

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Bisset Elementary School

B3059A
Edmonton

Facility Details

Building Name: Bisset Elementary School
Address: 3020 - 37 Street
Location: Edmonton

Building Id: B3059A
Gross Area (sq. m): 3,380.00
Replacement Cost: \$9,510,926
Construction Year: 1989

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: September 10 2010
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: \$1,097,125
5 year Facility Condition Index (FCI): 11.54%

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1989. The school faces one street - 37 Street on the East. 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 340.

The original 3319.0 square metres school was built in 1989. The first Portable addition of 377.5 square metres was added in 1992. Total building area is 3696.5 square metres.

Carpet was installed in 1991, 2001, 2003 and 2005.
 Vinyl tile flooring was installed in 2007 and 2009.

ABC Group A Division 2 - School. The 1989 original building has two storeys and non-combustible construction. 1992 portables are single storey and has combustible construction. Both buildings are unsprinklered.

Structural Summary:

(1989) Original Building has steel columns and concrete blocks on concrete grade beams on concrete piles along perimeter and under interior load bearing walls; concrete slab on grade. Gymnasium Roof has steel deck on open web steel joists on concrete block walls. Other Areas have steel deck on open web steel joists on steel beams on steel columns. Mezzanine has steel deck on open web steel joists on concrete block walls and concrete slab.

(1992) Portables attached to Original Building have exterior wood frame construction bearing on wood studs on glulam beams on steel beams on concrete piles along perimeters and under interior floor, wood floor joists and plywood sheathing floor, metal deck on wood roof joists.

Recommendations for future action: not required.

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1989) Original Building has built-up roofing; sheet metal roofing, facing brick, stucco, PVC windows, metal framed storefront for Main Entrance and Corridor Entrances, metal utility doors, stucco soffit.

(1992) Portables have built-up roofing; stucco; fibreglass windows; metal exit doors.

Recommendations for future action for original building include: replace built-up roofing; replace roof drains.

Recommendations for future action for attached Portables include: replace built-up roofing and roof drains; repair stucco; replace window gaskets; replace exit stairs.

Overall envelope system rating is acceptable.

Interior Summary:

(1989) Original Building has concrete blocks interior partitions along Corridors; metal stud partitions between classrooms; painted metal deck ceiling and wood flooring in Gymnasium; suspended T-bar ceiling system and carpet and vinyl tile flooring in ECS and Classrooms; suspended T-bar ceiling system and carpet flooring in Library, Music Room, Administration area, Staff Room and Corridors; suspended T-bar ceiling system, ceramic wall tiles and quarry tile flooring in Washrooms; suspended T-bar ceiling system and vinyl tile flooring in Staff Work Room and Infirmary; drywall ceiling and vinyl tile flooring in Janitor, Storages; suspended T-bar ceiling system and quarry tile flooring in Entrances; wood doors, metal doors and metal frames; whiteboards, tackboards, smart boards and projection screens

in Classrooms; painted metal deck ceiling and painted concrete floor in Mezzanine Mechanical Room; painted metal deck ceiling and carpet in Mezzanine Resource Room and ECS..metal doors and metal frames.

(1992) Portables have painted metal deck and painted open web steel joist ceiling, vinyl covered gypsum board wall panels and carpet flooring in Classrooms; prefinished metal vaulted ceiling and carpet in Corridor; painted metal deck ceiling and plywood flooring in Mechanical Rooms; suspended T-bar ceiling system, vinyl covered gypsum board wall panels and rubber sheet Link area; whiteboards and Smart boards, wood doors and wood frames.

Recommendations for future action for original building include: replace mezzanine railing; replace lockers; provide automatic door operators; provide lift to Second Floor.

Recommendations for future action for attached Portables include: not required.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

A hydronic heating system with two gas fired boilers and two pumps serves perimeter finned tube radiation and coils in the ventilation systems.

Ventilation systems for the main building use custom air handling units. The main school uses a variable volume system. The gymnasium are served by a single constant volume system.

The domestic hot water is served by two water heaters c/w recirculation pump.

The main building controls are pneumatic with a BMCS.

The water closets and the urinals are flush tank & valve and the lavatories are enamelled steel c/w metering faucets.

Overall rating is Acceptable (4).

Electrical Summary:

The school has been provided with an 800A, 120/208V, 3 phase, 4 wire service obtained from a pad mounted transformer. The transformer is owned and maintained by the utility company, Epcor. The main distribution centre is located in the electrical room. Lighting is of the fluorescent type with fixtures utilizing T8 lamps and electronic ballasts. 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 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***

(1989) Original Building - has concrete grade beams on concrete piles along perimeter and under load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

A1030 Slab on Grade*

(1989) Original Building (Main Floor) - has 125mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1010.01 Floor Structural Frame (Building Frame)*

(1989) Original Building - has concrete block and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

(1989) Original Building (Interior Open Areas) - have HSS columns on concrete piles.

(1989) Original Building (Corridors) - have concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1010.03 Floor Decks, Slabs, and Toppings*

(1989) Original Building (Main Floor) - has 125mm concrete slab on grade.

(1989) Original Building (Mezzanine) - has 125mm concrete slab on metal deck on open web steel joists or channels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1010.05 Mezzanine Construction*

(1989) Original Building (Mezzanine) - has 125mm concrete slab on metal deck on open web steel joists or channels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1010.09 Floor Construction Fireproofing*

(1989) Original Building - has concrete blocks extending up to underside of metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1010.10 Floor Construction Firestopping*

(1989) Original Building - has concrete blocks extending up to underside of metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1020.01 Roof Structural Frame*

(1989) Original Building (Lower Roof) - has steel deck on open web steel joists on steel beams on HSS columns.

(1989) Original Building (Upper Roof) - has steel deck on open web steel joists on steel beams on concrete block and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1020.04 Canopies*

(1989) Original Building (Entrances) - has acrylic stucco, wire lath, metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B1020.06 Roof Construction Fireproofing*

(1989) Original Building (Lower Roof) - has steel deck.

(1989) Original Building (Upper Roof) - has steel deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

(1989) Original Building (Gymnasium 40; North and Southwest Walls of Building) - have facing brick, air space, rigid insulation and concrete block.

(1989) Original Building (Other Areas) - have facing brick, air space and metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

(1989) Original Building - has acrylic stucco, wire lath, metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1989) Original Building - facing brick has expansion control joints.

(1989) Original Building - acrylic stucco has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

(1989) Original Building - facing brick with expansion control joints has caulking.

(1989) Original Building - acrylic stucco with expansion control joints has caulking.

(1989) Original Building - has caulking around window and door openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-11

Event: Repair caulking. (approx. 500 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$50,000	Unassigned

Updated: MAR-11

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

(1989) Original Building (Entrance Doors, Exit Doors) - have metal doors and metal frames. (21 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-11

Event: Repaint doors. (21 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,500	Unassigned

Updated: MAR-11

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

(1989) Original Building (Gymnasium 40; North and Southwest Walls of Building) - have concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

(1989) Original Building (Other Areas) - have metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

(1989) Original Building - has air space, rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

(1989) Original Building (Mezzanine Mechanical Room 204) - has exterior painted steel louvers on wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B2010.09 Exterior Soffits*

(1989) Original Building (Entrances) - has acrylic stucco soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

(1989) Original Building (Main Floor) - has PVC windows with double sealed units. (approx. 58 windows)

(1989) Original Building (mezzanine Atrium) - has PVC windows with double sealed units. (approx. 16 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace PVC windows. (approx. 78 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$117,000	Unassigned

Updated: MAR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

(1989) Original Building (East Main Entrance F1; Southeast Corridor Entrance F2; Southwest Corridor Entrance F3; West Corridor Entrance F5; North Corridor Entrance F6) - have steel-framed storefronts and doors and sidelights. (10 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace steel-framed storefronts. (10 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$22,000	Unassigned

Updated: MAR-11

B2030.02 Exterior Utility Doors**

(1989) Original Building (Classroom 14; Computer Room 15; Gymnasium 40; Gym Storage 41; LR 44; Storage 48; Mezzanine Resource Room 202; Mezzanine Mechanical Room 204) - have metal doors and metal frames. (12 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace exterior utility doors. (12 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$18,000	Unassigned

Updated: MAR-11

B3010.01 Deck Vapor Retarder and Insulation*

(1989) Original Building - has rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1989 Section**

(1989) Original Building - has built-up roofing. (approx. 3140 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	25	MAR-11

Event: Replace built-up roof. (approx. 3140 sq. m.)

Concern:

Built-up roof has blisters, ponding and ridges.

Recommendation:

Replace built-up roof. (approx. 3140 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$471,000	Low

Updated: MAR-11



(1989) Original Building - has ponding.

B3010.07 Sheet Metal Roofing**

(1989) Original Building (East Main Entrance F1) - has sheet metal roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace sheet metal roofing. (approx. 40 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$4,000	Unassigned

Updated: MAR-11

B3010.08.02 Metal Gutters and Downspouts**

(1989) Original Building - has roof drains connecting to interior downspouts and to main sewer system. (15 roof drains)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	30	MAR-11

Event: Replace downspouts. (approx. 75 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$75,000	Unassigned

Updated: MAR-11

Event: Replace roof drains. (15 roof drains)**Concern:**

Replace roof drains when built-up roof is replaced.

Recommendation:

Replace roof drains. (15 roof drains)

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

Updated: MAR-11

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

(1989) Original Building - has concrete block.

(1989) Original Building - has metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1010.04 Interior Balustrades and Screens, Interior Railings*

(1989) Original Building (Corridors) - have wood railings.

(1989) Original Building (Mezzanine 205) - has wood railing with balustrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	0	MAR-11

Event: Replace wood railing with balustrades. (approx. 10 linear metres)

Concern:

(1989) Original Building (Mezzanine 205) - railing and balustrades are too low - do meet building code.

Recommendation:

Replace wood railing with balustrades. (approx. 10 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,000	Low

Updated: MAR-11



(1989) Original Building (Mezzanine 205) - railing and balustrades are too low and do not meet building code.

C1010.05 Interior Windows*

(1989) Original Building (Resource Room 1, 35; ECS 2, 3, 5; Computer Room 15; Classrooms; Staff Room 56; Administration 57; Principal 62; Counselor 63; Mezzanine ECS 201; Mezzanine Resource Room 202) - have metal framed windows with clear glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1010.06 Interior Glazed Partitions and Storefronts*

(1989) Original Building (ECS 3; Office 59; Principal 62; Counselor 63) - have painted steel framed glazed partitions with wood doors and clear glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1010.07 Interior Partition Firestopping*

(1989) Original Building - has concrete blocks extending up to underside of metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1020.01 Interior Swinging Doors (& Hardware)*

(1989) Original Building (Washrooms; Janitor 4, 32, 49) - have wood doors with metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1020.03 Interior Fire Doors*

(1989) Original Building (Corridors C10, C11, C12; Gymnasium 40; Mezzanine Mechanical Room 204) - have 1.5 hour fire rated metal doors and frames.

(1989) Original Building (East Main Entrance Vestibule F1; Server 37; Gym Storage 41; Kitchen 42; Janitor's Office 43; LR 44; Electrical Room 45; Mezzanine Mechanical Room 204; Mezzanine Mechanical Room 204 to Mezzanine 205) - have 3/4 hour fire rated metal doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1030.01 Visual Display Boards**

(1989) Original Building (Near Resource Room 1) - has 1 tackboard.

(1989) Original Building (ECS 2, 3, 5) - have 3 whiteboards and 1 Smart board.

(1989) Original Building (Classrooms 7, 10, 11, 14, 18, 20, 29, 31, 34) - have 16 whiteboards, 6 tackboards, 9 Smart boards and 1 projection screen.

(1989) Original Building (Computer Room 15) - has 1 whiteboard and 1 Smart board.

(1989) Original Building (Janitor's Office 43) - has 1 tackboard.

(1989) Original Building (Music 50) - has 1 portable Smart board.

(1989) Original Building (Staff Room 56) - has 1 whiteboard and 1 projection screen.

(1989) Original Building (Conference Room 60) - has 1 whiteboard.

(1989) Original Building (Mezzanine Resource Room 202) - has 1 whiteboard and 1 Smart board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-11

Event: Replace visual display boards. (approx. 32 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,000	Unassigned

Updated: MAR-11

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

(1989) Original Building (Boys Washroom 6, 30, 38, Girls Washroom 6, 39, Staff Womens Washroom 52, Staff Mens Washroom 53) - have prefinished metal toilet partitions. (7 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: **Replace fabricated compartments (Toilets).**
(approx. 7 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$3,500	Unassigned

Updated: MAR-11

C1030.08 Interior Identifying Devices*

(1989) Original Building - all rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1030.10 Lockers**

(1989) Original Building (Boys Washroom 38, Girls Washroom 39; Janitor's Office 43; Janitor 49) - have prefinished single tier metal lockers. (9 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	30	MAR-11

Event: **Replace lockers. (9 lockers)**

Concern:

Lockers are worn out.

Recommendation:

Replace lockers. (7 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$4,500	Low

Updated: MAR-11

C1030.12 Storage Shelving*

(1989) Original Building (Storage 46, 51; Janitor 49; Staff Work Room 54) - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

(1989) Original Building (Boys Washroom 6, 13, 17, 30, 33, 38, Girls Washroom 8, 9, 12, 16, 21, 22, 39, Staff Womens Washroom 52, Staff Mens Washroom 53, Infirmary Washroom 58, ECS 2) - have toilet accessories.
 (1989) Original Building (Boys Washroom 38, Girls Washroom 39) - have shower accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1030.17 Other Fittings* - Boot Racks

(1989) Original Building (East Main Entrance F1; Southeast Corridor Entrance F2; Southwest Corridor Entrance F3; West Corridor Entrance F5; North Corridor Entrance F6) - have metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C1030.17 Other Fittings* - Coat Hooks

(1989) Original Building (ECS 2, 3, 5; Classrooms) - have coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C2010 Stair Construction*

(1989) Original Building (ECS 2 to Mezzanine ECS 201) - has metal stair c/w concrete filled pans.
 (1989) Original Building (Library 36 to Mezzanine Resource Room 202) - has metal stair c/w concrete filled pans.
 (1989) Original Building (Corridor to Mezzanine Mechanical Room 204) - has metal stair c/w concrete filled pans.
 (1989) Original Building (Mezzanine Resource Room 202 to Roof) - has metal stair c/w metal channel stringers and metal plate treads.
 (1989) Original Building (Mezzanine Mechanical Room 204 to Roof) - has metal stair c/w metal channel stringers and metal plate treads.
 (1989) Original Building (Mezzanine ECS 201) - has concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C2020.06 Carpet Stair Finishes**

(1989) Original Building (ECS 2 to Mezzanine ECS 201) - has metal stair with carpet stair finish.
 (1989) Original Building (Library 36 to Mezzanine Resource Room 202) - has metal stair with carpet stair finish.
 (1989) Original Building (Mezzanine ECS 201) - has concrete stair with carpet stair finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	10	MAR-11

Event: Replace carpet stair finish. (2 stairs)

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

Updated: MAR-11

C2020.08 Stair Railings and Balustrades*

(1989) Original Building (ECS 2 to Mezzanine ECS 201) - metal stair has wood railing with metal balustrades.
 (1989) Original Building (Library 36 to Mezzanine Resource Room 202) - metal stair has wood railing with metal balustrades.
 (1989) Original Building (Corridor to Mezzanine Mechanical Room 204) - metal stair has metal pipe railing.
 (1989) Original Building (Mezzanine Resource Room 202 to Roof) - metal stair has metal pipe railing.
 (1989) Original Building (Mezzanine Mechanical Room 204 to Roof) - metal stair has metal pipe railing.
 (1989) Original Building (Mezzanine ECS 201) - concrete stair has wood railings with metal balustrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C2020.10 Stair Painting*

(1989) Original Building (Corridor to Mezzanine Mechanical Room 204) - has painted metal stair.
 (1989) Original Building (Mezzanine Resource Room 202 to Roof) - has painted metal stair.
 (1989) Original Building (Mezzanine Mechanical Room 204 to Roof) - has painted metal stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

(1989) Original Building (Server 37; Boys Washroom 38, Girls Washroom 39; Gymnasium 40; Gym Storage 41; Kitchen 42; Janitor's Office 43; LR 44; Electrical Room 45; Storage 46, 48, 51; Meter Room 47; Janitor 49; Corridors C11, C12) - have concrete block wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

(1989) Original Building (ECS 2, 3, 5; Classrooms; Computer Room 15; Administration Area; Infirmary 58) - have gypsum board wall finish.
 (1989) Original Building (Staff Work Room 54; Staff Room 56; Mezzanine ECS 201; Mezzanine Resource Room 202; Mezzanine 205) - have gypsum board wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3010.06 Tile Wall Finishes**

(1989) Original Building (ECS 2; Boys Washroom 6, 13, 17, 30, 33, 38, Girls Washroom 8, 9, 16, 21, 22, 39; Janitor 32) - have 100x100mm ceramic wall tile finish. (approx. 80 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace ceramic wall tile finish. (approx. 80 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$8,000	Unassigned

Updated: MAR-11

C3010.09 Acoustical Wall Treatment**

(1989) Original Building (Music 50) - has fabric acoustic wall panels. (approx. 80 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-11

Event: **Replace fabric acoustic wall panels. (approx. 80 sq. m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: MAR-11

C3010.11 Interior Wall Painting*

(1989) Original Building (Server 37; Boys Washroom 38, Girls Washroom 39; Gymnasium 40; Gym Storage 41; Kitchen 42; Janitor's Office 43; LR 44; Electrical Room 45; Storage 46, 48, 51; Meter Room 47; Janitor 49; Corridors C11, C12) - have painted concrete block wall finish.

(1989) Original Building (Staff Work Room 54; Staff Room 56; Mezzanine ECS 201; Mezzanine Resource Room 202; Mezzanine 205) - have painted gypsum board wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3010.12 Wall Coverings*

(1989) Original Building (ECS 2, 3, 5; Classrooms; Computer Room 15; Administration Area; Staff Work Room 54; Staff Room 56; Infirmary 58) - have vinyl wall covering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3020.01.02 Paint Concrete Floor Finishes*

(1989) Original Building (Mezzanine Mechanical Room 204) - has painted concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3020.02 Tile Floor Finishes**

(1989) Original Building (ECS 2; Boys Washroom 6, 13, 17, 30, 33, 38, Girls Washroom 8, 9, 16, 21, 22, 39, Staff Womens Washroom 52, Staff Mens Washroom 53; Janitor 32; East Main Entrance Foyer; East Main Entrance Vestibule F1; Southeast Corridor Entrance Vestibule F2; Southwest Corridor Entrance Vestibule F3; West Corridor Entrance Vestibule F5; North Corridor Entrance Vestibule F6) - have quarry floor tile finish. (approx. 160 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-11

Event: Replace tile floor finish. (approx. 160 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$16,000	Unassigned

Updated: MAR-11

C3020.04 Wood Flooring**

(1989) Original Building (Gymnasium 40) - has wood strip flooring. (approx. 420 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace wood strip flooring. (approx. 420 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$105,000	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring**

(1989) Original Building (Partial Classrooms 11, 14, 18, 20, 29, 31, 34; Computer Room 15; Resource Room 35; Gym Storage 41; Kitchen 42; Janitor's Office 43; LR 44; Electrical Room 45; Storage 46, 51; Janitor 49; Staff Work Room 54; Xerox 55; Partial Staff Room 56; Infirmary 58; Infirmary Washroom 58; Corridorss C11, C12) - have vinyl tile flooring. (approx. 600 sq. m.) (installed in approx. 2007)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	MAR-11

Event: Replace vinyl tile flooring. (approx. 600 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$60,000	Unassigned

Updated: MAR-11

C3020.08 Carpet Flooring - 1989**

(1989) Original Building (ECS 3, 5; Classrooms 7, 14, 20, 29, 31, 34; Server 37; Administration 57; Office 59; Conference Room 60; Vice Principal 61; Principal 62; Counselor 63; Mezzanine ECS 201; Mezzanine Resource Room 202) - have carpet flooring. (approx. 815 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-11

Event: Replace carpet flooring. (approx. 815 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$81,500	Unassigned

Updated: MAR-11

C3020.08 Carpet Flooring - 2001, 2003, 2005**

(1989) Original Building (Resource Room 1; Library 36; Corridors C3, C5, C10) - have carpet flooring. (approx. 220 sq. m.) (installed in 2001)

(1989) Original Building (Computer Room 15; Classroom 18; Staff Room 56) - have carpet flooring. (approx. 150 sq. m.) (installed in 2003)

(1989) Original Building (ECS 2; Classrooms 10, 11) - have carpet flooring. (approx. 200 sq. m.) (installed in 2005)

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

Event: Replace carpet flooring. (approx. 795 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$79,500	Unassigned

Updated: MAR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

(1989) Original Building (Boys Washroom 6, 13, 17, 30, 33, Girls Washroom 8, 9, 12, 16, 21, 22, Library 36 Atrium; Staff Womens Washroom 52, Staff Mens Washroom 53; Gym Storage 41; LR 44; Electrical Room 45; Mezzanine ECS 201) - have gypsum board ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

(1989) Original Building (Classrooms; Administration Area; ECS 2, 3, 5; Computer Room 15; Library 36; Music 50; Staff Room 56; Corridors; Entrance Vestibules; Mezzanine Resource Room 202) - have suspended T-Bar ceilings. (approx. 2175 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-11

Event: **Replace suspended T-Bar ceilings. (approx. 2715 sq. m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$203,600	Unassigned

Updated: MAR-11

C3030.07 Interior Ceiling Painting*

(1989) Original Building (Boys Washroom 6, 13, 17, 30, 33, Girls Washroom 8, 9, 12, 16, 21, 22, Staff Womens Washroom 52, Staff Mens Washroom 53; Gym Storage 41; LR 44; Electrical Room 45; Mezzanine ECS 201) - have painted gypsum board ceiling finish.

(1989) Original Building (Gymnasium 40; Meter Room 47; Storage 48; Mezzanine Mechanical Room 204) - have painted metal deck ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

C3030.09 Other Ceiling Finishes* - Metal Deck Ceiling

(1989) Original Building (Gymnasium 40; partial Gym Storage 42; Meter Room 47; Storage 48; Mezzanine Mechanical Room 204) - have metal deck ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

Single & two compartment stainless steel sinks in classrooms and staff rooms.
Floor mounted mop sinks in Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 4 Janitor sinks and 18 S/S sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$20,000	Unassigned

Updated: MAR-11

D2010.05 Showers**

The Gymnasium shower stalls have vandal resistant heads with push button actuators. Currently not in service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 2 Shower stations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$2,500	Unassigned

Updated: MAR-11

D2010.08 Drinking Fountains/Coolers**

Wall hung, Elkay refrigerated fountains. Mainly in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace 3 Drinking Fountains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$3,000	Unassigned

Updated: MAR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl)**

Enamelled steel vanity mounted lavatories are used throughout the school. Push button metering faucets.
 Floor mounted flush valve urinals are located in the boys' washrooms.
 Floor mounted, vitreous china flush valve & Flush tank water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace 19 WC's, 21 Lavs and 6 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$90,000	Unassigned

Updated: MAR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water piping is mainly copper with soldered fittings throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D2020.01.02 Valves: Domestic Water**

Mixture of gate valves and 1/4 turn ball valves - isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace 25 Valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$12,000	Unassigned

Updated: MAR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Double check valve backflow preventor installed on heating system cold water make up line & fire line. Regularly inspected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-11

Event: Replace Boiler water make up & Fire line Backflow Preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,000	Unassigned

Updated: MAR-11

D2020.02.06 Domestic Water Heaters**

(1989) One original gas-fired heaters, Jetglas 65 USGAL & 450,000 BTUH.

(2008) A.O.Smith model BTX 80 100. 50 gal storage capacity, 68,400 Btuh input.

C/w inline, fractional HP, domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-11

Event: Replace 2008 water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,000	Unassigned

Updated: MAR-11

Event: Replace original water heater.

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

Updated: MAR-11

D2020.03 Water Supply Insulation: Domestic*

Most domestic cold, hot and recirculation piping has been insulated with fibreglass with canvas jacket in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D2030.01 Waste and Vent Piping*

Cast iron and copper are used for DWV.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-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	1989	0	MAR-11

D2040.01 Rain Water Drainage Piping Systems*

Above and below ground piping is cast iron. Storm water is being discharged to city sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D2040.02.04 Roof Drains*

Full open flow roof drains installed throughout roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3010.02 Gas Supply Systems*

Gas distribution system to heating boilers, domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

Two (2) Raypak natural draft type boilers, Model E 2500 WTD. 2,249,200 BTUH each c/w expansion tank & accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace 2 Heating Boilers and Accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$100,000	Unassigned

Updated: MAR-11

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

Insulated breeching from boilers, connecting to a common metal chimney.
Combustion air ducts have been provided in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace boiler chimney & vent connectors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$40,000	Unassigned

Updated: MAR-11

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

Chemical treatment is provided for the heating system including side stream filters and chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3040.01.01 Air Handling Units: Air Distribution**

Built-up air handling unit, variable air volume (15,500 cfm) serving main school building.

Packaged air handling unit, constant volume (5800 cfm) serving Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 2 Air Handling Unit systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$200,000	Unassigned

Updated: MAR-11

D3040.01.02 Fans: Air Distribution (Remote from AHU)*

Ceiling propellor fans. Various locations throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3040.01.04 Ducts: Air Distribution*

Supply air distribution ducting is low velocity type and installed in ceiling space. Ceiling space is being used as return air plenum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Mainly square ceiling diffusers throughout building. Drum Louver supply grilles in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3040.03.01 Hot Water Distribution Systems**

Two Armstrong base mounted, end suction pumps circulate heating water from the boilers through finned tube radiation cabinet unit heaters in the main building. Piping is Schedule 40 steel with welded and flanged fittings. Smaller piping uses screwed fittings and copper piping. It is a reverse return piping system. In-line coil circulating pumps have been provided on the air system coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace Hot Water Distribution System (qfa \$/sq-m, 3319 sq-m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$250,000	Unassigned

Updated: MAR-11

D3040.04.01 Fans: Exhaust**

Roof mounted fans have been provided for washroom and locker room exhausts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 6 Roof mounted exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$10,000	Unassigned

Updated: MAR-11

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ductwork to exhaust air outlets and all exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust air grilles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

D3050.02 Air Coils**

Reheat coils mounted in supply ductwork throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 15 Reheat coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$30,000	Unassigned

Updated: MAR-11

D3050.03 Humidifiers**

Low pressure steam boiler used is HydroTherm. This humidification boiler is operational, but not in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-11

Event: Replace Humidification boiler & accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: MAR-11

D3050.05.02 Fan Coil Units**

Ceiling & Wall mounted force flow heaters at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 5 Fan Coil Units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$7,500	Unassigned

Updated: MAR-11

D3050.05.03 Finned Tube Radiation**

Wall fin radiation installed throughout the building except in the Gymnasium and Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

Event: Replace 75m of Finned Tube Radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$50,000	Unassigned

Updated: MAR-11

D3050.05.06 Unit Heaters**

Unit heaters are provided in the Mechanical Rooms to temper the combustion air.
Two (2) hot water projection unit heaters in the Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace 4 Unit Heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$6,000	Unassigned

Updated: MAR-11

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats cycle the force flow and unit heater fans on a call for heat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace Electric Controls on Unit heaters and force flows.

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

Updated: MAR-11

D3060.02.02 Pneumatic Controls**

The pneumatic control includes a Johnson Controls duplex tank-mounted control compressor with air dryer. There are pneumatic actuators on valves and dampers in the mechanical room. There are pneumatic thermostats and valve actuators for main building perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$50,000	Unassigned

Updated: MAR-11

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

Building DDC system controlling ventilation system. Unknown make and model.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-11

Event: Replace Building DDC system (gfa \$/sq-m, 3319 sq-m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$40,000	Unassigned

Updated: MAR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Handheld dry chemical fire extinguishers are located throughout the school, mainly in corridors. Regularly inspected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

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

Utility-owned pad mounted main transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-11

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

A Commander Electric main distribution centre, located in the electrical room has been provided. It is fed from a pad mounted transformer. It is rated at 800A, 120/208V, 3 phase 4 wire and is complete with an 800A, 3P main disconnect switch fused at 800A, and a distribution section complete with fused disconnect switches. All switches are well identified. There is ample spare capacity in the distribution centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	MAR-11

<u>Capacity Size</u>	<u>Capacity Unit</u>
800	amps

Event: Replace Main Electrical Switchboards (Main Distribution).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$75,000	Unassigned

Updated: MAR-11

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

Branch circuit breaker panels have been provided throughout the school and are located in the classroom wings and in service rooms. Panels are approximately 75% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	MAR-11

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution) (9 panels).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$9,000	Unassigned

Updated: MAR-11

D5010.07.02 Motor Starters and Accessories**

Wall mounted motor starters have been provided for motor control. Starters are complete with hand-off-auto selector switches and pilot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	MAR-11

Event: **Replace Motor Starters and Accessories (15 starters).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$15,000	Unassigned

Updated: MAR-11

D5020.01 Electrical Branch Wiring*

Wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-11

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

Low voltage switching system has been provided throughout the school. All areas are locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Lighting is provided by fluorescent fixtures equipped with T8 lamps and electronic ballasts.

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

Event: **Replace Interior Florescent Fixtures (650 fixtures).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$150,000	Unassigned

Updated: MAR-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>
4 - Acceptable	1990	20	MAR-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	2014	\$6,500	Unassigned

Updated: MAR-11

D5020.02.03.03 Exit Signs*

Exit signs complete with LED lamps have been provided at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS light fixtures have been provided around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-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	1989	0	MAR-11

D5030.01 Detection and Fire Alarm**

The fire alarm is an Edwards 6632 hardwired zoned system, with the control 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	1990	25	MAR-11

Event: Replace Detection and Fire Alarm (GFA: \$11.00 per sq m)

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	\$40,000	Low

Updated: MAR-11

D5030.02.02 Intrusion Detection**

A DSC Maxsys intrusion system has been provided. It is complete with motion sensors, key pads and door contacts. System is monitored externally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-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	2032	\$27,000	Unassigned

Updated: MAR-11

D5030.04.01 Telephone Systems*

Telephone service is underground and terminates in the electrical room. A Norstar telephone system has been provided and is located in the electrical room. The system was provided in 2007. Handsets have been provided in classrooms and in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-11

D5030.04.03 Call Systems**

A Bogen Multicom 2000 system has been provided and it is complete with a TPU-1008 paging amplifier. 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>
5 - Good	2007	25	MAR-11

Event: Replace Call Systems (GFA: \$12.00 per sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$45,000	Unassigned

Updated: MAR-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>
5 - Good	2001	0	MAR-11

D5030.04.05 Local Area Network Systems*

Main data network is located in storage room in the library, 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>
5 - Good	2001	0	MAR-11

D5030.06 Television Systems*

Underground cable TV service has been provided to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-11

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

(1989) Original Building (Library 36) - has wood book shelves, magazine racks, tables and chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

E1020.07 Laboratory Equipment*

(1989) Original Building (Resource Room 35) - has kiln.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

E1090.04 Residential Equipment*

(1989) Original Building (Classroom 18) - has 1 microwave and 1 fridge.

(1989) Original Building (Kitchen 42) - has 1 microwave, 1 range, 2 fridges and 1 dishwasher.

(1989) Original Building (Janitor's Office 43) - has 1 microwave.

(1989) Original Building (Staff Room 56) - has 2 microwave, 1 range, 1 fridge and 1 dishwasher.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1989) Original Building (Gymnasium 40) - has wall mounted basket ball backstops, climbing apparatus and curtain divider.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

E2010.01 Fixed Artwork*

(1989) Original Building (Library 36 Atrium) - has mural.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

E2010.02 Fixed Casework - Millwork**

(1989) Original Building (ECS 2, 3, 5; Classroom 7, 10, 11, 14, 18, 20, 29, 31, 34; Computer Room 15; Resource Room 35; Kitchen 42; Staff Work Room 54; Staff Room 56) - have millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace millwork. (approx. 35 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$35,000	Unassigned

Updated: MAR-11

E2010.02 Fixed Casework - Reception Counters**

(1989) Original Building (Library 36) - has reception counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace reception counter. (approx. 2 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$2,000	Unassigned

Updated: MAR-11

E2010.02 Fixed Casework - Vanities**

(1989) Original Building (Boys Washroom 38, Girls Washroom 9, 39, Staff Womens Washroom 52, Staff Mens Washroom 53, Infirmary Washroom 58, ECS 2) - have plastic laminated wood vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace plastic laminated wood vanities. (approx. 8 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$8,000	Unassigned

Updated: MAR-11

E2010.03.01 Blinds**

(1989) Original Building (ECS 2, 3, 5; Classrooms 7, 10, 11, 14, 18, 20, 29, 31, 34; Computer Room 15; Music 50; Infirmary 58; Conference Room 60; Vice Principal 61; Principal 62; Mezzanine Atrium) - have vertical blinds. (approx. 78 blinds)

(1989) Original Building ((Resource Room 1, 35; ECS 2, 3, 5; Computer Room 15; Classrooms; Staff Room 56; Administration 57; Principal 62; Counselor 63; Mezzanine ECS 201; Mezzanine Mechanical Room 204) - have venetian blinds. (approx. 76 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-11

Event: Replace blinds. (approx. 156 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$62,400	Unassigned

Updated: MAR-11

E2010.05 Fixed Multiple Seating**

(1989) Original Building (Music 50) - has tiered wood framed seating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-11

Event: Replace wood seating. (approx. 30 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$3,000	Unassigned

Updated: MAR-11

E2010.06 Fixed Interior Landscaping*

(1989) Original Building (Library 36)- has exposed concrete planters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

F1010.02.04 Portable and Mobile Buildings - 1992 Portables**

(1992) Portables - Classroom 24, 25, 26, 27; Mechanical Room 23, 28; Corridor C7, C8 (attached to the Southwest side of the main school building).

Total floor areas: 377.5 square metres.

Foundation - glulam beams on W200 steel beams on concrete piles along perimeters and under the connection of two portables.

Connection to 1989 original school - has 100mm concrete slab on grade.

Floor - 9.5mm sanded plywood, 4 mil poly vapour barrier/air seal, 16mm T &G plywood subfloor, 38x240mm floor joists at 400mm o.c., batt insulation, 10mm pressure treated plywood between joists, 19x89mm cont. Wood block under each joist.

Corridor floor (between Mechanical Rooms 23 and 28) - has a wood ramp c/w rubber sheet floor finish, 9.5mm sanded plywood, air seal/vapour barrier, plywood floor, 38x235mm wood joists at 400mm o.c., batt insulation, 10mm pressure treated plywood between joists, 19x89mm wood blocking continuous under each joist.

Exterior wall (Classrooms) - stucco, building paper, 9.5mm exterior plywood, 38x140mm wood studs at 400mm o.c., 140mm batt insulation, vapour barrier, 12.7mm gypsum board.

Roof (Classrooms) - gravel, 4 ply built-up roofing, 25mm fibreboard, sloped rigid insulation, vapour, barrier, 12.7mm exterior drywall, 38mm metal deck, OWSJ, 38x140mm wood studs at 400mm o.c.

Roof at Connection - gravel, 4 ply built-up roofing, 25mm fibreboard, sloped rigid insulation, vapour, barrier, 12.7mm exterior drywall, 38mm metal deck, 38x184 joists at 400mm o.c. 38x140mm wood studs at 400mm o.c.

Roof over central Corridor - prefinished sheet metal roofing, 'Z' bars at 600mm o.c., 100mm insulation, prefinished metal. (vaulted ceiling)

Exterior wall under Metal Roof - prefinished metal, building paper, 13mm plywood, vapour barrier, double 16mm plywood arches glued and screwed filled with batt insulation, 38x140mm wood studs at 400mm o.c., 10mm exterior plywood, building paper, 13mm gypsum board.

Roof drains enter the building and connect through downspouts to storm sewer system.

Windows - fiberglass pull trusion frames with hermetically sealed glass.

Classroom Exits - have wood stairs on concrete piles and c/w 38x140mm deck and metal pipe railings.

Corridor at Connection - has rubber sheet floor finish.

Corridor Ceiling at Connection - has suspended T-bar system c/w acoustic ceiling tiles.

Corridor walls at Connection - has prefinished vinyl finished drywall.

Corridor floor near Classrooms - has carpet.

Corridor Ceiling - has prefinished metal vaulted ceiling.

Corridor - has prefinished metal boot racks.

Corridor walls - has prefinished vinyl finished drywall.

Classroom doors - have solid wood doors and metal frames.

Classroom Exit doors (Classroom 24, 25, 26, 27) - have insulated metal doors and metal frames.

Corridor Exit doors - have insulated metal double doors c/w vision panels and metal frame.

Corridor door - has metal doors and metal frame.

Corridor to (1989) Original Building - has 1.5 hour fire rated metal doors and metal frame.

Classroom walls - has vinyl covered drywalls.

Classroom floor - has carpet flooring finishes.

Classroom Ceiling - has painted metal deck and painted exposed OWSJ.

Classrooms - have 4 Smart Boards, 8 whiteboards, 4 tackboards.

Classrooms - have millwork.

Classrooms - have coat hooks.

Classrooms - have vertical blinds and drapes over the windows and exit doors.

Mechanical Room 23, 28 - have painted metal deck ceiling, gypsum wall board, plywood flooring, 3/4 hour fire rated metal doors and metal frames.

Overall Condition: 4 (acceptable).

Mechanical systems:

- Heating & ventilation provided by a central Scott Springfield Air Handling unit c/w Glycol heating coil, Supply fan, Filters, Humidifier - connected to overhead ductwork & grilles. A Shell & Tube heat exchanger provides heated glycol for the AHU coil. Condition: 4 (acceptable)

- Heating distribution piping. Condition: 4 (acceptable).

- Controls - Pneumatic wall mounted thermostat. Condition: 4 (acceptable).
 - No Fire Extinguishers.
 - No plumbing fixtures.
- Overall Mechanical Condition: 4 (acceptable).

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems have been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHTING: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

Overall Electrical Condition: 4 (acceptable).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	MAR-11



Southeast Elevation.

Event: Repair stucco (approx. 20 square metres); Replace wood exit stairs (4 stairs); Replace built-up roofing (approx. 750 square metres); Replace gaskets for windows (4 windows)

Concern:

1. Stucco has bubbles near West wall of Classroom 26 and fire damages near Classroom 25 exit.
2. Wood exit stairs are worn out.
3. Built-up roofing has blisters and ponding.
4. Windows have condensation in Classroom 24.

Recommendation:

1. Repair stucco. (approx. 20 square metres) \$ 3000
2. Replace wood exit stairs. (4 stairs) \$6000
3. Replace built-up roofing. (approx. 750 square metres) \$112500
4. Replace gaskets for windows. (4 windows) \$1000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$122,500	Low

Updated: MAR-11

Event: Replace Building Envelope Works. (377..5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
To Be Determined	2022	\$188,750	Unassigned

Updated: MAR-11

Event: Replace Electrical Works. (377.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,860	Unassigned

Updated: MAR-11

Event: Replace Interior Works. (377.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$41,525	Unassigned

Updated: MAR-11

Event: Replace Mechanical Works. (377.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$37,750	Unassigned

Updated: MAR-11

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

(1989) - School has barrier free route from parking lot to East Main Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

K4010.02 Barrier Free Entrances*

(1989) - School does not have handicap access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	0	MAR-11

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

School does not have handicap 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: MAR-11**K4010.03 Barrier Free Interior Circulation***

(1989) - Corridors are wide enough for wheelchair users.

(1989) - Library 36 to Mezzanine Resource Room 202 has metal stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	0	MAR-11

Event: Provide lift. (1 lift)**Concern:**

(1989) - Library 36 to Mezzanine Resource Room 202 has metal stair.

Recommendation:

Provide lift. (1 lift)

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

Updated: MAR-11

K4010.04 Barrier Free Washrooms*

(1989) Original Building (Boys Washroom 13, 38, Girls Washroom 12, 39, Staff Womens Washroom 52, Staff Mens Washroom 53) - have handicap cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-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)
No asbestos was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-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	1989	0	MAR-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	1989	0	MAR-11

K5010 Reports and Studies*

Prime Consultant Name - Francis Ng
 Year of Evaluation - 2010
 (1989) Original Building - 3319.0 square metres
 (1992) Portables - 377.5 square metres
 Total building area is 3696.5 square metres

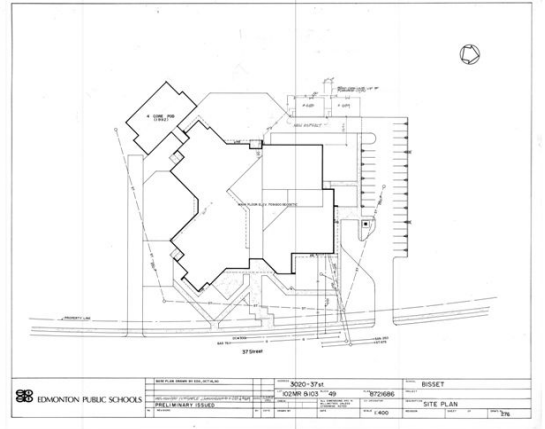
Drawings attached - Site Plan, Main Floor Plan and Second Floor Plan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-11

Event: Study

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	0	\$0	Unassigned

Updated: MAR-11



Site plan.