles, and washroom finishes / accessories. Lack of storage has also compromised circulation within classrooms and corridors.

Mechanical Summary:

Two gas fired steam boilers (replaced 2005) deliver heat through the piping system (replaced 2003) to the original space heaters and to an air handling unit serving the gym only. Classrooms are served by unit ventilators. All ventilation equipment is original and does require replacement. Plumbing fixtures and sanitary drainage is original to

the school and fixtures require replacement.

Overall the mechanical systems are in marginal to acceptable condition.

Electrical Summary:

The majority of electrical systems and components are original to the facility and significant upgrading and replacement is required.

Overall the electrical systems are in poor to marginal condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Cast in place concrete pilaster piers

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 100 | MAR-09 |

Event: Repair damaged concrete piers

Concern:

Concrete piers (2) supporting brick pilasters have been damaged through impact.

Recommendation:

Repair damaged concrete piers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2009 | \$2,460 | Low |

Updated: MAR-09

A1030 Slab on Grade*

Cast in place concrete slab on grade

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 100 | MAR-09 |

Event: Repair damaged concrete floor areas

Concern:

Pitted concrete floor in basement service room and damaged concrete floors in service tunnel

Recommendation:

Repair damaged concrete floor areas

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2009 | \$9,840 | Low |

Updated: MAR-09

A1030 Slab on Grade*

Gymnasium concrete floor slab is not level

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 0 | 100 | MAR-09 |

Event: Repair gym floor

Concern:

The northerly section of the gymnasium floor has shifted and has created a 'valley' at this end

Recommendation:

Repair shifted section of gym floor

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$73,800 | High |

Updated: MAR-09



Failed VAT flooring at emergency exit, due in part to shifted gym floor slab.

A2020 Basement Walls (& Crawl Space)*

Cast in place concrete and concrete masonry basement walls to service room and service tunnels

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 100 | MAR-09 |

Event: Repair damaged concrete wall

Concern:

Crack in basement service room concrete wall adjacent to electrical equipment

Recommendation:

Repair damaged concrete wall

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2009 | \$2,460 | High |

Updated: MAR-09

B1010.01 Floor Structural Frame (Building Frame) 1957 Section

Wood framed floor to 1957 section supported on perimeter concrete foundation wall and interior piers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | MAR-09 |

B1010.01 Floor Structural Frame (Building Frame) 1953 Section

Cast in place concrete walls and concrete columns in basement service room supporting concrete floor above

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | MAR-09 |

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

Load bearing wood studs and concrete block masonry

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

B1010.03 Floor Decks, Slabs, and Toppings*

Cast in place concrete floor above basement service room

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

B1010.09 Floor Construction Fireproofing*

Fire rated concrete floor above basement service room

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 0 | 50 | MAR-07 |

B1010.10 Floor Construction Firestopping*

Batt type firestopping

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

B1020.01 Roof Structural Frame*

Wood T&G roofing supported on glulam wood beams supported by load bearing wood studs and concrete block masonry.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 100 | MAR-09 |

B1020.06 Roof Construction Fireproofing*

Fire rated wood roof assembly and fire rated gypsum board

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry on pilaster exterior elements

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 75 | MAR-07 |

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

Stucco finish to exterior walls

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 75 | MAR-09 |

Event: Replace all sections of stucco

Concern:

Sections of original stucco have been covered by newer stucco sections. Evidence of cracking nonetheless are evident in the exposed original sections. Event related to the need for new windows.

Recommendation:

Replace all sections of stucco

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2012 | \$369,000 | Low |

Updated: MAR-09

B2010.01.09 Expansion Control: Exterior Wall Skin*

Sufficient integration of various exterior building materials and planes

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 75 | MAR-07 |

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

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 20 | MAR-07 |

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

Painted wood windows, stucco

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 15 | MAR-07 |

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

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

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

Any upgrades assumed within costing for stucco upgrades, B2010.01.08 above

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

B2010.06 Exterior Louvers, Grilles, and Screens*

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

B2010.09 Exterior Soffits*

Painted wood soffits

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

B2020.01.01.05 Wood Windows (Glass & Frame)**

Painted wood windows - original, single and double glazed

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1957 | 35 | MAR-09 |

Event: Replace all original wood windows

Concern:

Original wood windows are failing re operation and integration with exterior envelope

Recommendation:

Replace all original wood windows

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2010 | \$369,000 | High |

Updated: MAR-09

B2030.01.01 Aluminum-Framed Storefronts**

Sliding aluminum door from administration to exterior

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

B2030.01.10 Wood Entrance Door**

Newer steel entry door in original wood frames

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 30 | MAR-07 |

B2030.05 Other Exterior Doors*

Painted wood and metal exit doors

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 0 | MAR-07 |

B3010.01 Deck Vapor Retarder and Insulation*

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2001 | 25 | MAR-09 |

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2001 | 25 | MAR-07 |

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal downspouts

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1991 | 30 | MAR-09 |

Event: Provide downspout extensions and splashpads

Concern:

The roof seems to drain well to downspouts, however there is poor drainage from the bottom of the downspouts to grade

Recommendation:

Provide suitable downspout extensions and / or splashpads at the base of all downspouts

Consequences of Deferral:

Continued deterioration to building foundation systems; continued ponding at grade

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2010 | \$9,840 | Medium |

Updated: MAR-09

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Wood stud partitions with gypsum board

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 0 | MAR-09 |

C1010.05 Interior Windows*

Wood framed interior transom windows

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 80 | MAR-07 |

C1010.05 Interior Windows*

Glass block units in gymnasium

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 80 | MAR-07 |

C1010.07 Interior Partition Firestopping*

Numerous service penetrations through partitions

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1957 | 50 | MAR-09 |

Event: Install proper firestopping to partitions

Concern:

Recent installation of electrical / communications conduit etc. Has likely compromised the integrity of the school's interior partition firestopping

Recommendation:

Install proper firestopping to effected partitions

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2008 | \$16,885 | Medium |

Updated: MAR-09

C1020.01 Interior Swinging Doors*

Painted wood doors in wood frames. Mixture of door hardware.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1957 | 40 | MAR-09 |

Event: Install proper door hardware

Concern:

Interior doors have a variety of door hardware, some quasi-residential

Recommendation:

Install proper door hardware as required

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2010 | \$3,075 | Low |

Updated: MAR-09

C1020.03 Interior Fire Doors*

Painted metal door to basement service area

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

C1020.07 Other Interior Doors*

Wood chair storage doors in gymnasium

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | MAR-09 |

Event: Replace chair storage doors

Concern:

Wood doors under stage for chair storage in poor condition

Recommendation:

Replace chair storage doors

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$9,146 | Medium |

Updated: MAR-09

C1030.01 Visual Display Boards**

Whiteboards, tackboards, chalkboards

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

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

Original painted metal toilet partitions

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1957 | 30 | MAR-09 |

Event: Replace all original toilet partitions

Concern:

Old painted metal toilet partitions barely functioning and in poor appearance

Recommendation:

Replace all toilet partitions with pre-finished type

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2010 | \$11,070 | Low |

Updated: MAR-09

C1030.06 Handrails*

Painted metal handrail to basement service room

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1957 | 40 | MAR-09 |

Event: Replace damaged handrail

Concern:

Loose handrail to basement service area

Recommendation:

Replace damaged handrail

Consequences of Deferral:

Potential safety concerns for building maintenance staff

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$1,476 | Medium |

Updated: MAR-09

C1030.08 Interior Identifying Devices*

Nominal interior room signage

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

C1030.10 Lockers**

Painted shoe storage rack in corridor

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 30 | MAR-07 |

C1030.12 Storage Shelving*

Wood and metal storage shelving

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper, paper towel, napkin dispensers, mirrors

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1957 | 20 | MAR-09 |

Event: Upgrade washroom accessories

Concern:

Washrooms combined newer and original accessories

Recommendation:

Upgrade all washroom accessories with other finishes upgrades. See also Section C1030.02

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2012 | \$7,380 | Low |

Updated: MAR-09

C2010 Stair Construction*

Cast in place concrete stair to basement service area and main corridor

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

C2020.05 Resilient Stair Finishes**

Rubber flooring to main corridor stair

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 20 | MAR-07 |

C2020.08 Stair Railings and Balustrades*

Painted wood railing to main corridor stair

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

C2020.11 Other Stair Finishes*

Painted concrete stair to basement

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

C3010.01 Concrete Wall Finishes*

Painted concrete walls in basement service area

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

C3010.02 Wall Paneling**

Painted plywood wainscotting in corridors

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

C3010.03 Plaster Wall Finishes*

Plaster walls to some interior partitions

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 60 | MAR-07 |

C3010.04 Gypsum Board Wall Finishes*

Gypsum board to some interior partitions

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

C3010.06 Tile Wall Finishes**

Ceramic tile to washrooms

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1957 | 40 | MAR-09 |

Event: Replace washroom ceramic tile wall finishes

Concern:

Original ceramic tile has ongoing maintenance problems.

Recommendation:

Replace all ceramic tile on washroom walls. See also Section C1030.02

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$18,450 | Low |

Updated: MAR-09

C3010.11 Interior Wall Painting*

Painting to interior wall surfaces

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1991 | 15 | MAR-09 |

Event: Repaint interior walls and ceilings

Concern:

Sections of the school require painting to wall and ceiling areas

Recommendation:

Repaint sections of the school's interior walls and ceilings as required

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$36,900 | Low |

Updated: MAR-09

C3010.14 Other Wall Finishes*

Brick veneer to lower gymnasium wall area

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 0 | MAR-07 |

C3020.02 Tile Floor Finishes**

Quarry tile flooring in washrooms

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1957 | 50 | MAR-09 |

Event: Replace washroom quarry tile flooring

Concern:

Original quarry tile flooring in washrooms has ongoing maintenance problems.

Recommendation:

Replace all quarry tile flooring in washrooms. See also Section C1030.02

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$21,107 | Low |

Updated: MAR-09

C3020.04 Wood Flooring**

Wood stage floor

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

C3020.07 Resilient Flooring**

Various sections of resilient sheet, battleship linoleum and tile flooring in classrooms, corridors and gymnasium

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1957 | 20 | MAR-09 |

Event: Replace failed sections of resilient flooring

Concern:

Sections of resilient flooring in classrooms and the gymnasium have failed. Poor remedial work with patch / repair. The resilient flooring in the gym is not suited for the intended use.

Recommendation:

Replace failed sections of resilient flooring in some classrooms; replace gymnasium floor with pulastic floor system.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2010 | \$98,400 | High |

Updated: MAR-09

C3020.08 Carpet Flooring**

Carpet flooring in administration

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 15 | MAR-07 |

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

Original glu-on acoustic tile celing panels

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1957 | 25 | MAR-09 |

Event: Install suspended acoustic tile ceiling in corridors

Concern:

Sections of original glu-on acoustic ceiling tiles have failed. Ad hoc installation of electrical / communications conduit clutters main corridor areas.

Recommendation:

Install suspended acoustic tile ceiling system in corridors. Clearance in some areas may be a challenge.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$73,800 | Medium |

Updated: MAR-09

C3030.07 Interior Ceiling Painting*

Painted finishes to ceilings

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1991 | 20 | MAR-09 |

Event: Repaint sections of ceiling

Concern:

Sections of ceilings require repainting

Recommendation:

Repaint required sections of ceilings

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$24,600 | Low |

Updated: MAR-09

S4 MECHANICAL**D2010.01 Water Closets**

Ceramic floor mounted fixtures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 35 | MAR-09 |

Event: Replace existing water closets**Concern:**

Fixtures are original and flush valves leak

Recommendation:

Replace fixtures and related trim. Basis of replacement cost \$1500/fixture - cost does not include replacement cost of existing sanitary drains/vents.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$18,450 | Medium |

Updated: MAR-09**D2010.02 Urinals**

Original floor mounted recessed urinal with flush tank.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 35 | MAR-09 |

Event: Replace urinals**Concern:**

Original recessed fixtures exceed theoretical design life and concern with hygiene.

Recommendation:

Replace with new flush valve wall hung urinals.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$7,380 | Medium |

Updated: MAR-09

D2010.03 Lavatories

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 35 | MAR-09 |

Event: Replace lavatory fixtures and trim

Recommendation:

Replace existing fixtures and trim. Basis of cost replacement \$1000 per fixture. Cost includes reconnection to existing services, does not include replacement costs of sanitary/vent mains.

Consequences of Deferral:

Wasted water with leaks additional repair costs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$12,300 | Medium |

Updated: MAR-09

D2010.04 Sinks**

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Replace original sinks and trim

Concern:

Existing sink/trim is past life cycle.

Recommendation:

Replace with new sinks and trim.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$5,628 | Medium |

Updated: MAR-09

D2010.08 Drinking Fountains / Coolers**

Original vitreous china drinking fountains. Fountains do not conform with current barrier free standards.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 35 | MAR-09 |

Event: Replace existing drinking fountain

Concern:

Existing drinking fountains have spalls and finish wear. They always look dirty even when recently cleaned.

Recommendation:

Replace fixtures with barrier free fixtures.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$3,075 | Medium |

Updated: MAR-09

D2010.09 Other Plumbing Fixtures*

Service Sinks for janitors vacuum breakers not installed in all.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 0 | MAR-09 |

D2020.01.01 Pipes and Tubes: Domestic Water*

Existing domestic water piping replaced in 2002 with new copper piping.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2003 | 40 | MAR-07 |

D2020.01.02 Valves: Domestic Water**

Most domestic water valves were replaced in 2002.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2003 | 40 | MAR-07 |

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventors have been installed in water mains and heating system. Minor problems with backflow devices at sink locations.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000 | 20 | MAR-07 |

D2020.01.08 Hose Bibbs*

Hose bibbs are original

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 0 | MAR-07 |

D2020.02.06 Domestic Water Heaters**

Gas fired domestic water heater located in mechanical room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|----------------------|----------------------|----------------|
| 5 - Good | 2003 | 20 | MAR-07 |
| | <u>Capacity Size</u> | <u>Capacity Unit</u> | |
| | 113 | litre | |

D2020.03.01 Piping Insulation: Domestic Water

Piping insulation has been installed in the last 3 years, however pipe type identification and flow direction was not done.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2003 | 0 | MAR-07 |

D2030.01 Waste and Vent Piping*

Waste and vent piping is original to the school and has been numerous repairs where leaks have occurred. Original piping cast iron with repairs done in plastic.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 50 | MAR-09 |

Event: Replace sanitary mains and vent piping

Concern:

Original piping with numerous patching done throughout the years.

Recommendation:

Replace all main sanitary piping up to fixtures.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$24,600 | Medium |

Updated: MAR-09

D2030.02 Waste Piping Specialties

Original floor drains are damaged.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 0 | MAR-09 |

Event: Damaged floor drains

Concern:

Floor drains damaged in washrooms.

Recommendation:

Replace drain body and grate of damaged drains.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$1,689 | Medium |

Updated: MAR-09

D2030.03 Waste Piping Equipment*

Drains in basement mechanical room connect to sump. Submersible pump with float control appears to be original. Pump appears to be in proper working order, however has exceeded life expectancy.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 30 | MAR-09 |

D2040.01 Rain Water Drainage Piping Systems*

Storm drains are original steel piping discharging to gutter system.

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

D2040.02.04 Roof Drains*

Roof drains are conventional style drains.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 40 | MAR-09 |

D3010.02.01 Natural Gas Supply Systems

Gas piping is steel piping and has been modified to suit boiler installation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 0 | MAR-07 |

D3010.02.01.01 Metering & Regulating Equip:Nat.Gas

Indoor gas meter with original service piping is located in basement mechanical room,

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

D3010.02.01.04 Distribution Piping: Natural Gas

Modifications to gas piping have been done at time of steam boiler and heating changes (2003)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 0 | MAR-07 |

D3020.01.01 Heating Boilers & Accessories: Steam**

Two new gas fired steam boilers were installed in 2005 to serve heating elements and coil in gym air handling unit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 35 | MAR-09 |

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

Chimney modified to suit new steam boiler

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 35 | MAR-07 |

D3020.01.04 Water Treatment: Steam Boilers*

Treatment upgraded with boilers in 2005.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 35 | MAR-09 |

D3040.01.01 Air Handling Units: Air Distribution**

Air handling unit serves gymnasium only. Gym air system is constant volume system with steam coil, filters, fan and pneumatic controls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Replace ventilation system

Concern:

No air supply to classrooms, corridor, offices. Replace air system serving gymnasium.

Recommendation:

Air system required for corridor, offices and classroom ventilation. New air system also required to replace existing gym unit.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$67,650 | High |

Updated: MAR-09

D3040.01.04 Ducts: Air Distribution*

All ducts are original galvanized sheet metal.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 50 | MAR-09 |

Event: Add distribution ducts.

Concern:

Ducts need to be added to serve new air system

Recommendation:

Add distribution ducts in corridor and classrooms

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$55,350 | Medium |

Updated: MAR-09

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets do not exist in classrooms and corridor

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Add air outlets

Concern:

Air outlets do not exist

Recommendation:

Add air outlets

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Indoor Air Quality Upgrade | 2009 | \$12,300 | Medium |

Updated: MAR-09

D3040.02 Steam Distribution Systems: Piping/Pumps**

Heaters installed are original to building (1953). Piping replaced 2003.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2003 | 30 | MAR-09 |

D3040.04.01 Fans: Exhaust

Exhaust fans are original and some are not operating properly

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Replace exhaust fans

Concern:

Old fans not working properly

Recommendation:

Replace exhaust fans

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$17,220 | Medium |

Updated: MAR-09

D3040.04.03 Ducts: Exhaust*

Kitchen exhaust duct not in accordance with NFPA 96. Duct is galvanized (not in fire rated enclosure) and crosses into storage room before exiting. If range is used for commercial purposes, hood/fan/duct to be changed to be in accordance with NFPA.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 50 | MAR-09 |

Event: Replace existing ducts

Concern:

Duct sizes too small and require modification

Recommendation:

Increase duct sizes and change kitchen duct

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$14,760 | Medium |

Updated: MAR-09

D3040.04.05 Air Outlets and Inlets

Air outlets original steel

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Replace air out/inlets

Concern:

Existing grilles painted over, insufficient grilles

Recommendation:

Change to new grilles

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$7,380 | Medium |

Updated: MAR-09

D3050.05.01 Convectors**

Convectors modified in 2005 upgrade

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 40 | MAR-07 |

D3050.05.07 Unit Ventilators**

Classroom unit ventilators are original to school. Indoor air quality does not conform to current standards.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Replace ventilators.

Concern:

Units exceed life cycle and poor air quality

Recommendation:

Units should be removed and replaced with new air handling units

Consequences of Deferral:

Poor air quality and heating

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2010 | \$18,450 | Medium |

Updated: MAR-09

D3060.02.03 Pneumatic and Electric Controls*

Controls for classroom ventilators not properly responding. Limited pneumatic controls for zone control.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 0 | MAR-09 |

Event: Replace room temperature control

Concern:

Poor temperature control

Recommendation:

Change existing room controls

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2010 | \$17,220 | Medium |

Updated: MAR-09

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers mounted with wall brackets, extinguishers should be in cabinets in all public spaces.

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

S5 ELECTRICAL

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

The Main Service Distribution corroded and is obsolete. Data is difficult to obtain. There is no surge protection in this panel.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 40 | MAR-09 |

Event: replace main service panel

Concern:

Maintenance problems trying to find replacement parts and the possibility of a failure of some part or all of the panelboard.

Recommendation:

Replace panelboard with new type.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$30,750 | Medium |

Updated: MAR-09

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

Panels in 1953 section are original with some replaced in the north wing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: Replace panels in original school and gym.

Concern:

Possible failure of equipment with replacement parts difficult to obtain.

Recommendation:

Revise panels to new type similiar to the kitchen area.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$6,150 | Medium |

Updated: MAR-09

D5010.07.02 Motor Starters and Accessories**

Switches and starters which were part of the boiler were replaced during the 2005 replacement of the boiler.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 30 | MAR-09 |

Event: Replace starters not replaced during the boiler replacement

Concern:

Older equipment could fail at any time. No longer making direct replacements.

Recommendation:

Revise to new style starters.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012 | \$6,150 | Medium |

Updated: MAR-09

D5020.01 Electrical Branch Wiring*

Wiring for additions and upgrades is mainly run in conduit mounted on the surface of the walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 50 | MAR-09 |

Event: open wiring in hallways to be organized and put into conduit

Concern:

Wiring in hallways is on the surface and could present a safety and security problem.

Recommendation:

Organize the wiring into surface or concealed conduits.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2009 | \$12,300 | Low |

Updated: MAR-09

D5020.02.01 Lighting Accessories (Lighting Controls)*

Original Light switches throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1953 | 30 | MAR-09 |

Event: Replace light switches.

Concern:

Older light switches will fail.

Recommendation:

Replace all older light switches throughout the school.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$1,845 | Medium |

Updated: MAR-09

D5020.02.02.02 Interior Florescent Fixtures**

Mainly T-12 lamps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: upgrade lights to electronic ballasts with T-8 lamps

Concern:

Maintenance costs and lower light output.

Recommendation:

Revise light fixtures to new style T-8 lamp and electronic ballast.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2009 | \$30,750 | Low |

Updated: MAR-09

D5020.02.03.02 Emergency Lighting Battery Packs**

Newer battery packs installed and emergency heads.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 20 | MAR-09 |

D5020.02.03.03 Exit Signs*

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: replace exit lights.

Concern:

Older incandescent exit lights draw more power to operate and have a higher maintenance need.

Recommendation:

Replace exit lights.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2009 | \$3,690 | Low |

Updated: MAR-09

D5020.03.01.01 Exterior Incandescent Fixtures*

Older style spot lights on roof and front entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1953 | 30 | MAR-09 |

Event: remove old fixtures and install more efficient HID type

Concern:

Older lights are in poor repair and may not function much longer.

Recommendation:

Remove existing incandescent lights and add new HID lighting in these areas.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2009 | \$2,460 | Low |

Updated: MAR-09

D5020.03.01.03 Exterior Metal Halide Fixtures*

Lighting is older but is adequate.

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

D5030.01 Detection and Fire Alarm**

Fire Alarm Panel Installed in 1997 Simplex 4100 3 Zones. Not all rooms have smoke or heat detector protection.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1997 | 25 | MAR-09 |

Event: Install additional fire detection devices and pull stations

Concern:

There is a lack of proper fire detection devices in the building.

Recommendation:

Add proper detection devices where required.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------|-------------|-------------|-----------------|
| Code Upgrade | 2009 | \$4,305 | Low |

Updated: MAR-09

D5030.02.02 Intrusion Detection**

Security System with motion sensors at the front entrance and in the corridors. Some exit doors do not have door contacts and/ or motion sensors near.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | MAR-07 |

D5030.02.03 Security Access**

Security keypad and key switch at front door.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 25 | MAR-07 |

D5030.03 Clock and Program Systems*

Simplex Time Clock with 3 circuits.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 25 | MAR-07 |

D5030.04.01 Telephone Systems*

Telephones have been updated to analog from rotary.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1953 | 25 | MAR-07 |

D5030.04.04 Data Systems*

Newer system installed by the tenant in the school with wireless LAN system in one wing and surface Cat. 5 wiring to other locations.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 2000 | 25 | MAR-07 |

D5030.05 Public Address and Music Systems**

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Nominal gymnasium equipment

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

E2010.02 Fixed Casework**

Casework to classroom perimeter; shelving; painted plywood, plastic laminate. Painted plywood shoe racks and coat hooks.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1957 | 35 | MAR-07 |

E2010.03.01 Blinds**

Venetian blinds to exterior windows

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | MAR-07 |

E2010.03.06 Curtains and Drapes**

Curtains in stage area

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | MAR-09 |

E2020 Moveable Furnishings

Standard classroom and administration area furniture

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

F1010.02.04 Portable and Mobile Buildings*

A portable building that is used as a single-purpose weight room was added onto the school in the 1980's. It is a wood-framed building supported on wood foundations. Interior finishes include resilient sheet flooring, painted gypsum board / plywood walls and spraytex ceilings. Exterior finishes included painted wood siding / skirting and an SBS roof. There are no windows. The building has painted metal doors and frames. The gym equipment is in good condition.

Mechanical:

Heating is minimal within space (electric entrance heater only). Portable does not have proper ventilation in accordance with indoor quality standards.

Electrical

This portable has surface fluorescent lights which give an adequate light level to the room. The security this room is inadequate as there are no contacts on one exterior door and no motion detector as in other access areas of the school. The life safety systems are not adequate as there is no pull station near the east exit doors. The power/computer outlets are adequate for the intended use of the room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1985 | 30 | MAR-09 |

F2020.01 Asbestos*

VAT and battleship lino flooring in gym and classrooms

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

S8 FUNCTIONAL ASSESSMENT

K2010 Building Circulation

Lack of storage in the facility

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 0 | MAR-09 |

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier free access to main entrance from shared north parking lot

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

K4010.02 Barrier Free Entrances*

No barrier free entrance

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | MAR-09 |

Event: Provided barrier free entry hardware

Concern:

There isn't a barrier free entrance

Recommendation:

Provide barrier free entry hardware to main entry

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2010 | \$2,460 | Medium |

Updated: MAR-09

K4010.03 Barrier Free Interior Circulation*

Barrier free access between upper south wing and lower north wing does not exist

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | MAR-09 |

Event: Provide barrier free lift

Concern:

Barrier free access between southern upper wing and lower northern wing doesn't exist.

Recommendation:

Provide barrier free lift between wings at the stair location

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2010 | \$9,840 | Medium |

Updated: MAR-09

K4010.04 Barrier Free Washrooms*

There isn't a barrier free washroom

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 0 | 0 | MAR-09 |

Event: Provide barrier free washroom

Concern:

There isn't a barrier free washroom

Recommendation:

Provide a barrier free washroom

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2010 | \$12,300 | Medium |

Updated: MAR-09