RECAPP Facility Evaluation Report

Edmonton School District No. 7

Kate Chegwin Junior High School

B3176A

Edmonton

Report run on: March 21, 2013 9:47 AM

Facility Details

Building Name: Kate Chegwin Junior High S
Address: 3119 - 48 Street
Location: Edmonton

Building Id: B3176A
Gross Area (sq. m): 5,765.00
Replacement Cost: $16,686,000
Construction Year: 1991

Evaluation Details

Evaluation Company: N53 Architecture Inc.
Evaluation Date: November 30 2012
Evaluator Name: Jason Porterfield

Total Maintenance Events Next 5 years: **$2,482,245**
5 year Facility Condition Index (FCI): **14.88%**

General Summary:

This two storey junior high School was constructed in 1991 and has an area of 4,945m². A two storey wood framed addition with an area of 820m² was constructed in 1992 and is attached to the northeast end of the school. The school capacity is 600 with a current enrollment of 585 students with a compliment of 36 staff. The school contains 27 classrooms including dedicated art room, home economics, science, industrial art woodworking, drama and computer room. There is a small greenhouse room connected to the science room.

At the time of inspection there were no portable classrooms on site.

Structural Summary:

The 1991 building and 1992 wood framed building utilizing grade beams on piles foundation systems. The 1992 building is a concrete slab on grade floor structure. The 1991 building has a structural concrete floor system over crawl space with a portion of the main floor being concrete slab on grade. The crawlspace has a concrete slab on grade. The building's superstructure comprises both masonry load bearing walls, steel columns, beams, and open web steel joists (non-combustible construction) with flat roofs and sloped roof sections for the 1991 building. The 1992 structure (2 storeys) comprises wood frame construction.

Recommendations:
None at this time.

The building structure is in acceptable condition.

Envelope Summary:

The exterior 1991 structure was constructed utilizing a masonry cavity wall rain screen principal with insulation within the wall cavity and the vapour barrier installed on the warm side of the insulation. In addition ceramic tile exterior finishes have been introduced at featured areas and as continuous bands along the top and bottom of windows. The upper exterior walls above the roof comprises pre-finished metal cladding on building paper on rigid insulation with Z-bar grits with the vapour barrier on masonry and or metal stud framing.
The exterior 1992 structure was constructed utilizing (EIFS) stucco finish. In addition wood bands have been introduced to pick up on the theme of the original building.
The flat roof areas comprise of a SBS roofing system for both the 1991 and 1992 structures. The skylights have translucent plastic sloped roof panels.
Exterior doors and frames are glazed insulated hollow metal doors in pressed steel frames.
The windows are aluminum fixed sealed unit; classrooms windows have 2 operable ventilators per classroom.

Recommendations:
The plywood sheathing located at grade level has deteriorated and is recommended to be replaced with new exterior cement board.
The SBS roofing membrane has bubbling throughout. Recommend repairing the bubbled areas.

The overall condition of the envelope is acceptable.

Interior Summary:

Interior floor finishes include carpet flooring in classrooms and admin areas, VCT flooring in corridors and select classrooms, ceramic tiles in washrooms and hardwood sports flooring in the gym. The interior wall finishes include painted drywall, vinyl clad gypsum board partitions and painted concrete block walls. The ceilings finishes are

primarily suspended acoustic ceiling tile in corridors, classrooms and admin areas. There is wood siding at featured upper walls and at 2nd floor corridor overhang, painted exposed structure in the gym, painted drywall ceilings in storage rooms, washrooms and dressing rooms.
Prefinished metal toilet partitions within washrooms with proper barrier free stalls. Lockers are located through the corridors, in the gym change rooms and in the staff room. An elevator provides wheel chair access to both floor levels for barrier free only and it not used by staff or students on a regular basis.
Millwork with plastic laminate countertops and clear finished wood doors and gables. Doors are solid core wood doors in pressed steel frames with hollow metal doors to mechanical and service rooms.

Recommendations:
Some of the acoustic wall panels in the main corridor have stain from condensation. Recommend replacing the fabric on the stained acoustic panels.
The vinyl wall coverings are damaged in some areas, recommend repairing the damaged portions.
The millwork finish throughout is worn and plastic laminated counter tops are starting to de-laminate. Recommend replacing the millwork.

The overall condition of the interior is good.

Mechanical Summary:
The school is heated with two boilers that distribute hot water to a hot water to glycol heat exchanger which in turn distributes the heating glycol to baseboard radiation, fan coil units, and coils in the ventilation units. There are two ventilation units one for the main school and one for the gymnasium. The school has a BMCS but it was reported that the controls are now mostly manual. The school is fully sprinklered.

Recommendations:
The in line pumps are leaking, recommend replacing with new pumps.
The hot water distribution piping in the mechanical room has various leaks. Recommend repairing the leaks.
There is no venting system on the range hoods in the home economics room. Recommend installing new range hoods with vented system.

The mechanical systems are in acceptable condition.

Electrical Summary:
Main Distribution Panel is 1200 Amp 120/208 volt three phase manufactured by Westinghouse and is fed from an underground service. Secondary brand panels are located throughout the school. Lighting fixtures are energy savers T12 c/w magnetic ballasts. HPS wall packs, poles and pot lights are used for exterior lighting. Lighting is switched using line voltage switches and low voltage relays for gym and hallways. Exterior lighting is controlled by photo cell. Emergency lighting is provided by Lumacell emergency battery packs and there are PL lamp EXIT signs tied to emergency battery packs located at required exits. Fire alarm system is inspected on annual basis with bells and strobes located in the hallways. Clocks in school are battery operated, stand alone. Telephone handsets are tied in with the intercom, they are located in offices, classrooms and library. Computer network and hardware is located in server room with cat5 cabling for distribution. Televisions and VHS/DVD players are installed in classrooms.

Recommendations:
None at this time.

The overall condition of the electrical is acceptable.

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

S1 STRUCTURAL

A1010 Standard Foundations* - 1991 and 1992 Section

Concrete grade beams on concrete piles. Size and reinforcing unknown.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

A1030 Slab on Grade* - 1991 and 1992 Section

Portion of the 1991 main floor is slab on grade with the entire crawlspace floor having concrete slab. The 1992 section is slab on grade.
Thickness and reinforcing unknown.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

A2020 Basement Walls (& Crawl Space)* - 1991 Section

Reinforced concrete grade beams along main floor crawl space.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)* - 1991 Section

Portion of floor is concrete filled metal deck on steel beams and / or joists over crawl space.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)* - 1992 Section

Wood floor joists with 19mm plywood floor sheathing. Size of wood joists unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1992 Section

Wood framed walls within the 1992 section supporting the floor and roof structure.

Rating	Installed	Design Life	Updated
5 - Good	1992	0	MAR-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1991 Section

Masonry concrete block walls/pilasters with steel frame structure.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

B1010.05 Mezzanine Construction* - 1991 Section

Steel framed structure with concrete on metal decking second floor corridor mezzanine overlooking main floor corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B1010.09 Floor Construction Fireproofing*

Building is sprinklered. Fireproofing spray to underside of second floor decking.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B1010.10 Floor Construction Firestopping*

Firestopping is in place at all Visible locations.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

B1020.01 Roof Structural Frame* - 1991 Section

Steel beams, trusses and OWSJ throughout. Sizes vary throughout, unknown and unable to view.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

B1020.01 Roof Structural Frame* - 1992 Section

Wood roof joists with 19mm plywood floor sheathing. Size of wood joists unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

B1020.06 Roof Construction Fireproofing*

Roof is not required to be fire rated. Unable to view any type of roof fireproofing at time of inspection.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1991 Section

Brick veneer exterior building facade. Installed from grade to top of parapet.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1992 Section

Exterior stucco facade. Colour matches brick veneer of 1991 section. Stucco installed from grade to top of parapet.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.01.09 Expansion Control: Ext. Wall* 1991 Section

Metal expansion joint located close to center of school as well as vertical control joints in brick veneer of the 1991 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

B2010.01.09 Expansion Control: Ext. Wall* 1992 Section

Vertical and horizontal control joints installed in stucco exterior finish of the 1992 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

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

Joint sealant caulking at control joints of stucco and face brick and around all exterior door and window openings. Total 2000m.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	20	MAR-13

Event: Replace 2000m Joint Sealants

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$58,200	Unassigned

Updated: MAR-13

B2010.01.99 Other Exterior Wall Skin*

300 x 300 ceramic tile at front of school near main entrance. Band of ceramic tile accent continuous around building at top and bottom of windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.02.05 Wood Framing: Ext. Wall Const.* - 1992 Section

2 storey wood framed classroom addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

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

Rigid insulation within wall cavity and the vapour barrier installed on warm side of insulation. Size and thickness unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.05 Parapets*

Pre-finished metal cap flashing over small curb parapet surround the perimeter exterior walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal louvres for mechanical equipment at mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.09 Exterior Soffits*

Wood soffit located at main entrance overhang.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B2010.10 Other Exterior Walls* - 1991 Section

Pressure treated plywood over rigid insulation along grade at foundation wall. Total 350m.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	0	MAR-13

Event: Replace pressure treated plywood (350 linear meters)

Concern:
Pressure treated plywood has deteriorated and no long provides good protection from weather.

Recommendation:
Recommend repairing and replacing pressure treated plywood with exterior cement board.

Type	Year	Cost	Priority
Failure Replacement	2012	$22,800	Low

Updated: MAR-13

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B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1991 and 1992 Section

Custom aluminum fixed sealed unit. Classrooms windows with 2 operable vents per classroom. Total 346m2. (202m2 - 1991 and 104m2 - 1992)

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-13

Event: Replace Exterior 306m2 Aluminum Windows

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$293,900	Unassigned

Updated: MAR-13

B2020.03 Glazed Curtain Wall**

Aluminum framed glazed curtain wall installed above main entrance above vestibule. Total 40m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-13

Event: Replace 40m2 of glazed curtain wall

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$45,700	Unassigned

Updated: MAR-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Glazed hollow metal doors in pressed steel frames. Total 8 doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 8 Exterior Entrance Doors

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$19,300	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

Painted hollow metal doors in pressed steel frames. Total 13 doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-13

Event: Replace 13 Exterior Utility Doors

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$11,000	Unassigned

Updated: MAR-13

B3010.01 Deck Vapour Retarder and Insulation* - 1991 and 1992 Section

Deck vapour retarder on gypsum board over metal decking. Rigid insulation sloped to roof drains, thickness unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

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

All flat roof areas are 2 ply SBS membrane roofing system. Total 3547m2.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	25	MAR-13

Event: Repair roof membrane bubbling (500m2)

Concern:
Various portions of roof has bubbling and soft spots. They are located throughout all areas of the roof on both sections.

Recommendation:
Recommend repairing portions of roof that soft spots and bubbling exists.

Type	Year	Cost	Priority
Repair	2012	$25,000	Medium

Updated: MAR-13

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Event: Replace (3,547m²) SBS Membrane Roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$619,200	Unassigned

Updated: MAR-13

B3010.09 Roof Specialties and Accessories*

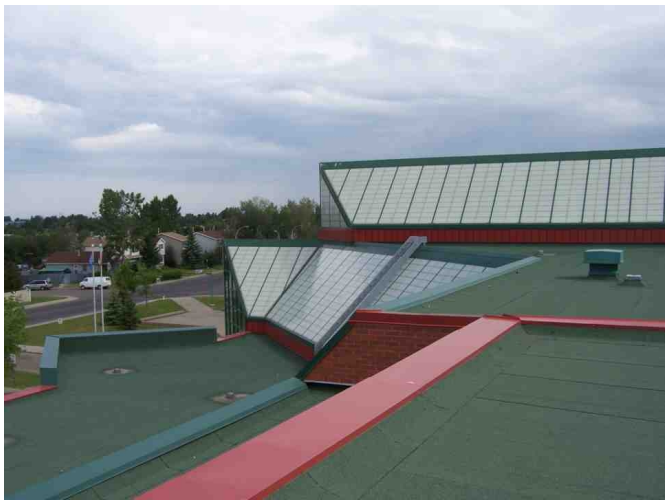
There are 4 steel roof ladder installed on the roof.
1 is installed on north west area from 2nd floor to 1st floor roof.
1 is installed from top of mechanical room roof onto 2nd floor roof on south east side
1 is located at southern most portion from gym roof to 1st floor roof above gym storage rooms.
and one is on the south west side from gym roof to 1st floor roof.
1 is installed on north west area from 2nd floor to 1st floor roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

B3020.01 Skylights**

Translucent plastic sloped sandwich panels (skylight). Total 650 panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	25	MAR-13



Translucent roof panels

Event: Replace translucent sloped sandwich panels (650 Panels).

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$742,300	Unassigned

Updated: MAR-13

B3020.02 Other Roofing Openings (Hatch, Vent, etc)*

Roof vents, chimneys and air intakes are throughout the roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - 1991 Section - Metal

Metal Stud Partitions with painted gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C1010.01 Interior Fixed Partitions* - 1991 Section Masonry

Painted concrete block partitions.

Rating	Installed	Design Life	Updated
5 - Good	1991	100	MAR-13

C1010.01 Interior Fixed Partitions* - 1992 Section - Wood

Wood stud partitions with painted gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	100	MAR-13

C1010.03 Interior Operable Folding Panel Partitions**

Sound rated operable wall within drama room on second floor. Total 18m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace (18m2) Operable Folding Panel Partition

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$20,600	Unassigned

Updated: MAR-13

C1010.04 Interior Balustrades and Screens, Interior Railings*

Wood handrails with painted pipe support and painted metal mesh inlay sections on second floor mezzanine corridor.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

Wood handrails with painted pipe support and painted metal mesh inlay sections.

C1010.05 Interior Windows*

A number of spaces include painted pressed steel frames with tempered glass.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

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C1010.07 Interior Partition Firestopping*

Firestopping installed at all visible penetrations through fire rated wall assemblies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)* Metal

Painted interior hollow metal doors in pressed steel frames to mechanical and utility rooms. Lever handle door hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)* Wood

Painted interior solid core wood doors in pressed steel frames to classrooms. Lever handle door hardware.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

C1020.03 Interior Fire Doors*

Doors leading to 1992 addition, storage rooms and mechanical rooms, all contain proper ULC labels.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

C1020.04 Interior Sliding and Folding Doors*

Aluminum folding gate - located in corridor to restrict after hours access.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C1030.01 Visual Display Boards**

57 (4x8) whiteboards and 45 (4x8) tackboards located in classrooms.

Rating	Installed	Design Life	Updated
5 - Good	2000	20	MAR-13

Event: Replace visual display boards (57WB, 45TB)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$174,500	Unassigned

Updated: MAR-13

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

Painted floor and wall mounted metal toilet partitions located in washrooms throughout the school. Total 13 stalls.

Rating	Installed	Design Life	Updated
5 - Good	1991	30	MAR-13

Event: Replace 13 fabricated toilet compartments

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$15,300	Unassigned

Updated: MAR-13

C1030.08 Interior Identifying Devices*

Lamicoid signs installed on all doors.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

C1030.10 Lockers**

2 tier and 3 tier lockers in corridors, 2 ties lockers in boys and girls gym change rooms and 6 tier lockers in staff rooms. Total 324 lockers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 29 2-tier damaged lockers in boys change room

Concern:
Lockers in boys gym change room are damaged, dented and scratched.

Recommendation:
Recommend replacing damaged lockers in boys change room.

Type	Year	Cost	Priority
Failure Replacement	2012	$14,000	Low

Updated: MAR-13

Kate Chegwin 078.jpg

Event: Replace 295 Lockers (2, 3 and 6 tier)

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$141,700	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Varnished wood shelving units in storage rooms, janitor rooms and classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Mirrors, soap dispensers, paper towel dispensers and toilet tissue holders in all washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C2010 Stair Construction*

Steel channel structure with concrete filled metal pans.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

C2020.05 Resilient Stair Finishes**

Rubber stair treads and risers. Total 130 treads.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	20	MAR-13

Event: Replace 130 Resilient Stair Treads

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$40,000	Unassigned

Updated: MAR-13

C2020.08 Stair Railings and Balustrades*

Wood handrails with painted pipe support and painted metal mesh inlay sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C3010.02 Wall Paneling**

Clear finished wood clad interior fascias and bulkheads in main corridors. Total 1750m2.

Rating	Installed	Design Life	Updated
5 - Good	1991	30	MAR-13

Event: Replace 1750m2 Wall Paneling

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$173,200	Unassigned

Updated: MAR-13

C3010.06 Tile Wall Finishes**

Floor to ceiling tile in washrooms, tile surround at mop sinks in janitors room. Total 550m2.

Rating	Installed	Design Life	Updated
5 - Good	1991	40	MAR-13

Wall tile -typical.

Event: Replace (550m²) Tile Wall Finishes

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$136,100	Unassigned

Updated: MAR-13

C3010.09 Acoustical Wall Treatment**

Fabric covered panels line the corridors upper sections (both sides). Total 1300m2.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	20	MAR-13

Event: Replace (1300m²) Acoustical Wall Treatment

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$293,200	Unassigned

Updated: MAR-13

Event: Replace stained fabric. (200m2)

Concern:
A large number of panel have water stains due to dripping condensation from skylights.
Recommendation:
Remove, recover and reinstall acoustic wall panels

Type	Year	Cost	Priority
Repair	2012	$10,000	Low

Updated: MAR-13

Kate Chegwin 021.jpg

C3010.11 Interior Wall Painting*

Painted gypsum board and concrete block throughout school. Painting ongoing by maintenance staff every 10-15 years.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C3010.12 Wall Coverings*

Vinyl wall covered panels are used as accent feature walls in some teaching spaces.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	0	MAR-13

Event: Repair Walls with vinyl Coverings (15m2)

Concern:
Damaged / peeling vinyl from wall surface at various locations throughout the school.
Recommendation:
Repair damaged vinyl wall coverings, replace as required.

Type	Year	Cost	Priority
Repair	2012	$1,000	Medium

Updated: MAR-13

Kate Chegwin 024.jpg

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors in mechanical and service rooms. Total 200m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

C3020.02 Tile Floor Finishes**

Ceramic tile in washrooms, janitor's room, and dressing rooms. Total 260m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	50	MAR-13

Event: Replace (260m²) Tile Floor Finishes

Type	Year	Cost	Priority
Lifecycle Replacement	2041	$43,500	Unassigned

Updated: MAR-13

C3020.04 Wood Flooring**

Full floating vented hardwood maple flooring in gymnasium. Total 566m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace (566m²) Wood athletic strip flooring

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$144,100	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring** 1991

Vinyl composite tile (VCT) flooring throughout corridors and a small portion in each classroom around door and millwork. Total 2000m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	20	MAR-13

Event: Replace Vinyl composite tile (2000m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$101,900	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring** 2010

Vinyl composite tile in classroom, ancillary room, staff resource room and portion of general office. Total 400m2.

Rating	Installed	Design Life	Updated
5 - Good	2010	20	MAR-13

Event: Replace vinyl composite tile (400m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$20,400	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring**

Carpet flooring in all classrooms, library and administration area. Total 2100m2.

Rating	Installed	Design Life	Updated
5 - Good	2010	15	MAR-13

Event: Completed-Replace 2100m² Carpet Flooring

Concern:
Carpet is worn, stained and torn; potential tripping hazard.
Recommendation:
Remove existing carpet flooring and install a high wear product.

Type	Year	Cost	Priority
Failure Replacement	2010	$130,000	High

Updated: MAR-13

Event: Replace 2100m² Carpet

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$152,800	Unassigned

Updated: MAR-13

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

Suspended T-Bar Ceiling in secondary corridors, classrooms and storage rooms. Total 4480m2.

Rating	Installed	Design Life	Updated
5 - Good	1991	25	MAR-13

Event: Replace 4480m² Acoustic Ceiling Treatment (Susp.T-Bar)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$336,000	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Painted gypsum board ceilings in washrooms and janitors rooms. Painting on going by maintenance staff every 10-15 years.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D1010.01.02 Hydraulic Passenger Elevators**

Passenger elevator (hydraulic). Contolled by access key. For barrier free use only and not regular use of students or teachers.

Rating	Installed	Design Life	Updated
5 - Good	1991	30	MAR-13

Event: Refurbish 1 Hydraulic Passenger Elevator

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$84,800	Unassigned

Updated: MAR-13

S4 MECHANICAL

D2010.04 Sinks**

There are a total of 30 stainless steel sinks within the school. There are as follows:
16 counter mounted, single compartment with gooseneck faucet, index handles and bubbler.
There are 2 large single compartment with spout and handles art sinks.
1 double compartment sink with handles.
3 single compartment science room with gooseneck and handles.
1 plastic molded drain board c/w sink and single lever control with mixing valve.
1 single compartment with gooseneck control and eyewash.
6 angles double compartment with index handles in home economics room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Reconnect 3 science room sinks.

Concern:
The sinks in the science room were disconnected.
Recommendation:
Reconnect the sinks.

Type	Year	Cost	Priority
Program Functional Upgrade	2012	$2,250	Low

Updated: MAR-13

Typical science room sink.

Event: Replace 30 sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$48,300	Unassigned

Updated: MAR-13

D2010.04 Sinks** Janitor

3 janitor mop sinks are molded plastic floor mounted units with vacuum breakers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 3 mop sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$5,400	Unassigned

Updated: MAR-13

D2010.05 Showers**

There are three Symmons individual shower enclosures for the staff.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 3 showers

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$10,500	Unassigned

Updated: MAR-13

D2010.08 Drinking Fountains/Coolers**

The drinking fountains are stainless steel, wall hung and non-refrigerated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	35	MAR-13

Event: Replace 3 drinking fountains.

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$4,700	Unassigned

Updated: MAR-13

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

There 21 flush valve vitreous china water closets.
There are 6 stall type, vitreous china urinals.
The 19 lavatories are counter mounted, stainless steel with push/timed accuators.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	35	MAR-13

Event: Replace 21 WC, 6 UR, 19 LAV

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$57,600	Unassigned

Updated: MAR-13

D2020.01.02 Valves: Domestic Water**

Shut off valves are provided in the ceiling for each branch line and each group of fixtures. Valve range in size throughout. Approx 25 valves.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-13

Event: Replace 25 domestic water valves.

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$15,000	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow preventor installed on the sprinkler piping and on the glycol piping. No backflow preventor installed on domestic water makeup as per new Epcor requirements.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	20	MAR-13

Event: Install 1 backflow preventor on domestic water.

Concern:
There is no backflow preventor installed on domestic water makeup as per new Epcor requirements.
Recommendation:
Recommend installing new backflow preventor on domestic water.

Type	Year	Cost	Priority
Code Upgrade	2012	$3,500	Medium

Updated: MAR-13

Event: Replace 2 backflow preventors.

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$14,400	Unassigned

Updated: MAR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

There is 1 domestic hot water in-line recirculation pump installed in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	20	MAR-13

Event: Replace 1 domestic water recirc pump.

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$1,830	Unassigned

Updated: MAR-13

D2020.02.06 Domestic Water Heaters**

There are two A.O.Smith Masterfit water heaters located in the mechanical room.

Rating	Installed	Design Life	Updated
5 - Good	2001	20	MAR-13

Capacity Size	Capacity Unit
58	kWh

Event: Replace 2 domestic water heaters.

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$11,100	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Copper water lines are insulated with fibreglass insulation with a foil wrap vaoour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D2030.01 Waste and Vent Piping*

Sanitary waste connects from the various fixtures to an underslab (assumed cast iron, unable to view) sanitary main that exits the building. Vent piping is located throughout with various roof penetrations.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	0	MAR-13

Event: Repair two traps in the crawl space.

Concern:
Two of the traps in the crawl space are leaking.
Recommendation:
Repair the two leaking traps and check all the plumbing drains in the crawl space for leaks.

Type	Year	Cost	Priority
Repair	2012	$1,150	Medium

Updated: MAR-13

Trap leaking in crawl space.

D2030.02.04 Floor Drains*

Floor drains installed in girls washrooms throughout and in the mechanical rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Roof drains connnect to branch lines that connect to main storm drain underslab. Material assumed cast iron but unable to view and no information provided.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D2040.02.04 Roof Drains*

80mm and 100mm cast iron roof drains complete with aluminum screen installed throughout the roof connecting to main storm line underslab. Material assumed cast iron but unable to view and no information provided.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3010.02 Gas Supply Systems*

Natural gas supply line enters building at south west side of school from street into the metering room. It connects to the mechanical equipment in the mechanical room. Piping is black carbon steel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

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

There are two Cleaver Brooks, model FLX, water tube boilers c/w expansion tank, used for heating the school using chemically treated water.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	35	MAR-13

Capacity Size	Capacity Unit
1,026	kW

Event: Replace 2 hot water heating boilers.

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$123,900	Unassigned

Updated: MAR-13

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

There is type 'B' gas venting through the roof for the boilers and hot water heaters. Combustion air has a unit heater above it. There are boxes piled around the outlet of the combustion air that are blocking air flow. Total approx 10m.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	35	MAR-13

Event: Replace hot water heating chimneys and combustion air. (approx 10m)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$6,800	Unassigned

Updated: MAR-13

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

A chemical pot feeder is provided on the heating system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.01.01 Air Handling Units: Air Distribution**

There are two rooftop gas fired Haakon air handling units located on the roof. AHU-1 supplies the school and AHU-2 supplies the gymnasium. Main supply fan for AHU-1 replaced in 2010. There are glycol coils in each of the air handling units. There are wetted media type humidifiers in the air handling units.
The filters in the air handling units are a disposable flat filter located in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 2 air handling units.

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$310,000	Unassigned

Updated: MAR-13

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

The skylight area has 1 ceiling propellor fan.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

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

The return air fans are in-line axial fans for AHU-1 remote from the AHU and located in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.01.04 Ducts: Air Distribution*

Galvanized steel, sheet metal ductwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square supply air diffusers, linear supply air grilles and louvered return air grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.03.01 Hot Water Distribution Systems** - Glycol

The hydronic hot heating distribution system is provided for the perimeter heating units of the facility and for glycol coils (via heat exchanger). Two pumps circulate the primary water to the required units. Model and size unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-13

Event: Replace the heating piping, 2 pumps and valves. (1100m of piping.)

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$446,200	Unassigned

Updated: MAR-13

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

The hot heating distribution system is provided for the terminal heating units. There are 4 In-line heating pumps. Model and size unknown.

The glycol system consists of two expansion tanks and one chemical pot feeder that provides heating to the air system heating coils. 2 pumps circulate the water. Make and model unknown, no ID tags available

Rating	Installed	Design Life	Updated
3 - Marginal	1991	40	MAR-13

Event: Replace 4 in line heating pumps

Concern:
The in line pumps are leaking.
Recommendation:
Recommend replacing the pumps with new.

Type	Year	Cost	Priority
Repair	2012	$13,500	Medium

Updated: MAR-13

Event: Replace the hot water heating piping, 4 pumps and valves. (500m of piping.)

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$47,300	Unassigned

Updated: MAR-13

D3040.03.04 Glycol Systems*

The glycol system consists of two expansion tanks and one chemical pot feeder that provides heating to the air system heating coils. 2 pumps circulate the water. Make and model unknown, no ID tags available

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.04.01 Fans: Exhaust**

The exhaust fans are in-line fan for the various washrooms on site with roof caps. Total 6 units.
There are 6 Range hoods in home economics classroom. They have no venting system.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	30	MAR-13

Event: Installe ducting to the 6 range hoods (25m)

Concern:
The 6 range hoods in the home economics room have to ductwork connected to vent the exhaust.
Recommendation:
Recommend installed new ductwork to connect the 6 range hoods to existing exhaust ductwork.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2012	$11,500	Medium

Updated: MAR-13

Event: Repair 2 roof caps

Concern:
The roof caps have been subjected to vandalism and are dented but still functional.
Recommendation:
Replace roof caps when the fans are replaced.

Type	Year	Cost	Priority
Repair	2012	$2,200	Low

Updated: MAR-13

Dented roof caps.

Event: Replace 6 exhaust fans and the associated roof caps.

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$15,800	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust** - Dust Collector

Murphy dust collector installed in the industrial arts classroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 1 dust collector

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$10,000	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust** - Kiln

Kil in the art classroom has an adjustable overhead exhaust system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace Kiln exhaust system

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$4,000	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Main galvanized sheet metal exhaust duct runs through the corridor ceiling space and connect to exhaust branches from the various washrooms and in the art room for the kiln.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Eggcrate grilles and louvred exhaust grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D3040.05 Heat Exchangers**

A water to glycol heat exchanger in the mechanical room is an Alfa-Laval plate heat exchanger for glycol heating to the air systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 1 heat exchanger.

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$5,000	Unassigned

Updated: MAR-13

D3050.01.01 Computer Room Air Conditioning Units**

Two portable (window vented) air conditioners are installed in the computer labs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace 2 portable air conditioners in cpu labs

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$1,000	Unassigned

Updated: MAR-13

D3050.05.02 Fan Coil Units**

Force flow units at entrances and mounted at sky light height. Total 6 units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace six fan coil units

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$33,800	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

Finned tube radiation is used for the perimeter of the school with the exception to the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-13

Event: Replace 500m finned tube radiation.

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$169,000	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters**

Hot water, ceiling mounted unit heaters provide heating in the gym (2) and mechanical room (2). Total 4 units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace four unit heaters.

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$13,900	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

The compressor is a Landis and Cyr air compressor and air dryer provide control for all mechanical system accuators.

Rating	Installed	Design Life	Updated
5 - Good	2004	40	MAR-13

Event: Replace pneumatic controls

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$17,300	Unassigned

Updated: MAR-13

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

The building has a new BMCS system installed: Powers System 60V with pneumatic/electronic transducers for all motorized actuators.

Rating	Installed	Design Life	Updated
5 - Good	2004	20	MAR-13

Event: Replace BMCS controls

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$90,000	Unassigned

Updated: MAR-13

D4010 Sprinklers: Fire Protection*

The school is fully sprinklered including the crawlspace via a wet pipe system. All isolation valves and flow switches are at the sprinkler tree located in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Portable Dry chemical fire extinguishers located throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

S5 ELECTRICAL

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

Main distribution panel is a Westinghouse MDP, 1200 amp, 120/208 volt, three phase, circuit breaker type. It is approximately 70% full and has a Digital meter by EPCOR.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	40	MAR-13

Event: Replace 1 Main Electrical Switchboards

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$65,000	Unassigned

Updated: MAR-13

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

Westinghouse panels are 120/208V, 3 phase, solid neutral, circuit breaker type and are located in various areas of the school. Panels are virtually full except for a few. Total 10 panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	30	MAR-13

Event: Replace 10 secondary distribution panels

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$48,050	Unassigned

Updated: MAR-13

D5010.07.02 Motor Starters and Accessories**

Westinghouse MCC c/w three sections rated for 800 Amp, 208 volt, three phase. Total 10 starters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	30	MAR-13

Event: Install Kill Switches in AI shop

Concern:
Six carpentry shop equipment do not have kill switches for safety.

Recommendation:
Install six kill switches in AI shop.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2012	$5,720	High

Updated: MAR-13

Event: Replace 10 Motor Starter and Accessories

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$11,440	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

Wiring installed in conduit. Data cabling installed in pacpoles, free air and in conduit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

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

Line voltage switches used in classrooms and office. Douglas Low voltage relays used for gym and hallways.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent pot lights located in gathering areas and library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Recessed and surface mounted fluorescent light fixtures located throughout all areas of the school, except for gymnasium. Fixtures are c/w T12 lamps and magnetic ballasts. Lamps and ballasts are energy savers type. Approx. 950 fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	30	MAR-13

Event: Replace 950 Interior Florescent Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$237,500	Unassigned

Updated: MAR-13

D5020.02.02.03 Interior Metal Halide Fixtures*

30 Metal halide light fixtures located in gym.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Lumacell battery packs with emergency heads located through out the school in required areas. Total 16 units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	20	MAR-13

Event: Replace 16 Emergency Lighting Battery Packs

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$18,600	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs*

PL based exit signs, connected to emergency battery packs located in school at required exits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5020.02.05 Special Purpose Lighting* - Stage

Stage lighting in drama room. Total 5 lights.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall packs located around perimeter of school. Pots in soffits located over exits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

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

Exterior lighting is photocell controlled with manual override, it is tied to the energy management system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5030.01 Detection and Fire Alarm**

Simplex 4002 hard wired panel c/w 24 zones and graphic annunciator. Smoke and heat detectors are used throughout the school for monitoring devices with bells and strobes used at signaling devices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	25	MAR-13

Event: Install new fire alarm devices

Concern:
Music room and mechanical room do not have strobes. Hallways do not have smoke detection.

Recommendation:
Install two strobes in music room and mechanical room. Install 15 new smoke detectors in hallways.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2012	$5,720	Medium

Updated: MAR-13

Event: Replace fire alarm system including devices.

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$43,800	Unassigned

Updated: MAR-13

D5030.02.02 Intrusion Detection**

DSC control panel with infrared motion sensors and a coded keypad located at entrance. Alarm signals are transmitted to the school board.

Rating	Installed	Design Life	Updated
5 - Good	2005	25	MAR-13

Event: Operating Efficiency Upgrade

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2012	$25,022	Unassigned

Updated: MAR-13

Event: Replace Intrusion Detection System

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$23,100	Unassigned

Updated: MAR-13

D5030.02.04 Video Surveillance**

New CCTV system installed to monitor outside activities.

Rating	Installed	Design Life	Updated
5 - Good	2008	25	MAR-13

Event: Replace CCTV system

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$27,000	Unassigned

Updated: MAR-13

D5030.03 Clock and Program Systems*

Battery operated clocks in school. A bogen address system provides the class change program and signals through the PA system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

D5030.04.01 Telephone Systems*

Norstar-meridian phone system. Handsets in each classrooms located at teachers desk and is connected to PA system. Six telephone lines and one fax line in total.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-13

D5030.04.04 Data Systems*

Data system is connected to the school board through supernet.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

D5030.04.05 Local Area Network Systems*

Cat5 cabling installed free air in ceiling space and fed through the Pac-poles in computer lab and computer outlets in classrooms. Three HP switches, One Cisco switch. HP server. Supernet in school.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-13

D5030.05 Public Address and Music Systems**

The school has a Bogen Multicom 2200 installed and it is tied to phone system. There is a CD player, radio and tape equipment connected to it. It also controls period bells. TOA 900 series sound system for gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	20	MAR-13

Event: Replace public address and music systems

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$28,165	Unassigned

Updated: MAR-13

D5030.06 Television Systems*

Hitachi televisions sets and VCRs are provided in each classroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	0	MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Free standing book shelves, tables and chairs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

E1020.05 Audiovisual Equipment*

There are 21 smart boards installed along the teaching wall of each classroom. 1 per classroom.

Rating	Installed	Design Life	Updated
5 - Good	2005	0	MAR-13

E1020.07 Laboratory Equipment*

Microscopes, flasks and beakers in science room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

E1090.04 Residential Equipment* Home Economics

An assortment of appliances including 6 stoves, 1 dishwasher, 4 table top stoves, 1 freezes, 1 washing machine and 1 dryer located in the home economics classroom.

Rating	Installed	Design Life	Updated
5 - Good	2000	0	MAR-13

E1090.04 Residential Equipment* Staff Room

2 microwaves, 1 fridge, 1 stove and 1 dishwasher located in staff room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Various sporting equipment for physical education, 4 free standing basketball nets with fibreglass backboard, 4 wall mounted basketball nets with wood backboard and 2 ceiling mounted basketball nets with wood backboard. Electronic scoreboard located in corner of gym.

Rating	Installed	Design Life	Updated
5 - Good	1991	0	MAR-13

E2010.02 Fixed Casework**

Wall mounted upper and lower cabinets located in staff room, kitchen and classrooms. Total 230m base cabinets 120m upper units.

Rating	Installed	Design Life	Updated
3 - Marginal	1991	35	MAR-13

Event: Replace damaged fixed casework (115m base cabinets 60m upper units)

Concern:
Millwork panels and fronts are marked and finish has faded in all teaching spaces; inappropriate cleaners have been used. Plastic laminate is de-laminating in some areas.

Recommendation:
Recommend replacing the damaged millwork and countertops.

Type	Year	Cost	Priority
Failure Replacement	2012	$138,800	Low

Updated: MAR-13


Kate Chegwin 020.jpg

Event: Replace fixed casework (115m base cabinets 60m upper units)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$138,800	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Venetian blinds throughout on all exterior windows. Total 346m2.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace Blinds (346m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$37,800	Unassigned

Updated: MAR-13

F1010.02.05 Grandstands and Bleachers**

Bleachers with wood seats, steel frame, in gymnasium (seating for 260 persons).

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	30	MAR-13

Event: Replace Bleachers (260 seat)

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$77,600	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Sidewalk curb cuts are in place with barrier free access from parking lot to main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K4010.02 Barrier Free Entrances*

Entrances have acceptable door widths - power assist door operator installed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K4010.03 Barrier Free Interior Circulation*

2 storey building with Elevator and ramp. Good corridor widths.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K4010.04 Barrier Free Washrooms*

Acceptable access, millwork and partition stalls including grab bars in barrier free stalls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K4030.01 Asbestos*

Report prepared by: PHH Environmental Limited on September 11,2000.
There does not appear to be any asbestos products in this building and no further action is required at this time. However, due to the nature of building construction, some inherent limitations exist regarding the extent of the survey.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K4030.04 Mould*

None reported or noted at time of inspection.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K4030.09 Other Hazardous Materials*

No other hazardous materials known or reported at time of inspection.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-13

K5010.01 Site Documentation*

Prime Consultant Name - N53 Architecture Inc.
Date of Site Visit: November 30, 2012

Building and Portable Classrooms on Site:

Buildings:
B3176A:
(1991) Original Building - 4945 square meters
(1992) Addition - 820 square meters

Total building area is 5765 square meters

Portable Classrooms:
None on site at time of inspection

Total portable classroom area is 0 square meters.

Areas Evaluated in this Report:
B3176A (5765 square meters). The site is evaluated with the building B3176A

Drawing attached - Kate Chegwin Site Plan

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	MAR-13

Kate Chegwin Site Plan

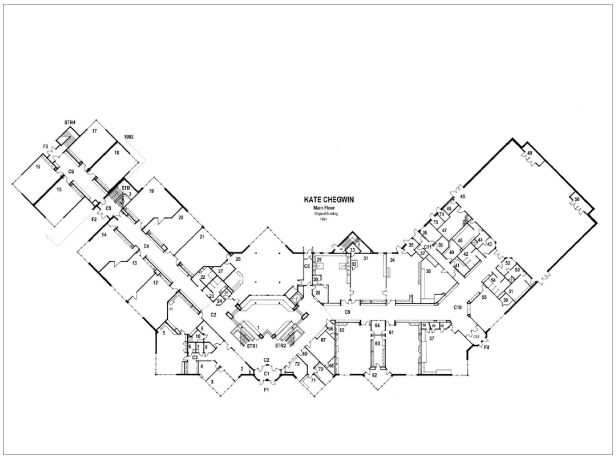
K5010.02 Building Documentation*

Prime Consultant Name - N53 Architecture Inc.
Date of Site Visit: November 30, 2012

Areas Evaluated in this Report:
(1991) Original Building - 4945 square meters
(1992) Addition - 820 square meters

Drawing attached - Kate Chegwin Main Floor Plan
Kate Chegwin Second Floor Plan

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	MAR-13



Kate Chegwin Main Floor Plan