

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Abbott Elementary School

B3032A
Edmonton

Facility Details

Building Name: Abbott Elementary School
Address: 12045 - 34 Street
Location: Edmonton

Building Id: B3032A
Gross Area (sq. m): 3,670.80
Replacement Cost: \$9,842,883
Construction Year: 1960

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: September 17 2010
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: \$1,682,565
5 year Facility Condition Index (FCI): 17.09%

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1960. The school faces two streets - 34 Street on the West and 121 Avenue on the North. It is under the jurisdiction of Edmonton School District No. 7. The room numbers and names are based on the School Board Room Data sheet. The current student enrollment is 198.

The original 1233.71 square metres school was built in 1960. The first addition of 2433.98 square metres was added in 1973. Total building area is 3667.69 square metres.

Asbestos Abatement - ceiling tiles was done in 2002 and 2003. Other asbestos abatement was done in 2006.

ABC Group A Division 2 - School. The 1960 original building and 1973 addition are single storey and have non-combustible and combustible construction and are unsprinklered.

Structural Summary:

(1960) Original Building has IXL tiles and steel columns on concrete foundation walls on concrete strip footing along perimeter and along interior Corridors; concrete slab on grade; has concrete blocks interior partitions for Boys Washroom and Mechanical Room . Roof has shiplap sheathing on wood joists and glulam beams on bearing concrete block and steel columns.

(1973) Addition has giant modular unit bricks and concrete block on concrete foundation walls on concrete strip footing along perimeter and along interior Corridors; concrete slab on grade. Roof has metal deck on open web steel joists on concrete blocks and steel columns.

Recommendations for future action: not required.

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1960) Original Building has SBS roofing; IXL tiles; prefinished metal siding fascia, aluminum windows, metal framed storefront for Main Entrance and Corridor entrances, striated plywood soffit and wood deck soffit.

(1973) Addition has SBS roofing; giant modular unit bricks and concrete blocks; aluminum windows, metal framed storefront for Corridor entrances, metal utility doors, stucco plaster soffit; Gymnasium has prefinished metal panel siding above low roof.

Recommendations for future action include: repair giant modular unit bricks; replace aluminum windows; repair roofing.

Overall envelope system rating is acceptable.

Interior Summary:

(1960) Original Building has concrete blocks for Boys Washroom and Mechanical Room and wood stud partitions for Classrooms and Corridors; suspended T-bar ceiling system and vinyl tile flooring in Kitchen and Corridors; painted drywall ceiling, painted concrete block walls, ceramic wall tiles and mosaic tile flooring in Washrooms; acoustic ceiling tiles, vinyl tile flooring and carpet flooring in Classrooms; wood doors and wood frames; whiteboards, tackboards and projection screens in Classrooms.

(1973) Addition has concrete blocks for Corridors, Washrooms and Mechanical Room; metal stud partitions for Classrooms and Corridors; demountable partitions between classrooms and Library; painted metal deck ceiling and

wood flooring in Gymnasium; suspended T-bar ceiling system and carpet and vinyl tile flooring in Classrooms and Stage; suspended T-bar ceiling system and carpet flooring in Library, Administration area and Music Room; painted drywall ceiling and painted concrete floor in Mechanical Room; painted drywall ceiling, painted concrete block walls, ceramic wall tiles and mosaic tile flooring in Washrooms; suspended T-bar ceiling system and vinyl tile flooring in Staff Room, Staff Workroom and Corridors; wood doors and wood frames; whiteboards, tackboards, smart boards and projection screens in Classrooms.

Recommendations for future action include: replace acoustic ceiling system, paint concrete flooring; replace resilient flooring; replace carpet flooring; replace millwork; replace venetian blinds; provide automatic door operators; provide barrier free washrooms; provide wheelchair platform to Stage.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

The school washrooms are provided with newer lavatories in student wash rooms. Urinal flush tanks installed with timers and motion sensors for water saving. Water closets are generally original to the school. Domestic hot water is provided by two hot water tanks and recirculation systems. In general plumbing fixtures are functional, with some maintenance upgrading required.

Hot water for heating of the school is provided two new Lochinvar boilers, complete with expansion tank, pumps, chemical feed, make-up water. The system is in acceptable to good condition.

Original and 1973 portions of the school are heated using perimeter hot water radiation cabinets, with cabinets at exits, wash rooms and change rooms.

Ventilation for the building is provided by one roof-top mounted air handling unit and two air handling units located in the main mechanical room. Ventilation system are generally original to the building and may require upgrading in the next 10 years.

Mechanical systems controls have been upgraded to a DDC system in 2002.

Overall rating is Acceptable (4).

Electrical Summary:

The school has been provided with a 600A, 120/208V, 3 phase, 4 wire service obtained from a pad mounted transformer, located on the west side of the school. The transformer is owned and maintained by the utility company, Epcor. The main distribution centre is located in the boiler room. The distribution centre is obsolete with parts no longer available. It is recommended to replace the main distribution centre. Lighting is of the fluorescent type with fixtures utilizing T8 lamps and electronic ballasts. Motor starters are obsolete and these starters should be replaced as they can no longer be serviced. The fire alarm system is old, no longer manufactured or supported. It is recommended to replace the fire alarm system with a new addressable system. Overall, the electrical systems in the school are in acceptable to good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations* - 1960 Section**

(1960) Original Building - has concrete foundation walls on concrete strip footing along perimeter and along interior Corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

A1010 Standard Foundations* - 1973 Section

(1973) Addition - has concrete foundation walls on concrete strip footing along perimeter and along interior concrete block load bearing wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

A1030 Slab on Grade* - 1960 Section

(1960) Original Building - has 100mm concrete slab on grade.

(1960) Original Building (Boys Washroom 22; West Main Entrance Foyer; Corridor between Mechanical Room 24 and Classroom 5) - have 125mm concrete slab.

(1960) Original Building (Crawl Space under Boys Washroom 22; Corridor between Mechanical Room 24 and Classroom 5) - have 50mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

A1030 Slab on Grade* - 1973 Section

(1973) Addition - has 100mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	100	APR-11

A2020 Basement Walls (& Crawl Space)*

(1960) Original Building (Mechanical Room 24) - has 200mm concrete walls.

(1960) Original Building (Crawl Space - under Boys Washroom 22; Corridor between Mechanical Room 24 and Classroom 5) - have 200mm concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)* - 1960 Section

(1960) Original Building - has 200mm IXL tiles and steel columns on concrete foundation walls on concrete strip footing along perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)* - 1973 Section

(1973) Addition (Classrooms) - have 100x200x400mm giant modular unit bricks.
 (1973) Addition (Gymnasium) - has 300mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1960 Section

(1960) Original Building (Corridors) - have 38x140mm wood studs at 400mm o.c.
 (1960) Original Building (between Classrooms) - have 38x89mm wood studs at 200mm o.c.
 (1960) Original Building (Boys Washroom 22; Mechanical Room 24) - has 200mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1973 Section

(1973) Addition (Corridors) - have 200mm concrete block and steel posts.
 (1973) Addition (Gymnasium) - has 300mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

B1010.05 Mezzanine Construction*

(1973) Addition (Mechanical Room Mezzanine 47) - 200mm concrete slab.
 (1973) Addition (Stage 52) - 6mm plywood underlay on 16mm T&G plywood subfloor on 38x140mm wood joists at 400mm o.c. on 38x89mm wood stud and at 400mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

B1010.09 Floor Construction Fireproofing*

(1960) Original Building - has concrete slab.
 (1973) Addition - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1010.10 Floor Construction Firestopping*

(1960) Original Building - has concrete slab.
 (1973) Addition - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1020.01 Roof Structural Frame* - 1960 Section

(1960) Original Building (Classrooms) - have 19mm shiplap sheathing on 38x184mm wood joists at 400mm o.c., on glulam beams on steel columns and wood columns.

(1960) Original Building (Corridors) - have 19mm shiplap sheathing on 38x184mm wood joists at 400mm o.c. on wood columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1020.01 Roof Structural Frame* - 1973 Section

(1973) Addition - 38mm metal deck on open web steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

B1020.04 Canopies*

(1960) Original Building (West Main Entrance) - has 19mm shiplap roof deck on 38x140mm wood joists at 300mm p.c. on steel beam on steel posts.

(1960) Original Building (North Corridor Recessed Entrance) - has wood joists.

(1973) Addition (East and West Entrances) - have open web steel joists and fluted concrete block fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B1020.06 Roof Construction Fireproofing*

(1973) Addition - has 38mm metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

(1960) Original Building (West Main Entrance) - has 100mm IXL tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Repair giant modular unit bricks. (approx. 1 square metre)

Concern:

(1973) Addition (Northeast corner) - has damaged giant modular unit bricks.

Recommendation:

Repair giant modular unit bricks. (approx. 1 square metre)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,000	Low

Updated: APR-11



(1973) Addition (Northeast corner) - has damaged giant modular unit bricks.

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

(1973) Addition (East Corridor Entrance, West Corridor Entrance) - have fluted concrete block fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B2010.01.06.03 Metal Siding - 2001**

(1960) Original Building - has prefinished metal fascia. (installed approx. 2001)

(1973) Addition (North, East and West Sides of Gymnasium above low roof) - has metal panel siding. (approx. 120 sq. m.) (installed approx. 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	40	APR-11

Event: Replace metal panel siding. (approx. 120 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$12,000	Unassigned

Updated: APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1973) Addition (North and East Walls) - have control joints above and below window openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

(1960) Original Building - has caulking around 5 doors and 23 windows.
 (1973) Addition (North and East Walls) - control joints have caulking above and below window openings.
 (1973) Addition (South wall of Gymnasium) - expansion joints in concrete block walls have caulking.
 (1973) Addition (Southwest wall of Stage)- expansion joints in brick walls have caulking.
 (1973) Addition - has caulking around 13 doors and 8 windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	APR-11

Event: **Replace joint sealers (caulking): Ext. Wall. (approx. 125 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,250	Unassigned

Updated: APR-11

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

(1960) Original Building (North Corridor Entrance; West Main Entrance) - have painted metal doors and frames. (replaced in 2004)
 (1960) Original Building (West Main Entrance) - has painted striated plywood soffit.
 (1960) Original Building (North Corridor Recessed Entrance) - has painted wood deck soffit.
 (1973) Addition (South Side of Gymnasium) - has painted concrete block. (repainted in 2002)
 (1973) Addition (South Side of Gymnasium; Mechanical Room; North, East and West Corridor Entrances) - have painted metal doors and frames.
 (1973) Addition (Mechanical Room 47 Mezzanine to Roof) - has painted metal door and frame.
 (1973) Addition (East and West Entrances) - have painted 19mm stucco plaster soffit on metal lathe on 19mm furring channels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	15	APR-11

Event: **Paint exterior walls. (approx. 250 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,500	Unassigned

Updated: APR-11

Event: **Repaint metal door. (1 door)**

Concern:

(1973) Addition (Mechanical Room 47 Mezzanine to Roof) - metal door has graffiti.

Recommendation:

Repaint metal door. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,000	Low

Updated: APR-11

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

(1960) Original Building - has 200mm IXL tiles on concrete foundation walls.
 (1973) Addition (Gymnasium 51) - has 300mm concrete block.
 (1973) Addition (Classrooms) - have 200mm fluted concrete block below windows.
 (1973) Addition (East, North and Southwest sides) - have 100x200x400mm giant modular unit bricks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

(1960) Original Building - has 50mm batt insulation.
 (1973) Addition - has 38mm batt insulation, 2 mil poly vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

(1973) Addition (Mechanical Room Mezzanine 47) - has metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B2010.09 Exterior Soffits*

(1960) Original Building (West Main Entrance) - has striated plywood soffit.
 (1960) Original Building (North Corridor Recessed Entrance) - has wood deck soffit.
 (1973) Addition (East and West Entrances) - have 19mm stucco plaster soffit on metal lath on 19mm furring channels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1960 Section**

(1960) Original Building (Classrooms 1, 2, 3, 4, 7, 8, 9, 10; Kitchen 30; Storage 33) - have 3m x 2m aluminum windows c/w glass louvres. (approx. 23 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	40	APR-11

Event: Replace aluminum windows. (approx. 23 windows)

Concern:

Windows are worn out.

Recommendation:

Replace aluminum windows. (approx. 23 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$57,500	Low

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1973 Section**

(1973) Addition (Classrooms 11, 13, 15, 16; Science 12) - have 1.2m x 2m aluminum windows c/w awning. (approx. 8 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	APR-11

Event: Replace aluminum windows. (approx. 8 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

(1960) Original Building (West Main Entrance) - has metal framed storefronts and metal doors.
 (1960) Original Building (North Corridor Entrance) - has metal framed storefronts and metal doors.
 (1973) Addition (North, East and West Corridor Entrances) - have metal framed storefronts and metal doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace Metal Storefront (approx. 13 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$26,000	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors - 1973**

(1973) Addition (Mechanical Room 47 Mezzanine to Roof) - has metal door and frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	APR-11

Event: Replace metal door and frame. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,500	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors - 2004**

(1973) Addition (Music 17; Mechanical Room 47; Utility Room 48; Gymnasium 51) - have metal doors and frames. (6 doors) (installed in 2004)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	40	APR-11

Event: Replace metal doors and frames. (6 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$9,000	Unassigned

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

(1960) Original Building - has 38mm rigid insulation.
(1973) Addition - has 38mm rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

(1960)(1973) - have SBS roofing. (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2001	25	APR-11

Event: Re-slope insulation. (approx. 100 square metres)**Concern:**

(1960) Section has ponding.

Recommendation:

Re-slope insulation. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$10,000	Low

Updated: APR-11

Event: Replace SBS roofing. (approx. 3720 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$558,000	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

(1960) Original Building - have roof drains connecting to interior downspouts and to main sewer system. (2 roof drains) (installed in 2001)

(1960) Original Building (West Main Entrance Canopy) - has metal roof scupper and exterior downspout. (1 roof drain) (installed in 2001)

(1973) Addition - have roof drains connecting to interior downspouts and to main sewer system. (8 roof drains) (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	APR-11

Event: Replace roof drains. (11 drains)

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

Updated: APR-11

B3010.09 Roof Specialties and Accessories*

(1960) Original Building (Mechanical Room 24) - has cat ladder to roof. (abandoned)

(1973) Addition (from low roof to Stage Roof) - has steel cat ladder.

(1973) Addition (from low roof to Gymnasium Roof) - has steel cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

(1960) Original Building (Corridors) - have 38x140mm wood studs at 400mm o.c.
 (1960) Original Building (between Classrooms) - have 38x89mm wood studs at 200mm o.c.
 (1973) Addition (between Corridors) - have 92mm metal studs at 400mm o.c.
 (1973) Addition (between Classrooms) - have 92mm metal studs at 400mm o.c., batt insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1010.02 Interior Demountable Partitions*

(1973) Addition (Between Library 34 and Classrooms 5, 6) - has interior demountable partitions. (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-11

C1010.03 Interior Operable Folding Panel Partitions**

(1960) Original Building (between Classrooms 9, 10) - has operable folding panel partition.
 (1973) Addition (Stage 52) - has operable folding panel partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace interior operable folding panel partitions.
(2 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

C1010.06 Interior Glazed Partitions and Storefronts*

(1960) Original Building (Classrooms 1, 2, 3, 4, 5, 6, 9) - have wood framed storefront c/w wired glass.
 (1973) Addition (Library 34 Office A, B, C, D; Administration 46) - have wood framed storefront c/w wired glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1010.07 Interior Partition Firestopping*

(1960) Original Building (between Classrooms; Corridors) - have 38x140mm fire stopping.
 (1973) Addition (connecting 1960 Original Building) - has concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

(1960) Original Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10) - have solid wood doors and wood frames.
 (1973) Addition - has solid wood doors and wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1020.03 Interior Fire Doors*

(1960) Original Building (Corridor Near Classroom 5, Corridor Near Classroom 6) - have 1.5 hour fire rated metal doors and metal frames.
 (1973) Addition (Mechanical Room 47) - has 1.5 hour fire rated metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1030.01 Visual Display Boards**

(1960) Original Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10) - have 11 whiteboards, 12 chalkboards, 17 tackboards and 3 projection screens.
 (1960) Original Building (Kitchen 30) - has 1 tackboard.
 (1960) Original Building (Corridor) - has 8 tackboards.
 (1973) Addition (Classrooms 11, 13, 14, 15, 16, 18, 19; Science 12) - have 12 whiteboards, 3 chalkboards, 1 Smart boards, 16 tackboards and 8 projection screens.
 (1973) Addition (Music 17) - has 1 whiteboard, 1 tackboard and 1 projection screen.
 (1973) Addition (Library 34) - has 1 whiteboard, 5 tackboards and 2 projection screens.
 (1973) Addition (Staff Room 35) - has 2 whiteboards.
 (1973) Addition (Staff Work Room 40) - has 1 tackboard.
 (1973) Addition (Infirmary 41) - has 1 whiteboard.
 (1973) Addition (Conference 43) - has 2 tackboards.
 (1973) Addition (Administration 46) - has 1 tackboard.
 (1973) Addition (Stage 52) - has 1 projection screen.
 (1973) Addition (Corridors) - has 7 tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	APR-11

Event: **Replace visual display boards. (approx. 117 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$117,000	Unassigned

Updated: APR-11

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

(1960) Original Building (Boys Washroom 22) - has prefinished metal toilet partitions. (3 stalls)

(1973) Addition (Boys Washroom 36, Girls Washroom 37, 53, Staff Womens Washroom 38, Staff Mens Washroom 39) - have prefinished metal toilet partitions. (15 stalls)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: **Replace toilet partitions. (approx. 18 partitions)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,000	Unassigned

Updated: APR-11

C1030.05 Wall and Corner Guards*

(1960) Original Building - has metal corner guards.

(1973) Addition - has metal corner guards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1030.06 Handrails*

(1973) Addition (Mechanical Room 47 Mezzanine) - has metal pipe handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C1030.08 Interior Identifying Devices*

(1960)(1973) - All rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1030.10 Lockers - 1973**

(1973) Addition (Mechanical Room 47) - has prefinished single tier metal lockers. (3 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	30	APR-11

Event: Replace lockers. (3 lockers)**Concern:**

Lockers are worn out.

Recommendation:

Replace lockers. (3 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,500	Low

Updated: APR-11

C1030.10 Lockers - 2004**

(1973) Addition (Infirmary 41) - has prefinished double tier metal lockers. (4 lockers) (installed in 2004)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	APR-11

Event: Replace lockers. (4 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$2,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

(1973) Addition (Gym Storage 49; Physical Education Office 50) - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

(1960) Original Building (Boys Washroom 22, 26, 29; Girls Washroom 27, 28; Staff Mens Washroom 23) - have toilet accessories.

(1973) Addition (Boys Washroom 36, Girls Washroom 37, 53, Staff Womens Washroom 38, Staff Mens Washroom 39, Infirmary Washroom 41) - have toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1030.17 Other Fittings* - Boot Racks

(1960) Original Building West Main Entrance, North Corridor Entrances) - have prefinished metal boot racks.
 (1973) (East Corridor Entrance; West Corridor Entrance; North Corridor Entrance) - have prefinished metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Replace boot racks. (approx. 15 linear metres)**Concern:**

Boot racks are rusty and have worn out.

Recommendation:

Replace boot racks. (approx. 15 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$7,500	Low

Updated: APR-11

C1030.17 Other Fittings* - Coat Hooks

(1960) Original Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10) - have coat hooks.
 (1973) Addition (Classrooms 11, 13, 14, 15, 16, 18, 19; Science 12) - have coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C2010 Stair Construction*

(1973) Addition (Gymnasium 51 and Corridor to Stage 52) - has wood stair.
 (1973) Addition (Mechanical Room 47 Mezzanine to Roof) - has metal stair with checker plate tread and metal channel stringers.
 (1973) Addition (Mechanical Room 47 to Mezzanine) - has metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C2020.05 Resilient Stair Finishes**

(1973) Addition (Gymnasium 51 and Corridor to Stage 52) - wood stair has vinyl tile treads and rubber nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	20	APR-11

Event: Replace resilient stair finishes. (1 stair)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,000	Unassigned

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

(1973) Addition (Gymnasium 51 and Corridor to Stage 52) - wood stair has wood railing.
 (1973) Addition (Mechanical Room 47 Mezzanine) - metal stair has metal railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C2030 Interior Ramps*

(1973) (Music 17) - has wood ramp covered with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	0	APR-11

Event: Replace ramp. (1 ramp)**Concern:**

Ramp is too steep.

Recommendation:

Replace ramp. (1 ramp)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$5,000	Low

Updated: APR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

(1960) Original Building (Mechanical Room 24) - has concrete wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3010.03 Plaster Wall Finishes (Unpainted)*

(1960) Original Building (Classrooms, Corridors) - have plaster wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

(1973) Addition (Classrooms Corridor Walls; Administration Area) - have gypsum board walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C3010.06 Tile Wall Finishes**

(1960) Original Building (Boys Washroom 22) - has ceramic wall tiles.

(1973) Addition (Boys Washroom 36, Girls Washroom 37, 53) - have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace ceramic wall tiles. (approx. 40 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: APR-11

C3010.09 Acoustical Wall Treatment**

(1973) Addition (Music 17; Gymnasium 51) - have acoustic wood strip wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	20	APR-11

Event: Replace acoustical wall treatment. (approx. 150 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

(1960) Original Building (Classrooms; Corridors) - have painted plaster wall finishes.

(1973) Addition (Classrooms Corridor Walls; Administration Area) - have painted gypsum board walls.

(1973) Addition (Corridors and Gymnasium 51) - have painted concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3010.12 Wall Coverings*

(1973) Addition (Between Library 34 and Classrooms 5, 6) - have vinyl covered demountable partitions. (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3010.14 Other Wall Finishes* - Brick Tiles

(1960) Original Building (West Main Entrance Vestibule) - has 200mm IXL tiles.

(1960) Original Building (North Wall of Kitchen 30) - has 100mm IXL tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3010.14 Other Wall Finishes* - Glazed Concrete Block

(1973) Addition (Corridors) - have glazed concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C3010.14 Other Wall Finishes* - Mural(1960) Original Building (Corridor Near Classroom 4) - has mural.
(1973) Addition (Corridor Near Science 12) - has mural.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3020.01.01 Epoxy Concrete Floor Finishes*

(1973) Addition (Mechanical Room 47) - has epoxy concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C3020.01.02 Paint Concrete Floor Finishes*

(1960) Original Building (Mechanical Room 24) - has painted concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Repair and repaint concrete floor finishes. (approx. 25 square metres)**Concern:**

Paint of concrete floor has peeled off.

Recommendation:

Repair and repaint concrete floor finishes. (approx. 25 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,500	Medium

Updated: APR-11

C3020.02 Tile Floor Finishes - 1960**

(1960) Original Building (Boys Washroom 22; Staff Mens Washroom 23) - have quarry tiles.
 (1960) Original Building (Boys Washroom 22) - has mosaic tiles in front of urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	50	APR-11

Event: Replace tile floor finish (approx. 30 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,000	Unassigned

Updated: APR-11

C3020.02 Tile Floor Finishes - 1973**

(1973) Addition (Boys Washroom 36, Girls Washroom 37, 53) - have mosaic tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	50	APR-11

Event: Replace tile floor finish (approx. 55 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$5,500	Unassigned

Updated: APR-11

C3020.04 Wood Flooring**

(1973) Addition (Gymnasium 51) - has maple flooring on floor sleeper on permacushion resilient pads on 4 mil poly vapour barrier on concrete slab. (approx. 360 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	APR-11

Event: Replace wood flooring. (approx. 360 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$72,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring - 1960**

(1960) Original Building (Classroom 1; Corridor; Kitchen 30; Boys Washroom 26, 29, Girls Washroom 27, 28) - have vinyl tile flooring. (approx. 340 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	20	APR-11

Event: Replace vinyl tile flooring. (approx. 340 sq. m.)**Concern:**

Vinyl tile flooring has worn out.

Recommendation:

Replace vinyl tile flooring. (approx. 340 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$34,000	Low

Updated: APR-11

C3020.07 Resilient Flooring - 1973**

(1973) Addition (Science 12; Classroom 16; Staff Room 35; Staff Work Room 40; Infirmary 41; Server 42; Mechanical Room 47 Storage; Mechanical Room 47 Caretakers Office; Corridors; Partial Classroom 15, 18, 19; Library 34 Offices) - have vinyl tile flooring. (approx. 590 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	20	APR-11

Event: Replace vinyl tile flooring (approx. 590 sq. m.)**Concern:**

Vinyl tile flooring has worn out.

Recommendation:

Replace vinyl tile flooring (approx. 590 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$59,000	Low

Updated: APR-11

C3020.07 Resilient Flooring - 2001**

(1973) Addition (Stage 52 and new Storage) - has vinyl tile flooring. (approx. 75 sq. m.) (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	APR-11

Event: Replace vinyl tile flooring (approx. 75 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$7,500	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring - VAT**

(1960) Original Building (Classrooms 2, 4; Partial Classroom 7, 8; Janitor 25; Storage 33; Gym Storage 49; Physical Education Office 50; Janitor 54) - have VAT flooring. (approx. 275 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	20	APR-11

Event: Replace VAT flooring. (approx. 275 sq. m.)**Concern:**

VAT flooring has worn out.

Cost includes low risk abatement procedure.

Recommendation:

Replace VAT flooring. (approx. 275 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$41,250	Low

Updated: APR-11

C3020.08 Carpet Flooring - 1960, 1973, 1997**

(1960) Original Building (Classroom 3, 6, 9, 10; Partial Classroom 7, 8) - have carpet flooring. (approx. 400 sq. m.)

(1973) Addition (Classroom 11, 13, 14, 15, 18, 19; Music 17; Conference 43; Principal 44; Administration 46) - have carpet flooring. (approx. 560 sq. m.)

(1973) Addition (Library 34) - has carpet flooring. (approx. 200 sq. m.) (installed in 1997)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	15	APR-11

Event: Replace carpet flooring. (approx. 1160 sq. m.)**Concern:**

Carpet flooring has open seams, ripples, and has worn out.

Recommendation:

Replace carpet flooring. (approx. 1160 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$116,000	Low

Updated: APR-11

C3020.08 Carpet Flooring - 2001**

(1960) Original Building (Classroom 5) - has carpet flooring. (approx. 75 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	15	APR-11

Event: Replace carpet flooring. (approx. 75 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,500	Unassigned

Updated: APR-11

C3030.01 Concrete Ceiling Finishes (Unpainted)*

(1973) Addition (Mechanical Room 47 Storage; Mechanical Room 47 Caretakers Office; Gym Storage 49) - have concrete ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

C3030.02 Ceiling Paneling (Wood)*

(1960) Original Building (West Main Entrance Vestibule) - has wood deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

(1960) Original Building (Mechanical Room 24; Boys Washroom 22, 26, 29; Girls Washroom 27, 28; Staff Mens Washroom 23) - have drywall ceiling.

(1973) Addition (Janitor 54; Boys Washroom 36, Girls Washroom 37, 53, Staff Womens Washroom 38, Staff Mens Washroom 39, Infirmary Washroom 41) - have drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

(1960) Original Building (Kitchen 30; Corridors) - have suspended T-bar ceiling system with acoustic ceiling tiles. (approx. 290 sq. m.)

(1973) Addition (Classrooms 11, 13, 14, 15, 16, 18, 19; Science 12; Music 17; Library 20, 21, 34; Library 34 Storage; Library 34 Office A, B, C, D; Staff Room 35; Staff Work Room 40; Infirmary 41; Server 42; Conference 43; Principal 44; Vice Principal 45; Administration 46; Physical Education Office 50; Mechanical Room 47 Caretakers Office; Stage 52; Corridors) - have suspended T-bar ceiling system with acoustic ceiling tiles. (approx. 2340 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	25	APR-11

Event: Replace suspended T-bar ceiling system with acoustic ceiling tiles. (approx. 2630 sq. m.)**Concern:**

The theoretical design life of acoustic ceiling system has passed.

Recommendation:

Replace suspended T-bar ceiling system with acoustic ceiling tiles. (approx. 2630 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$131,500	Low

Updated: APR-11

C3030.07 Interior Ceiling Painting*

(1960) Original Building (West Main Entrance Vestibule) - has stained wood deck ceiling.

(1960) Original Building (Boys Washroom 22, 26, 29; Girls Washroom 27, 28; Staff Mens Washroom 23) - have painted drywall ceiling.

(1973) Addition (Mechanical Room 47; Janitor 54; Boys Washroom 36, Girls Washroom 37, 53, Staff Womens Washroom 38, Staff Mens Washroom 39, Infirmary Washroom 41) - have painted drywall ceiling.

(1973) Addition (Gymnasium 51) - has painted metal deck ceiling and exposed open web steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C3030.09 Other Ceiling Finishes* - Acoustic Ceiling Tiles

(1960) Original Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10) - have 305x305mm acoustic ceiling tiles on 19x64mm strapping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Replace acoustic ceiling tiles. (approx. 770 square metres)

Concern:

Acoustic ceiling tiles are stained and dusty.

Recommendation:

Replace acoustic ceiling tiles. (approx. 770 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$38,600	Low

Updated: APR-11

C3030.09 Other Ceiling Finishes* - Metal Deck Ceiling

(1973) Addition (Gymnasium 51) - has metal deck ceiling and exposed open web steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

S4 MECHANICAL**D2010.04 Sinks****

Mainly single compartment Stainless Steel sinks throughout school, in classrooms. Some are provided with bubblers. Wall mounted, cast iron & floor mounted mop sinks in custodian rooms. Sinks upgraded in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	APR-11

Event: Replace 22 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$13,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Single and double bubbler, vitreous china drinking fountains located in corridors throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	35	APR-11

Event: Replace 4 drinking fountains.**Concern:**

Some drinking fountains showing signs of wear and damage

Recommendation:

Replace drinking fountains with new units.

Consequences of Deferral:

Continued wear

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$4,000	Low

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urn) - Lavatories**

Mainly stainless steel lavs with conventional and push-type metering valves in washrooms. Wall mounted vitreous china lavs. Recently upgraded in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	35	APR-11

Event: Replace 22 lavs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$16,000	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - Urinals & WC's - 1960 wing**

Throughout school, mainly:
 Floor mounted, recessed urinals with flush tanks.
 Floor mounted flush valve & flush tank water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	APR-11

Event: Replace 10 WC's and 4 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - Urinals & WC's - 1973 wing**

Throughout school, mainly:
 Floor mounted, recessed urinals with flush valves.
 Floor mounted flush valve & flush tank water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	APR-11

Event: Replace 10 WC's and 4 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping with soldered fittings throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2020.01.02 Valves: Domestic Water**

Mainly gate valves and quarter turn ball valves - isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace 25 Valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Wilkins & Watts backflow preventors in water supply lines for Boiler make up and fire lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	APR-11

Event: Replace 2 Backflow Preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

1960 Mechanical Room: One John Wood 42,000 Btu/Hr, 41.6 Gallon atmospheric natural gas fired hot water heater.
1973 Addition Mechanical Room: One John Wood JW502NA, 42,000 Btu/Hr, 189 Litres atmospheric natural gas fired hot water heater
Install date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	APR-11

Event: Replace 2 Domestic Water Heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Hot and cold piping is insulated with fibreglass with canvas jacket in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2030.01 Waste and Vent Piping*

DWV piping appears to be cast iron throughout. Vent piping is cast iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2030.02.04 Floor Drains*

Conventional floor drains in Washrooms and Mechanical rooms. Cast iron strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Mainly Cast iron roof drainage piping throughout building, connecting roof drainage to municipal mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2040.02.04 Roof Drains*

Conventional and controlled flow roof drains with cast iron dome strainers. Scuppers at edge of roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3010.02 Gas Supply Systems*

New natural gas meter and service connection installed. Schedule 40 steel gas supply to mechanical room appliances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

2 Lochinvar boilers with Bell & Gossett pumps, complete with low-water cutoff, temperature and pressure relief valves. Models unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	35	APR-11

Event: Replace 2 Heating Boilers and Accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$100,000	Unassigned

Updated: APR-11

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

Boilers vented through common insulated chimney. Installed new in 2010. Combustion air duct is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	35	APR-11

Event: Replace Chimneys and vent connectors (8 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$15,000	Unassigned

Updated: APR-11

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

Heating system is provided with a pot feeder for the addition of chemicals for water treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution**

Original portion of school is ventilated using a single roof-top air handling unit. Some work appears to have been done to fresh air inlet, exhausts hoods and heating section. Air volume not available. Disposable filters installed.

1973 Addition is ventilated using two built-up air handling units in the mechanical room. Units use common exhaust duct to exterior, and separate fresh air intakes. Return air and fresh air ducts are common to both units. Estimate gymnasium system 4500 cfm; other system maximum unknown. Gymnasium air handling unit uses a utility grade centrifugal return air fan. Other air handling unit uses a tubular axial flow fan. Disposable filters installed in both units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace 2 indoor Air Handling Units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$200,000	Unassigned

Updated: APR-11

Event: Ventilation may not be adequate for current use.**Concern:**

Possible inadequate ventilation air volume.

Recommendation:

Study ventilation systems and requirements.

Consequences of Deferral:

Poor ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$10,000	Medium

Updated: APR-11

D3040.01.04 Ducts: Air Distribution*

Low velocity galvanized ductwork connecting air handling units to air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Mainly rectangular and round cone and sidewall grille diffusers throughout areas of school served by the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Piping is mixture of copper and schedule 40 steel. Solder, Victaulic & threaded joints, respectively. Heating water distributed by Inline Bell & Gossett pumps, located in the Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: **Replace Hot Water Distribution Systems (\$55 / sq.m. gfa).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$200,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

Roof-mounted, centrifugal exhaust fans are provided for bathroom and central corridor exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: **Replace 6 roof mounted Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Various low velocity Galvanized exhaust ductwork throughout school, connecting grilles & hoods to roof mounted fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Mostly "eggcrate" and louvered style, ceiling & wall mounted exhaust grilles, mostly in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3050.05.01 Convectors**

Classrooms and general areas in the 1960 building are installed with built-in convection cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace 15 Convectors.**Concern:**

Loss of heat and possible issue with hot water system freezing.

Recommendation:

If they are not in use, insulate and close off vents.

Consequences of Deferral:

Significant heat loss, chance of freezing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

Wall mounted force flow heaters at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace 4 Fan Coil Units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

1973 addition uses perimeter radiation cabinets in classrooms and general areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace 75m of Finned Tube Radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,000	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

Suspended hot water unit heaters in mechanical areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace 2 Unit Heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,000	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats control unit heater & force flow heaters throughout building. Time clock controls day/night operation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace Electric Controls on 1 Unit heater and 4 force flows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

Thermostats, dampers, and valves throughout are pneumatically controlled. Compressed air provided by a Powers simplex Air compressor with 1/3 HP motor, in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace Pneumatic Control system (\$15 / sq.m. gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$55,000	Unassigned

Updated: APR-11

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

New DDC control system installed. Monitors and controls all major points of heat generation and ventilation systems. Equipped with auto-dial out in case of alarm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	APR-11

Event: Replace DDC system (\$11 / sq.m. gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$40,000	Unassigned

Updated: APR-11

D4020 Standpipes*

Firehose cabinets mainly in corridors, containing hose racks, hoses, nozzles and valves. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemical fire extinguishers at several locations throughout building. Recessed cabinets and wall mounting brackets. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

The transformer is owned and maintained by the utility company, Epcor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	APR-11

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

A Westinghouse main distribution centre, located in the electrical room has been provided. It is fed from a pad mounted transformer located on the west side of the school. It is rated at 600A, 120/208V, 3 phase 4 wire and is complete with a 600A, Westinghouse, 3P main breaker and a distribution section complete with feeder breakers. All breakers are well identified. There is limited capacity in the distribution centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	40	APR-11

Event: Install new main distribution switchgear.**Concern:**

Switchgear is old and unreliable and full to capacity. Spare parts are not available. Insulation characteristics may be compromised.

Recommendation:

Upgrade and install new distribution switchgear.

Consequences of Deferral:

Possible short circuits. Hazardous to property and personnel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$100,000	Medium

Updated: APR-11

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

1960 Westinghouse panels in mechanical rooms. 2000 Federal pioneer panels in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-11

Event: Replace Electrical Branch Circuit Panelboards (7 Panels).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$7,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Wall mounted magnetic motor starters have been provided for motor control. Starters are complete with pilot lights and selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	APR-11

Event: Replace Motor Starters and Accessories (7 starters).**Concern:**

1960 motor starters have no spare parts.

Recommendation:

Install seven new motor starters.

Consequences of Deferral:

Possible failure and loss of HVAC operations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$7,000	Medium

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Wiring is in copper and installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Install new wiring through out the school.**Concern:**

1960 wiring insulation have passed its expected life.

Recommendation:

Install new wiring through out the school.

Consequences of Deferral:

Possible short circuits and ground faults. Hazardous to property and personnel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$60,065	Medium

Updated: APR-11

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Line voltage switching in classrooms and hallways. Low voltage switching in Gym area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

D5020.02.02.02 Interior Fluorescent Fixtures**

Lighting is provided by fluorescent fixtures that are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	APR-11

Event: Replace Interior Florescent Fixtures (700 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$175,000	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs and remote heads. All paths and points of egress are adequately covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	APR-11

Event: Replace Emergency Lighting Battery Packs (GFA \$2.00 per sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$7,500	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

LED exit signs located at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Roof mounted HID light fixtures around perimeter of school. Fixtures are complete with H.P. Sodium lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-11

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

Exterior lighting is controlled by photo-cell with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5030.01 Detection and Fire Alarm**

The fire alarm is an Edwards 6616 hardwired zone panel located in the main office with a zone annunciator located at the main door. The system is of the hard wired type and is complete with detection devices, bells, and pull stations. The system is externally monitored and tested annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	25	APR-11

Event: Replace Detection and Fire Alarm(GFA: \$12.00)**Concern:**

The system is discontinued and no longer supported by the manufacturer. Maintenance parts are becoming increasingly hard to obtain.

Recommendation:

Replace the system with a new addressable system, complete with visual signal appliances.

Consequences of Deferral:

System could fail and the school could be without a fire alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$45,000	Medium

Updated: APR-11

D5030.02.02 Intrusion Detection**

A DCS Security system complete with motion sensors and keypads has been provided. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	APR-11

Event: Replace Intrusion Detection (GFA: \$8.00 per sq .m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$30,000	Unassigned

Updated: APR-11

D5030.04.01 Telephone Systems*

Telephone service is underground and terminates in the boiler room. A Norstar telephone system has been provided and is located in the storage room within the general office. The system was provided in 2000. Handsets have been provided in classrooms and in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-11

D5030.04.04 Data Systems*

Cat 5 data cabling has been provided throughout the school. Data outlets have been provided in the classrooms and in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-11

D5030.04.05 Local Area Network Systems*

Main data network is located in a storage room off the general office, and consists of a wall mounted rack complete with patch panels, hubs, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5030.05 Public Address and Music Systems**

A Bogen Multicom 2000 call system has been provided. It is located in a storage room off the library. The system is interfaced with the telephone system. Overhead speakers have been provided throughout the school, including classrooms, corridors, and wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	APR-11

Event: Replace Public Address and Music Systems (GFA: \$12.00 per sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$45,000	Unassigned

Updated: APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

(1973) Addition (Library 34) - has wood book shelves, magazine racks, tables and chairs. (renovated in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-11

E1020.03 Theater and Stage Equipment*

(1973) Addition (Stage 52; Gymnasium 51) - have track lighting, sound system and curtain. (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

E1020.07 Laboratory Equipment*

(1960) Original Building (Mechanical Room 24) - has eye wash station.

(1973) Addition (infirmary 41) - has eye wash station.

(1973) Addition (Classroom 16) - has kiln.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

E1090.04 Residential Equipment*

(1960) Original Building (Kitchen 30) - has 1 range, 4 fridges and 1 dishwasher.

(1960) Original Building (Classroom 2, 4, 5) - have 3 microwaves and 1 fridge.

(1973) Addition (Staff Room 35) - has 1 fridge, 2 microwaves and 1 dishwasher.

(1973) Addition (Mechanical Room 47 Caretakers Office) - has 1 microwave and 1 fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1973) Addition (Gymnasium 51) - has wall mounted basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	APR-11

E2010.02 Fixed Casework - Display Case**

(1973) Addition (Corridor near Classroom 7) - has display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	APR-11

Event: Replace display case. (1linear metre)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: APR-11**E2010.02 Fixed Casework** - Millwork**

(1960)(1973) - have original millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	35	APR-11

Event: Replace millwork. (approx. 60 linear metres)**Concern:**

Millwork has damaged countertops and is worn out.

Recommendation:

Replace millwork. (approx. 30 linear metres in 1960 section; 30 linear metres in 1973 section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$60,000	Low

Updated: APR-11**E2010.02 Fixed Casework** - Reception Counter**

(1973) Addition (Admin 46; Library 34) - have reception counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	APR-11

Event: Replace reception counters. (approx. 4 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: APR-11

E2010.02 Fixed Casework - Vanities**

(1960) Original Building (Boys Washroom 22, 26, 29; Girls Washroom 27, 28) - have plastic laminated vanities. (installed in 2000) (approx. 6 linear metres)

(1973) Addition (Boys Washroom 36, Girls Washroom 37, 53) - have plastic laminated vanities. (installed in 2000) (approx. 7 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	35	APR-11

Event: Replace vanities. (approx. 13 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$13,000	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

(1960) Original Building (Classrooms 1, 2, 3, 4, 8, 9, 10; Kitchen 30; Storage 33) - have horizontal venetian blinds. (approx. 23 blinds)

(1973) Addition (Classrooms 11, 13, 14, 15, 16; Science 12) - have horizontal venetian blinds. (approx. 8 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	APR-11

Event: Replace blinds. (approx. 31 blinds)**Concern:**

Venetian blinds have worn out.

Recommendation:

Replace blinds. (approx. 31 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$12,400	Low

Updated: APR-11

E2010.05 Fixed Multiple Seating**

(1973) Addition (Music 17) - has wood tiered seating platforms (38x140mm wood frame on 38x89mm wood stud) covered with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	APR-11

S8 FUNCTIONAL ASSESSMENT**K1020.05 Staff Parking Stalls (Number, Size, Layout)***

School does not have painted yellow lines on pavement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	0	APR-11

Event: Paint pavement markings. (approx. 20 stalls)**Concern:**

School does not have painted yellow lines on pavement.

Recommendation:

Paint pavement markings. (approx. 20 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$4,000	Low

Updated: APR-11

K4010.01 Barrier Free Route: Parking to Entrance*

(1960)(1973) - do not have barrier free route from parking area. There is no formal drop-off or curb-cuts provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Provide barrier free route from parking to entrance. (1 route)**Concern:**

(1960)(1973) - do not have barrier free route from parking area. There is no formal drop-off or curb-cuts provided.

Recommendation:

Provide barrier free route, stall and curb-cut from parking to entrance. (1 route)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$5,000	Medium

Updated: APR-11

K4010.02 Barrier Free Entrances*

School does not have handicap access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Provide automatic operators to doors. (2 doors)**Concern:**

School does not have handicapped access

Recommendation:

Provide automatic operators to doors. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$20,000	Low

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

(1960)(1973) Corridors are wide enough for wheelchair users.

(1973) Addition (Gymnasium 51 and Corridor to Stage 52) - has stair.

(1973) Addition (Music 17) - has ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Provide 2 wheelchair platforms.**Concern:**

(1973) Addition (Gymnasium 51 and Corridor to Stage 52) - need ramp or wheelchair platform.

Recommendation:

Provide 2 wheelchair platforms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$10,000	Low

Updated: APR-11

K4010.04 Barrier Free Washrooms*

(1960)(1973) do not have barrier free washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Provide barrier free Washroom. (2 cubicles)**Concern:**

(1960)(1973) do not have barrier free washrooms.

Recommendation:

Provide barrier free Washroom. (2 cubicles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$10,000	Low

Updated: APR-11

K4030.01 Asbestos*

A Hazardous Materials management Project for Asbestos Building Material Survey Report was completed for Edmonton Public Schools by PHH Environmental Limited. (date unknown)

Asbestos Abatement - ceiling tiles was done in 2002 and 2003. Other asbestos abatement was done in 2006. (see C3020.07 Resilient Flooring** - VAT)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

K4030.09 Other Hazardous Materials*

No other hazardous materials have been observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

