RECAPP Facility Evaluation Report

Edmonton School District No. 7

Kildare Elementary School

B3182A

Edmonton

Report run on: March 30, 2010 10:06 AM

Facility Details

Building Name: Kildare Elementary School
Address: 7525 - 144 Avenue
Location: Edmonton

Building Id: B3182A
Gross Area (sq. m): 4,428.46
Replacement Cost: $11,799,732
Construction Year: 1968

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: June 16 2009
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **$1,433,253**
5 year Facility Condition Index (FCI): **12.15%**

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1968. The school faces three streets - 76 Street on the West; 144 Avenue on the North and 74 Street on the East. It is under the jurisdiction of Edmonton School District No. 7. The current student enrollment is 535.

Based on the roofing calculation information, the original 3,814.56 square metres school was built in 1968. A first addition of 405.51 square metres was built in 2002. Two Portable addition of 168 square metres was relocated in 1992. Total building area is 4,388.07 square metres. The 1968 Original Building was renovated in 2002.

ABC Group A Division 2 - School. The 1968 original building and 2002 Addition are single storey. The 1968 Original Building and 2002 Addition have non-combustible construction and are unsprinklered. Portables have combustible construction and are unsprinklered.

Structural Summary:

(1968) Original Building West Wing and Outer Circular Building have concrete blocks on concrete grade beams and concrete piles along perimeter and under interior walls; concrete slab on grade. Main Floor has metal deck on open web steel joists on concrete blocks; Mezzanine has concrete floor concrete slab supported by concrete walls and concrete block walls.

(1968) Original Circular Building - Central Interior circular core has metal deck on open web steel joists on steel beams on steel columns on concrete grade beams and concrete piles.

(2002) Addition has concrete blocks on concrete grade beams and concrete piles along perimeter and under interior walls; concrete slab on grade. Main Floor has metal deck on open web steel joists on concrete blocks.

(1992) Portables have exterior wood frame construction bearing on wood sleepers, wood floor joists and plywood sheathing floor, wood roof joists.

Recommendations for future action: not required.

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1968) Original Building has SBS roofing; vertical metal siding fascia, facing bricks, aluminum windows, aluminum framed storefront, perforated metal soffit, wood sunscreens

(2002) Addition has SBS roofing; facing bricks, aluminum windows, aluminum framed storefront, metal doors, metal sunscreens.

(1992) Portables have flat SBS roofing, vertical metal siding, PVC windows, metal doors, exterior scuppers and downspouts

Recommendations for future action include: replace aluminum storefronts and doors; replace broken window; replace wood sunscreens, replace caulking; provide additional roof drains and interior downspouts.

Overall envelope system rating is acceptable.

Interior Summary:

(1968) Original Building West Wing has concrete blocks interior partitions; textured drywall ceiling and wood flooring in

Gymnasium; fibre board ceiling tiles and sheet vinyl flooring in Kindergartens; suspended T-bar ceiling system and carpet flooring in Conference and Counsellor; concrete ceiling and concrete floor in Boiler Room; drywall ceiling and sheet vinyl flooring in Washrooms; suspended T-bar ceiling system and sheet vinyl flooring in Foyer and Corridor; wood doors and metal frames.

(1968) Original Circular Building has interior prefinished gypsum board metal partitions; suspended T-bar ceiling and carpet in Classrooms, Library Computer Room, Music Room; drywall ceiling and sheet vinyl flooring in Washrooms; metal framed storefronts in Administration area; whiteboards, tackboards, smart boards and projection screens in Classrooms.

(2002) Addition has painted concrete block walls, suspended T-bar ceiling system and carpet flooring and sheet vinyl flooring in Classrooms; drywall ceiling and carpet in Corridor, wood doors and metal frames; whiteboards, tackboards and smart boards in Classrooms.

(1992) Portables have suspended T-bar ceiling system, prefinished gypsum board wall panels, carpet flooring and sheet vinyl flooring; whiteboards, tackboards, smart boards and projection screens.

Recommendations for future action include: replace aluminum framed storefronts and doors; replace suspended T-bar ceiling system in Kindergarten; replace carpet in Circular Building Classrooms; provide handicap platform or ramp in West Wing Corridor; provide handicap access; provide firestopping material in hole.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

Standard domestic water, sanitary sewer, storm sewer and natural gas systems. Heating and ventilation provided from central air handling units in Mechanical room and on roof. Conventional plumbing fixtures. Pneumatic and Electric control systems. Portable fire extinguishers in cabinets.

Overall Mechanical systems in acceptable condition.

Electrical Summary:

The school has been provided with a 600V, 3 phase, 4 wire service obtained from a pad mounted transformer. A main disconnect switch and splitter has been provided in the electrical room, with branch circuit panel boards located in the service room and corridors. Lighting has been upgraded to the energy efficient type, using T8 lamps. Fire alarm system is of the addressable type, installed in 2001. The intercom system was installed in 2001.Overall, the electrical systems 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* (1968)

(1968)- has concrete grade beams and concrete piles along perimeter and under interior walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

A1010 Standard Foundations* (2002)

(2002) - has concrete grade beams on concrete piles along perimeter and under interior walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	100	MAR-10

A1030 Slab on Grade* (1968)

(1968) - has 125 mm concrete slab on polyethelene, sand and 150 mm compacted gravel. Minor hair line cracks in Boiler Room slab.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

A1030 Slab on Grade* (2002)

(2002) - has 150 mm concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	100	MAR-10

B1010.01 Floor Structural Frame (Building Frame)* (1968)

(1968) West Wing and outer Circular Bbuilding - has concrete block bond beams on load bearing concrete block walls.
(1968) (Library; Computer Room; Girls Washroom; Boys Washroom; Utility Room; Storage Room; Music Room; Staff Room; Handicap Washroom; Staff Washrooms) - has steel frames and steel columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

B1010.01 Floor Structural Frame (Building Frame)* (2002)

(2002) - has concrete block bond beams on load bearing concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	100	MAR-10

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* (1968)

(1968) Original West Wing and Circular Building - have load bearing concrete block walls.
(1968) Circular Building (North Exit Corridor near Classroom 15) - has minor open gaps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* (2002)

(2002) - has concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	100	MAR-10

B1010.05 Mezzanine Construction* (1968)

(I968) West Wing (Stage) - has 125 mm concrete slab supported by concrete walls and load bearing concrete block walls.
(I968) West Wing Mezzanine (Storage above Kitchen; Storage above Gymnasium Storage) - has 125 mm concrete slab supported by load bearing concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

B1010.06 Ramps: Exterior*

(1968) South Entrance Foyer - has sloped slab.
(1968) Circular Building (North Exit) - has a sidewalk raised like ramp to the door opening.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

B1020.01 Roof Structural Frame* (1968)

(1968) West Wing and outer Circular Building - has steel deck on open web steel joists on load bearing concrete block walls.
(1968) Circular Building (Interior circular core) - has steel deck on open web steel joists on steel frame frames and steel columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

B1020.01 Roof Structural Frame* (2002)

(2002) Addition - has steel deck on open web steel joists on load bearing concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	100	MAR-10

B1020.04 Canopies* (1968)

(1968) Recessed Canopies (North Main Entrance; North and South Exits of circular building) - have metal deck on open web steel joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* (1968)

(1968)(2002) 90 mm dark brown brick exterior skin as part of the cavity wall system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	75	MAR-10

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* (2002)

(2002) 90 mm dark brown brick exterior skin as part of the cavity wall system.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	75	MAR-10

B2010.01.06.03 Metal Siding** (1968)

(1968) West Wing (Upper part of Gymnasium; North and South Entrance Fascia) - has vertical metal cladding. (installed in 2002) (approx. 100 square metres)
(1968) Circular Building (upper part of Library) - has vertical metal cladding. (installed in 2002) (approx. 100 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	40	MAR-10

Event: Replace metal siding. (approx. 200 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2042	$30,000	Unassigned

Updated: MAR-10

B2010.01.09 Expansion Control: Exterior Wall Skin* (1968) (2002)

(1968) West Wing (outside Gymnasium Storage; outside Kindergarten and Gymnasium Storage) - has expansion control joints.
(2002) Addition (East Wall) - has expansion control joint.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	75	MAR-10

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

(1968) West Wing (Kindergartens) - has caulking around windows. (2 windows)
(1968) West Wing (outside Gymnasium Storage; outside Kindergarten and Gymnasium Storage) - has expansion control joints. (approx. 10 linear metres)
(1968) Circular Building (Classrooms) - has caulking around windows. (16 windows)
(2002) Addition (Classrooms) - has caulking around windows. (8 windows)
(2002) Addition (East Wall) - has expansion control joint. (approx. 5 linear metres)

Rating	Installed	Design Life	Updated
3 - Marginal	1968	20	MAR-10

Event: Repair joint sealers (caulking): ext. wall. (approx. 65 linear metres in 2002 Section)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$10,700	Unassigned

Updated: MAR-10

Event: Replace caulking. (approx. 110 linear metres in 1968 section)

Concern:
(1968) West Wing (Kindergartens) - caulking around windows has worn out.
(1968) Circular Building (Classrooms) - caulking around windows has worn out.
Recommendation:
(1968) Circular Building (Classrooms) - replace caulking around windows. (14 windows - approx. 110 linear metres)

Type	Year	Cost	Priority
Repair	2011	$18,000	Low

Updated: MAR-10

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

(1968) West Wing (Kindergartens) - windows painted wire mesh screens. (2 windows) (installed in 2002)
(1968) Circular Building (Classrooms) - windows have painted vertical wood sunscreens. (16 windows) (installed in 2002)
(2002) Addition (Classrooms) - windows have painted vertical hollow metal sunscreens. (8 windows)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	15	MAR-10

Event: Repaint wood screens and metal wire mesh screens. (approx. 26 screens)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$26,000	Unassigned

Updated: MAR-10

B2010.01.99 Other Exterior Wall Skin* (1968 - Wood Sunccreens)

(1968) Circular Building (Classrooms) - windows have painted vertical wood sunscreens. (16 windows) (installed in 2002)

Rating	Installed	Design Life	Updated
3 - Marginal	2002	0	MAR-10

Event: Repair wood sunscreens. (16 screens)

Concern:
(1968) Circular Building (Classrooms) - windows have rotten vertical wood sunscreens. (16 windows)

Recommendation:
Repair wood sunscreens. (16 screens)

Type	Year	Cost	Priority
Repair	2011	$16,000	Low

Updated: MAR-10

(1968) Circular Building - Classroom Windows have rotten wood sunscreens.

B2010.01.99 Other Exterior Wall Skin* (2002 - Metal Sunscreens)

(2002) Addition (Classrooms) - windows have painted vertical hollow metal sunscreens. (8 windows)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-10

B2010.01.99 Other Exterior Wall Skin* (Cement Asbestos)

(1968) Circular Building (Classrooms) - has cement asbestos panels on plywood below windows. (based on drawing information) (see F2020.01 Asbestos)

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

B2010.02.03 Masonry Units: Ext. Wall Const.* (1968) (2002)

(1968) Original Building - has 200 mm concrete block, 25 mm air space, 100 mm facing brick.
(2002) Addition - has 200 mm concrete block, air/vapour barrier, 50 mm rigid insulation, 75 mm air space, 100 mm facing brick.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

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

(1968) Original Building - has 200 mm concrete block filled with zonolite.
(2002) Addition - has vapour barrier, rigid insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

B2010.06 Exterior Louvers, Grilles, and Screens*

(1968) West Wing (Boiler Room) - has metal louvres.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

B2010.09 Exterior Soffits*

(1968) West Wing (North and South Entrances) - has perforated metal soffits.
(1968) Circular Building (North and South Exits) - has perforated metal soffits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

B2020.01.01.02 Aluminum Windows (Glass & Frame)** (1968)

(1968) West Wing (Boiler Room) - has aluminum windows c/w fixed upper glazing panse and hoppers along bottom.
(1968) Circular Building (Classrooms) - has aluminum windows c/w fixed upper glazing panes and sliders along bottom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	35	MAR-10

Event: Replace aluminum windows (Glass & Frame). (18 windows)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$54,000	Unassigned

Updated: MAR-10

B2020.01.01.02 Aluminum Windows (Glass & Frame)** (2002)

(1968) West Wing (Kindergartens) - has windows c/w anodized aluminum frame, thermally broken with sealed double glazing and sliders along bottom. (installed in 2002) (2 windows)
(2002) Addition (Classrooms) - has windows c/w anodized aluminum frame, thermally broken with sealed double glazing and sliders along bottom. (8 windows)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	40	MAR-10

Event: Replace aluminum windows (Glass & Frame). (10 windows)

Type	Year	Cost	Priority
Lifecycle Replacement	2042	$40,000	Unassigned

Updated: MAR-10

Event: Replace broken glass. (1 window)

Concern:
(2002) Addition (Classroom 11) - has broken windows.
Recommendation:
Replace broken glass. (1 window)

Type	Year	Cost	Priority
Repair	2010	$1,000	Low

Updated: MAR-10

B2030.01.01 Aluminum-Framed Storefronts: Doors** (1968)

(1968) West Wing (North Main Entrance; South Entrance) - has single leaf aluminum doors c/w half glazed panel and sidelites, fixed glazed panels above doors.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	30	MAR-10

Event: Replace aluminum framed storefronts and doors. (6 doors)

Concern:
Original exterior doors are not insulated. Personnel reported that frost built up on door surfaces. Hardware has worn out and is not compatible with the remaining upgraded areas.
Recommendation:
Replace aluminum framed storefronts and doors. (6 doors)

Type	Year	Cost	Priority
Failure Replacement	2011	$36,000	Low

Updated: MAR-10

B2030.02 Exterior Utility Doors** (1968)

(1968) Circular Building (North and South Exits) - has double leaf aluminum doors and frames, complete with weather stripping, thresholds, locksets.
(1968) West Wing (Boiler Room, West Exit; Outdoor Gymnasium Storage) - has wood doors and metal frames.
(1968) West Wing (Gymnasium Exits) - has metal doors and metal frames c/w panic sets.
(1968) West Wing (penthouse) - has insulated metal door on steel frame of custom size (1500 x 900 mm) to roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

Event: Replace exterior utility doors. (6 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$24,000	Unassigned

Updated: MAR-10

Event: Replace wood doors with insulated metal doors and insulated metal frames. (2 doors)

Concern:
(1968) West Wing (Boiler Room, West Exit; Outdoor Gymnasium Storage) - wood doors and hardware are worn out.
(1968) West Wing (Gymnasium Exits) - paint of metal doors has peeled off.

Recommendation:
Replace wood doors with insulated metal doors and insulated metal frames. (2 doors)
Repaint metal doors and frames. (2 doors)

(1968) West Wing (Outdoor Gymnasium Storage) - wood door and hardware are worn out.

Type	Year	Cost	Priority
Failure Replacement	2011	$8,000	Low

Updated: MAR-10

B2030.02 Exterior Utility Doors** (2002)

(2002) Addition (North and South Entrances) - has double leaf insulated steel doors on steel frames, complete with panic sets, closers, kick plates and weather stripping.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	40	MAR-10

Event: Replace steel-framed doors. (4 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2042	$16,000	Unassigned

Updated: MAR-10

B3010.01 Deck Vapor Retarder and Insulation*

(1968) (2002) New roof assembly components on original steel deck consists of exterior gypsum board sheathing, vapour barrier, EPS insulation tapered to internal drains, fibre board.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	25	MAR-10

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

(1968) Original Building - has 2 ply SBS roofing with internal drains, 25 mm wood fibreboard, 50mm rigid insulation, 13 mm gypsum sheathing. (approx. 3,814.56 square metres) (based on the roofing calculation information) (installed in 2002)
(2002) Addition - has 2 ply SBS roofing with internal drains, 25 mm wood fibreboard, sloped rigid insulation, 13 mm gypsum sheathing, metal deck, open web steel joists. (based on the roofing calculation information) (approx. 405.51 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	25	MAR-10

Event: Replace modified bituminous membrane roofing (SBS). (approx. 4,220 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$633,000	Unassigned

Updated: MAR-10

B3010.08.02 Metal Gutters and Downspouts** (1968)

(1968) West Wing - has roof drains connecting to interior downspouts and to main sewer system.
(1968) Circular Building - has roof drains connecting to interior downspouts and to main sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Provide additional roof drains. (approx. 4 roof drains and downspouts)

Concern:
(1968) West Wing - does not have enough roof drains. Ponding noted. Each large sections of the roof has one roof drain and internal downspout.

Recommendation:
Provide additional roof drains. (approx. 4 roof drains and downspouts)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2010	$16,000	Low

Updated: MAR-10

Event: Replace roof drains. (3 roof drains and downspouts)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$12,000	Unassigned

Updated: MAR-10

B3010.08.02 Metal Gutters and Downspouts** (2002)

(2002) Addition - has roof drains connecting to interior downspouts and to main sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace roof drains. (2 roof drains and downspouts)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$8,000	Unassigned

Updated: MAR-10

B3010.09 Roof Specialties and Accessories*

(1968) West Wing (Mezzanine above Kitchen) - has a steel cat ladder to the mezzanine.
(1968) West Wing (Mezzanine to Roof) - has a wooden ladder complete with intermediate landing leads to a steel man door to access the roof area. (installed in 2002)
(1968) West Wing - has painted steel cat ladder added to the higher Gymnasium roof. Precast concrete pavers and pressure treated wood blocking under gas lines. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-10

B3020.01 Skylights** (Clerestoery)

(2002) Addition - has aluminum frame clerestorey windows above Library.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	25	MAR-10

Event: Replace roof windows (6 Clearstory).

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$12,000	Unassigned

Updated: MAR-10

S3 INTERIOR

C1010.01 Interior Fixed Partitions* (Concrete Block)

(1968) West Wing - has concrete block walls (stack bond) between rooms and along Corridor.
(2002) Addition - has interior concrete block partitions between Classrooms and Corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

C1010.01 Interior Fixed Partitions* (Stud)

(1968) Circular Building - has steel stud and gypsum board partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

C1010.02 Interior Demountable Partitions*

(1968) Circular Building (walls between Classrooms 2 and 3; between 4 and 5; between 6 and 7) - has interior demountable partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	50	MAR-10

C1010.03 Interior Operable Folding Panel Partitions**

(1968) West Wing (Stage) - has vinyl fabric covered sound attenuating folding partition (manual operation).
(1968) West Wing (Gymnasium) - has a large folding accordion partition divider curtain in Gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

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

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$20,000	Unassigned

Updated: MAR-10

C1010.05 Interior Windows*

(1968) West Wing (Counsellor; Conference to Corridor) - has metal frame window c/w clear glass.
(1968) West Wing (Janitor Office to Boiler Room) - has metal frame window c/w wire mesh glass.
(1968) Circular Building (Library, Classroom 20, Computer Room) - has metal frame windows c/w clear glass.
(1968) Circular Building (Vice Principal to Lobby) - has metal frame windows c/w clear glass.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	80	MAR-10

C1010.06 Interior Glazed Partitions and Storefronts*

(1968) Circular Building (Administration, Principal, Vice Principal, Offices, Staff Room) - has painted steel frame glazed partitions. (installed in 2002)
(2002) Addition (Classrooms) - has metal framed sidelites.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	80	MAR-10

C1010.07 Interior Partition Firestopping * (1968)

(1968) West Wing (wall between Janitor Storage Room and Boiler Room) - has a large hole in the wall.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	50	MAR-10

Event: Fill hole with grout or with expandable fire stopping material.

Concern:
(1968) West Wing (wall between Janitor Storage Room and Boiler Room) - has a large hole in the wall.
Recommendation:
Fill hole with grout or with expandable fire stopping material.

Type	Year	Cost	Priority
Code Repair	2010	$5,000	Low

Updated: MAR-10

C1010.07 Interior Partition Firestopping* (2002)

(2002) Addition attached to existing 1968 Circular Building - has concrete block walls in fire separations extend to underside of deck.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	50	MAR-10

C1020.01 Interior Swinging Doors (& Hardware)*

(1968) West Wing (Gymnasium) - has one single leaf door and one double leaf doors c/w solid core wood on steel frames and wire mesh upper glazed panels .
(1968) West Wing and Circular Building - have single leaf doors c/w solid core wood on steel frames (some with upper glazed portions and sidelites). Hardware includes aluminum or plastic kick plates, chrome door knobs with locks and except Classrooms, most doors have closers.
(2002) Addition - has single leaf doors c/w solid core wood on steel frames and hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

C1020.02 Interior Entrance Doors*

(1968) Foyer between West Wing and Circular Building - has hollow metal doors, on steel frames with central removable mullions, one pair with upper half glazed. Hardware include panic sets, closers, kick plates and magnetic hold open devices.
(1968) Circular Building (Corridor) - has wood doors and metal frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

Event: Provide additional vestibule doors at north and south exits c/w hardware. (4 doors)

Concern:
(1968) Circular Building (North and South Corridors) - does not have vestibules. Exterior aluminum doors leak air and hallways are cold.

Recommendation:
Provide additional vestibule doors at north and south exits c/w hardware. (4 doors)

Consequences of Deferral:
Cold drafts in corridors.

Type	Year	Cost	Priority
Program Functional Upgrade	2010	$16,000	Low

Updated: MAR-10

C1020.03 Interior Fire Doors*

(1968) West Wing (Corridor to Caretaker; Corridor to West Exit Vestibule) - has 1.5 hour fire rated metal doors and metal frames.
(1968) West Wing (Kitchen to Corridor) - has fire rated metal shutter.
(1968) Circular Building (Classrooms 6, 7, 12, 13) - has fire rated shutters over aluminum windows.
(2002) Addition attached to existing 1968 Circular Building - has 1.5 hour fire rated metal door and metal frame.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

C1030.01 Visual Display Boards**

(1968) West Wing (Kindergarten 1; Kindergarten 2; Stage; Conference Room; Counsellor Room, Gymnasium, Corridor) - has 3 smart boards, 4 whiteboards, 1 chalkboard, 2 projection screens and 8 tackboards.
(1968) Circular Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20) - has 16 smart boards, 25 whiteboards, 8 chalkboards, 14 projection screens and 6 tackboards.
(1968) Circular Building (Computer Room, Staff Room) - has 3 smart boards, 2 whiteboards, 1 chalkboard, 2 projection screens and 1 tackboard.
(2002) Addition (Classrooms 8; 9; 10; 11) - has 4 smart boards, 5 whiteboards, 3 chalkboards and 8 tackboards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-10

Event: Replace visual display boards. (approx. 116 boards)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$116,000	Unassigned

Updated: MAR-10

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

(1968) West Wing (Girls Washroom; Boys Washroom) - has 7 prefinished metal toilet partitions. (installed in 2002)
(1968) Circular Building (Girls Washroom; Boys Washroom) - has 6 prefinished metal toilet partitions. (installed in 2002)
(1968) Circular Building (Staff Washroom) - has 3 prefinished metal toilet partitions. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace fabricated toilet compartments. (16 partitions)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$16,000	Unassigned

Updated: MAR-10

C1030.05 Wall and Corner Guards*

(1968) At several corners of corridor walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	15	MAR-10

C1030.08 Interior Identifying Devices*

(1968)(2002) - All rooms have interior identifying devices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-10

C1030.10 Lockers**

(1968) West Wing (Boiler Room) - has prefinished single tier metal lockers. (4 lockers)

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace lockers. (4 lockers)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$4,000	Unassigned

Updated: MAR-10

C1030.12 Storage Shelving*

(1968) West Wing (Outdoor Storage, Gymnasium Storage, Electrical Room) - has wood shelves.
(1968) Circular Building (Storage) - has wood shelves.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

C1030.14 Toilet, Bath, and Laundry Accessories*

(1968) West Wing (Girls Washroom; Boys Washroom) - has toilet accessories. (installed in 2002)
(1968) Circular Building (Girls Washroom; Boys Washroom) - has toilet accessories. (installed in 2002)
(1968) Circular Building (Staff Washrooms) - has toilet accessories. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	20	MAR-10

C1030.17 Other Fittings* (Boot Racks)

(1968) West Wing (West Vestibule) - has metal boot racks.
(1968) Circular Building (North and South Exits) - has metal boot racks.
(2002) Addition (Corridor) - has metal boot racks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

C2010 Stair Construction*

(1968) West Wing (Gymnasium to Stage) - has concrete stair.
(1968) West Wing (Corridor) - has concrete stair.
(1968) West Wing (Corridor to Kindergarten) - has concrete stair.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

C2020.05 Resilient Stair Finishes**

(1968) West Wing (Gymnasium to Stage) - concrete stair has rubber treads and risers.
(1968) West Wing (Corridor - concrete stair has rubber treads and risers.
(1968) West Wing (Corridor to Kindergarten) - concrete stair has rubber treads and risers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-10

Event: Replace resilient stair finishes. (3 stairs)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$9,000	Unassigned

Updated: MAR-10

C2020.08 Stair Railings and Balustrades*

(1968) West Wing (Gymnasium to Stage) - has flat metal handrail with vinyl cap, anchored to walls with metal brackets.
(1968) West Wing (Corridor) - has painted metal rails with vinyl cap at interior stair.
(1968) West Wing (Corridor to Kindergarten) - has painted metal rails with vinyl cap at interior stair.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

C3010.01 Concrete Wall Finishes*

(1968)(2002) Except in Boiler and other utility rooms, all concrete blocks were repainted in 2002. Old painted surfaces in Boiler room have water stains from previous roof leaks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-10

C3010.02 Wall Paneling**

(1968) West Wing (Gymnasium) - has painted plywood panels (2100 mm high). (repainted in 2002).

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace wall paneling. (approx. 170 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$8,500	Unassigned

Updated: MAR-10

C3010.09 Acoustical Wall Treatment** (1968)

(1968) West Wing (Kindergartens, Gymnasium) - has Tectum wall panels (above 2100 mm high).

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-10

Event: Replace acoustical wall treatment. (approx. 315 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$16,000	Unassigned

Updated: MAR-10

C3010.11 Interior Wall Painting*

(1968) Circular Building (Administration area and Staff Room) - has birch chair rail. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	15	MAR-10

C3010.14 Other Wall Finishes* (Mural)

(1968) Main Entrance Foyer - has accent paint stripes and a large painted mural on the walls. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-10

C3020.01.02 Paint Concrete Floor Finishes*

(1968) West Wing (Boiler Room) - has painted concrete floor.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	0	MAR-10

Event: Repaint concrete floor. (approx. 80 square metres)

Concern:
(1968) West Wing (Boiler Room) - paint on concrete floor has peeled off.
Recommendation:
Repaint concrete floor. (approx. 80 square metres)

Type	Year	Cost	Priority
Failure Replacement	2011	$4,000	Low

Updated: MAR-10

C3020.04 Wood Flooring**

(1968) West Wing (Gymnasium) - has maple wood flooring. (refinished in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace wood flooring. (approx. 355 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$100,000	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring** (1968)

(1968) West Wing (Gymnasium Storage Room, Electrical Room) - has vinyl tiles. (approx. 25 square metres)
(1968) Circular Building (partial Classrooms 6, 7, 13, 14, 17, 18) - has sheet vinyl flooring. (approx. 165 square metres)
(1968) Circular Building (Utility Room) - has vinyl tiles. (approx. 20 square metres)

Rating	Installed	Design Life	Updated
3 - Marginal	1968	20	MAR-10

Event: Replace resilient flooring. (appror. 45 square metres)

Concern:
(1968) West Wing (Gymnasium Storage Room, Electrical Room) - vinyl tiles were worn out. (approx. 25 square metres)
(1968) Circular Building (Utility Room) - vinyl tiles are worn out. (approx. 20 square metres)

Recommendation:
Replace resilient flooring. (appror. 45 square metres)

Type	Year	Cost	Priority
Repair	2011	$4,500	Low

Updated: MAR-10

Event: Replace resilient flooring. (approx. 165 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$16,500	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring** (2002)

(1968) West Wing (Main Foyer, Kindergarten 1, Kindergarten 2, Kitchen, Stage, Counsellor Ofiices, Girls Washroom, Boys Washroom, Janitors Office, Janitor Storage Room, Corridor) - has sheet vinyl flooring. (approx. 470 square metres) (installed in 2002)
(1968) Circular Building (Girls Washroom, Boys Washroom, Staff Washrooms, partial Staff Room, partial Administration area, Interior Corridor, East and West Corridors) - has sheet vinyl flooring. (approx. 280 square metres) (installed in 2002)
(2002) Addition (partial Classrooms 8, 9, 10, 11) - has sheet vinyl flooring. (approx 80 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	20	MAR-10

Event: Replace resilient flooring. (approx. 830 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$83,000	Unassigned

Updated: MAR-10

C3020.08 Carpet Flooring** (1968)

(1968) Circular Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, Music Room, Storage Room) - has carpet.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	15	MAR-10

Event: Replace carpet flooring. (approx. 1390 square metres)

Concern:
(1968) Circular Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, Music Room, Storage Room) - has original carpet.
Recommendation:
Replace carpet flooring. (approx. 1390 square metres)

Type	Year	Cost	Priority
Failure Replacement	2011	$208,500	Low

Updated: MAR-10

C3020.08 Carpet Flooring** (2002)

(1968) West Wing Conference Room, Counsellor) - has carpet. (approx. 40 square metres) (installed in 2002)
(1968) Circular Building (partial Administration area, Computer Room, Library, Classroom 20, Staff Room, North and South Corridors) - has carpet. (approx. 500 square metres) (installed in 2002)
(2002) Addition (Classrooms 8, 9, 10, 11, Corridor) - has carpet. (approx. 320 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	15	MAR-10

Event: Replace carpet flooring. (approx 860 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$86,000	Unassigned

Updated: MAR-10

C3030.01 Concrete Ceiling Finishes (Unpainted)*

(1968) West Wing (Boiler Room, Janitor Office, Janitor Storage Room, Outdoor Gymnasium Storage) - has concrete ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-10

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

(1968) West Wing (Stage, Counsellor, Conference Room, Kindergartens, partial Main Foyer, Electrical Room, Corridor) - has suspended T-Bar ceilings
(1968) Circular Building (Classrooms 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, Music Room, partial Library, Computer Room, Staff Room, Office area, Storage Room, Administration area, Corridors) - has suspended T-Bar ceilings.
(2002) Addition (Classrooms 8, 9, 10, 11) - has suspended T-Bar ceilings.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	25	MAR-10

Event: Replace acoustic ceiling treatment (Susp.T-Bar) (approx. 3180 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$160,000	Unassigned

Updated: MAR-10

C3030.07 Interior Ceiling Painting*

(1968) West Wing (Gymnasium, Kitchen, Conference Storage Rooms, Girls Washroom; Boys Washroom, partial Main Foyer) - has painted drywall ceiling. (painted in 2002)
(1968) Circular Building (Girls Washroom; Boys Washroom, Staff Washrooms, partial Library, partial Corridors) - has painted drywall ceiling. (painted in 2002)
(2002) Addition (Corridor) - has painted drywall ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	20	MAR-10

C3030.09 Other Ceiling Finishes*

(1968) West Wing (Mezzanine) - has exposed steel deck and steel joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

C3030.09 Other Ceiling Finishes* (Fibre Board Ceiling Tiles)

(1968) West Wing (Kindergarten Classrooms) - has fibre board ceiling tiles.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	0	MAR-10

Event: Replace with T-bar suspended ceiling system. (approx. 200 square metres)

Concern:
(1968) West Wing (Kindergarten Classrooms) - has original fibre board ceiling tiles.
Recommendation:
Replace with T-bar suspended ceiling system. (approx. 200 square metres)

Type	Year	Cost	Priority
Failure Replacement	2011	$30,000	Low

Updated: MAR-10

S4 MECHANICAL

D2010.04 Sinks** - 1968

(1968) Stainless steel with standard "kitchen" type brass in classrooms and staff room. Not all classrooms have sinks.
Lab type cup sinks with gooseneck brass in stage "classroom".
Cast iron, wall mounted service sinks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace 12 Sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$10,000	Unassigned

Updated: MAR-10

D2010.04 Sinks** - 2002

(2002) Stainless steel with standard "kitchen" type brass in classrooms and staff room. Not all classrooms have sinks.
Lab type cup sinks with gooseneck brass in stage "classroom".

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace 5 Sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$2,500	Unassigned

Updated: MAR-10

D2010.08 Drinking Fountains / Coolers**

(1968) Wall hung china in general areas. Not all classroom sinks have bubblers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	35	MAR-10

Event: Replace 6 Drinking Fountains

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$3,000	Unassigned

Updated: MAR-10

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

Floor mounted flush tank water closets throughout.
Floor mounted flush valve Urinals throughout.
Countertop stainless steel with single faucet, pushbutton, spring loaded brass.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	35	MAR-10

Event: Replace 12 Lavs, 12 WC's and 10 Urinals

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$50,000	Unassigned

Updated: MAR-10

D2020.01.01 Pipes and Tubes: Domestic Water*

Mainly insulated copper domestic water piping throughout school. Solder joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-10

D2020.01.02 Valves: Domestic Water**

Various gate and ball valves throughout building. Mainly isolation service.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

Event: Replace 20 Valves

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$10,000	Unassigned

Updated: MAR-10

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention on boiler make up water line (in Mechanical room).

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	20	MAR-10

Event: Replace backflow preventor on boiler make up water line

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$2,500	Unassigned

Updated: MAR-10

D2020.02.06 Domestic Water Heaters**

Located in the main mechanical room:
State model SBF 75120NE CGAD gas fired storage water heaters. 108,000 Btuh input. 75 Gal storage capacity, c/w Bell & Gossett bronze fitted, in-line wet rotor circulator. (Fractional HP). Install date estimated

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	20	MAR-10

Event: Replace Domestic Water Heater

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$9,000	Unassigned

Updated: MAR-10

D2020.03 Water Supply Insulation: Domestic*

Mainly preformed fiberglass pipe insulation. Canvas jacket in exposed areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

D2030.01 Waste and Vent Piping*

Mostly cast iron drainage pipe. Vent piping is cast iron and copper.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

D2030.02.04 Floor Drains*

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

D2040.01 Rain Water Drainage Piping Systems*

Internal RWLs from flat roofs, discharging to City storm sewer.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

D2040.02.04 Roof Drains*

Conventional roof drains on flat roof areas. Dome strainers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

D3010.02 Gas Supply Systems*

Schedule 40 steel piping connecting incoming natural gas supply to boilers, portable classroom furnaces and domestic water heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	60	MAR-10

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

2 hot water boilers - Peerless model 210-17-W hot water boilers in main mechanical room. 3,360,000 btuh input capacity each, c/w all safety and operating controls.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	35	MAR-10

Event: Replace two Heating Boilers and Accessories

Type	Year	Cost	Priority
Failure Replacement	2013	$100,000	Low

Updated: MAR-10

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

Boiler section vents headered into central breeching up to weather cap on roof. Breeching insulation contains asbestos. C/A is adequate.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	30	MAR-10

Event: Replace Boiler Chimney

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$25,000	Unassigned

Updated: MAR-10

Event: Replace breeching insulation.

Concern:
Breeching insulation contains asbestos in poor condition and moderately friable.
Recommendation:
Replace breeching insulation.

Type	Year	Cost	Priority
Hazardous Materials Abatement	2010	$35,000	Low

Updated: MAR-10

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

Chemical pot feeder on hydronic system loop.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

D3040.01.01 Air Handling Units: Air Distribution** - 1968

Two indoor A/H units provide ventilation to admin areas, other core areas and gym. Both units are Canadian Buffalo size 183.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	30	MAR-10

Event: Replace indoor A/H units.

Concern:
CB&F units are showing signs of wear. Outdoor air capability of units is limited as units have HW heating coils.

Recommendation:
Replace indoor A/H units with new units. New units should be equipped with glycol coils to provide greater quantities of outdoor air.

Type	Year	Cost	Priority
Failure Replacement	2010	$75,000	Low

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution** - 2002

Roof mounted gas fired Engineered Air A/H unit provides ventilation in 2002 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace Rooftop Air Handling Unit

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$35,000	Unassigned

Updated: MAR-10

D3040.01.04 Ducts: Air Distribution*

Mainly overhead supply & return ductwork throughout school. Ductwork connects Air Handling units to air outlets and inlets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1968)(2002) Gym has ceiling mounted S/A registers. Library has high sidewall mounted S/A registers. Other areas have diffusers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

D3040.03.01 Hot Water Distribution Systems**

(1968) Piping is mixture of copper and steel. Heating water distributed by two end suction pumps rated at 20.4 l/s against a head of 13.7 m. Pumps are powered by 3.37kW motors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

Event: Replace Hot Water Distribution Systems

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$250,000	Unassigned

Updated: MAR-10

D3040.04.01 Fans: Exhaust**

Roof mounted centrifugal mushroom type fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace 6 exhaust fans

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$10,000	Unassigned

Updated: MAR-10

D3040.04.03 Ducts: Exhaust*

Galvanized steel, low velocity - connecting exhaust grilles to roof mounted exhaust fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	50	MAR-10

D3040.04.05 Air Outlets and Inlets: Exhaust*

Various sidewall & ceiling exhaust grilles / registers, ducted to exhaust fans. Mostly egg crate type grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

D3050.05.01 Convectors**

Semi recessed wall mounted convectors at some entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replacement 2 Convectors

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$2,000	Unassigned

Updated: MAR-10

D3050.05.02 Fan Coil Units** - 1968

Force Flow units mounted in ceiling space at entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace 4 Fan Coil Units

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$10,000	Unassigned

Updated: MAR-10

D3050.05.02 Fan Coil Units** - 2002

Force Flow units mounted in ceiling space at entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace 2 Fan Coil Units

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$5,000	Unassigned

Updated: MAR-10

D3050.05.03 Finned Tube Radiation**

Wall fin radiation in classrooms throughout 2002 Section.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	40	MAR-10

Event: Replace 25 m of Finned Tube Radiation

Type	Year	Cost	Priority
Lifecycle Replacement	2042	$20,000	Unassigned

Updated: MAR-10

D3050.05.07 Unit Ventilators**

HW Heating unit ventilators throughout classrooms in this Section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace 20 unit ventilators.

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$100,000	Unassigned

Updated: MAR-10

D3060.02.01 Electric and Electronic Controls**

Electric controls of entrance force flow units and unit heater in boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace force flow & unit heater controls

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$7,500	Unassigned

Updated: MAR-10

D3060.02.02 Pneumatic Controls**

Pneumatic control of heating and ventilation systems. DeVilbiss simplex air compressor in west mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	40	MAR-10

Event: Replace Heating and Vent system controls

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$45,000	Unassigned

Updated: MAR-10

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Mostly ABC throughout school. Two pump tank type at entrances. Regularly checked.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

S5 ELECTRICAL

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

Main service is rated at 600 amps, 120/208 volts, 3 phase, 4 wire, obtained from an on-site pad mounted transformer. Service equipment is located in a separate electrical room. The configuration utilizes a fused switch and splitter arrangement. The service has ample spare capacity.

Rating	Installed	Design Life	Updated
4 - Acceptable	1974	40	MAR-10

Event: Replace Main Electrical Switchboards (Main Distribution)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$90,000	Unassigned

Updated: MAR-10

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

(2002) Original and new panelboards installed throughout. Approximately 6 panels.

Rating	Installed	Design Life	Updated
5 - Good	2002	30	MAR-10

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$12,000	Unassigned

Updated: MAR-10

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

Original panelboards in certain areas of the school. Approximately 3 panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$9,000	Unassigned

Updated: MAR-10

D5010.07.02 Motor Starters and Accessories**

Wall mounted starters have been provided fro motor control. Starters are located in the vicinity of the equipment being controlled. Starters are complete with pilot lights and selector switches.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-10

Event: Replace Approximately 6 Motor Starters and Accessories

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$4,053	Unassigned

Updated: MAR-10

D5020.01 Electrical Branch Wiring*

Wiring is copper and installed in conduit.

Rating	Installed	Design Life	Updated
5 - Good	2002	50	MAR-10

D5020.02.01 Lighting Accessories (Lighting Controls)*

Line voltage switches throughout, with low voltage switching in the gymnasium. Low voltage switching system is the product of GE. Each room and/or area is locally switched.

Rating	Installed	Design Life	Updated
5 - Good	1996	30	MAR-10

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent fixtures throughout, with T8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
5 - Good	2002	30	MAR-10

Event: Replace Interior Florescent Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$230,000	Unassigned

Updated: MAR-10

D5020.02.03.02 Emergency Lighting Battery Packs - ART**

Battery packs and remote heads have been provided throughout the school for emergency lighting. All paths and points of egress are adequately covered.

Rating	Installed	Design Life	Updated
5 - Good	2001	20	MAR-10

Event: Based on the squres footage, Replace Emergency Lighting Battery Packs

Type	Year	Cost	Priority
Lifecycle Replacement	2121	$15,000	Unassigned

Updated: MAR-10

D5020.02.03.03 Exit Signs - ART*

Exit signs are illuminated and are of the LED type.

Rating	Installed	Design Life	Updated
5 - Good	2001	30	MAR-10

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

H.P. Sodium fixtures have been provided around the building perimeter.

Rating	Installed	Design Life	Updated
5 - Good	2001	30	MAR-10

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

Exterior lighting controlled by photocell.

Rating	Installed	Design Life	Updated
5 - Good	2001	30	MAR-10

D5030.01 Detection and Fire Alarm**

An Edwards Quickstart fire alarm system has been provide. It is of the addressable type and is complete with heat and smoke detectors, pull stations, bell-strobe units. The main control panel is located in the main office with a remote annunciator located in the main entrance vestibule. The system is tested annually and is externally monitored.

Rating	Installed	Design Life	Updated
5 - Good	2001	25	MAR-10

Event: Replace Detection and Fire Alarm

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$65,000	Unassigned

Updated: MAR-10

D5030.02.02 Intrusion Detection**

Standard school board magnum alert security system complete with motion detectors, door contacts, and keypads. The system panel is located in the electrical room. The system is externally monitored.

Rating	Installed	Design Life	Updated
5 - Good	2000	25	MAR-10

Event: Replace Intrusion Detection

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$45,000	Unassigned

Updated: MAR-10

D5030.04.01 Telephone Systems*

Telephone service is underground and terminates on a backboard located in the electrical room. Telephone system is the product of Nortel, Norstar, installed in 2001

Rating	Installed	Design Life	Updated
5 - Good	2001	25	MAR-10

D5030.04.03 Call Systems**

Call system is the product of Bogen Multicom 2000 and is located in a closet in the staff room. Telephone sets have been provided in the classrooms. Ceiling mounted speakers have been provided in the classrooms and in the corridors and wash rooms. The call system is interfaced with the phone system.

Rating	Installed	Design Life	Updated
5 - Good	2001	25	MAR-10

Event: Replace Call Systems

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$55,000	Unassigned

Updated: MAR-10

D5030.04.04 Data Systems*

Cat 5 data cabling has been provided throughout the school with outlets in the administration areas and class rooms.

Rating	Installed	Design Life	Updated
5 - Good	2002	24	MAR-10

D5030.04.05 Local Area Network Syst ems*

Main network location is adjacent to Electrical room and is complete with a data rack containing patch panels, switches, etc..

Rating	Installed	Design Life	Updated
5 - Good	2002	15	MAR-10

D5030.06 Television Systems*

Cable TV service has been provided for the school. Main TV service backboard is located in the electrical room. Co-axial cable has been provided to each class room.

Rating	Installed	Design Life	Updated
5 - Good	2001	20	MAR-10

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

(1968) Circular Building (Library) - has metal book shelves, copy machine, book drop off bins. (renovated in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	25	MAR-10

E1020.03 Theater and Stage Equipment*

(1968) West Wing (Stage) - has sound and lighting equipment, curtain and tracks, projection screen.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	25	MAR-10

E1090.04 Residential Equipment*

(1968) West Wing (Kitchen) - has fridge, stove, freezers and microwave.
(1968) West Wing (Stage) - has dishwasher.
(1968) West Wing (Janitor Office, Kindergarten) - has fridges.
(1968) Circular Building (Classrooms 3, 5, 6, 7, 13, 14, 15, 17, 18, 19) - has microwaves.
(1968) Circular Building (Staff Room) - has ranges, freezer, fridge, microwaves.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	MAR-10

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1968) West Wing (Gymnasium) - has two flag holders on wall, 4 fixed basketball hoops on walls, floor hockey equipment, climbing apparatus, floor sockets, three badminton and two dodge ball courts. Court lines were repainted in 2002.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	15	MAR-10

E2010.02 Fixed Casework - Vanities**

(1968) West Wing (Girls Washroom; Boys Washroom) - has plastic laminated vanities. (installed in 2002)
(1968) Circular Building (Girls Washroom; Boys Washroom) - has plastic laminated vanities. (installed in 2002)
(1968) Circular Building (Staff Washrooms) - has plastic laminated vanities. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	35	MAR-10

Event: Replace vanities. (approx. 8 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$8,000	Unassigned

Updated: MAR-10

E2010.02 Fixed Casework** (1968)

(1968) West Wing (Kindergartens) - has plastic laminate countertops and open shelving.
(1968) West Wing (Kitchen) - has plastic laminate countertops and open shelving.
(1968) Circular Building (Classrooms) -has plastic laminate countertops and open shelving. (limited because of curved walls).

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	35	MAR-10

Event: Replace fixed casework. (approx. 30 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$30,000	Unassigned

Updated: MAR-10

E2010.02 Fixed Casework** (2002)

(2002) Addition (Classrooms) - millwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	35	MAR-10

Event: Replace millwork. (approx. 10 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$10,000	Unassigned

Updated: MAR-10

E2010.02 Fixed Casework** (Display Cases)

(1968) Main Foyer - has display case.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	35	MAR-10

Event: Replace display case. (approx. 2 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$5,000	Unassigned

Updated: MAR-10

E2010.02 Fixed Casework** (Reception Counters)

(1968) Circular Building (Administration area, Library) - has reception counters.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	35	MAR-10

Event: Replace reception counters. (approx. 5 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$5,000	Unassigned

Updated: MAR-10

E2010.03.01 Blinds**

(1968) West Wing (Counsellor; Conference) - interior metal frame windows have venetian blinds.
(1968) Circular Building (Library, Classroom 20, Computer Room) - interior metal frame windows have venetian blinds.
(1968) Circular Building (Administration area and offices) - interior metal frame windows have fabric venetian blinds.
(1968) Circular Building - aluminum windows have vertical blinds.
(2002) Addition - aluminum windows have vertical blinds.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	30	MAR-10

Event: Replace blinds. (approx. 30 blinds)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$8,000	Unassigned

Updated: MAR-10

E2010.05 Fixed Multiple Seating**

(1968) Circular Building (Music Room) - has concrete tiered seating platforms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

Event: Replace concrete plaforms. (approx. 100 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$10,000	Unassigned

Updated: MAR-10

F1010.02.04 Portable and Mobile Buildings** (No. 250)

Portable 250
Year built: 1992; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 24 on site)
Architectural / Structural :
- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout on South wall.
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- Carpet flooring (installed in 2004)
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- Four whiteboards, 1 projection screen, 1 smart board
- 1 microwave
- Clothes hooks on wall
OVERALL CONDTION: 4 (acceptable)

Mechanical systems (1992 Portables):
- Heating & ventilation provided by Lennox Whisperheat furnaces - connected to sill mounted diffusers & ductwork behind millwork. Condition: 4 (acceptable)
- Gas lines to rooftop unit. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
- Wall mounted Fire Extinguishers beside furnace. Condition : 4 (acceptable).
- No plumbing systems in portable classrooms.
OVERALL CONDTION: 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 has 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 installed in the portables.
CALL SYSTEMS: Call system has been extended into the portables.
LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.
OVERALL CONDTION: 5 (Good)

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	30	MAR-10

Event: Replace Electrical (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$10,000	Unassigned

Updated: MAR-10

Event: Replace Envelope (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$45,000	Unassigned

Updated: MAR-10

Event: Replace Interior (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$10,000	Unassigned

Updated: MAR-10

Event: Replace Mechanical (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$20,000	Unassigned

Updated: MAR-10

F1010.02.04 Portable and Mobile Buildings** (No. 269)

Portable 269
Year built: 1992; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 23 on site)
Architectural / Structural :
- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout on South wall.
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- Carpet flooring (installed in 2004) and partial sheet vinyl flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- 3 whiteboards, 1 chalkboard, 1 smart board
- 1 microwave
- Clothes hooks on wall
OVERALL CONDTION: 3 (Marginal)

Mechanical systems (1992 Portables):
- Heating & ventilation provided by Lennox Whisperheat furnaces - connected to sill mounted diffusers & ductwork behind millwork. Condition: 4 (acceptable)
- Gas lines to rooftop unit. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
- Wall mounted Fire Extinguishers beside furnace. Condition : 4 (acceptable).
- No plumbing systems in portable classrooms.
OVERALL CONDTION: 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 has 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 installed in the portables.
CALL SYSTEMS: Call system has been extended into the portables.
LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.
OVERALL CONDTION: 5 (Good)

Rating	Installed	Design Life	Updated
3 - Marginal	1992	30	MAR-10

Event: Replace Electrical (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$10,000	Unassigned

Updated: MAR-10

Event: Replace Envelope (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$45,000	Unassigned

Updated: MAR-10

Event: Replace Interior (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$10,000	Unassigned

Updated: MAR-10

Event: Replace Mechanical (84 sq-m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$20,000	Unassigned

Updated: MAR-10

Event: Replace metal siding. (approx. 5 linear metres)

Concern:
Metal siding dented.
Recommendation:
Replace metal siding. (approx. 5 linear metres)

Type	Year	Cost	Priority
Repair	2011	$5,000	Low

Updated: MAR-10

F1030.05 Other Special Construction Systems*

(1968) Gymnasium chair storage under the Stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-08

F2020.01 Asbestos*

(1968) A Hazardous Materials management Project for Asbestos Building Material Survey Report was completed for Edmonton Public Schools by PHH Environmental Limited on November 30, 2001. It identified asbestos in elbow muds (35 to 40% chrysotile), boiler breachings (45% chrysotile), textured tile ceilings (1.3% chrysotile), vinyl floor tiles (6% chrysotile).
Asbestos from the central circular building areas has been removed during the 2002 renovations. Asbestos in Boiler Room and other areas has been incorporated in Mechanical evaluation. The remaining asbestos containing materials, such as ceiling and floor tiles are in good condition and can remain until future renovations.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	0	MAR-10

Event: Remove cement asbestos panels. (16 windows)

Concern:
(1968) Circular Building (Classrooms) - has cement asbestos panels on plywood below aluminum windows.
Recommendation:
Remove cement asbestos panels. (16 windows)

Type	Year	Cost	Priority
Hazardous Materials Abatement	2011	$16,000	Low

Updated: MAR-10

F2020.02 PCBs*

No known PCBs has been observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-10

F2020.03 Mercury*

No known Mercury has been observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

F2020.04 Mould*

No known mould has been observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

F2020.09 Other Hazardous Materials"

No other hazardous materials have been observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

(1968) School has barrier free route from parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

K4010.02 Barrier Free Entrances*

(1968) West Wing (South Entrance) - has barrier free door c/w an automatic opener.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

Event: Provide a new handicapped entrance at the north Main Entrance.

Concern:

(1968) West Wing (South Entrance) - has barrier free door c/w an automatic opener. This existing handicapped entrance is rarely used since all handicapped students are dropped off at the front (144 Avenue) and use the sidewalk directly to North Exit of the circular building. It is difficult for wheelchairs to go around the building, especially in winter.

Recommendation:

Install a new entrance double door at the north Main Entrance, complete with automatic openers with remote actuator buttons. Provide two automatic openers.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2011	$20,000	Low

Updated: MAR-10

K4010.03 Barrier Free Interior Circulation*

(1968)(2002) Building has Corridors wide enough for wheelchairs.
(1968) West Wing (Corridor to Gymnasium) - has stair.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10

Event: Provide handicap ramp or wheelchair platform. (1 ramp)

Concern:
(1968) West Wing (Corridor to Gymnasium) - does not have ramp.
Recommendation:
Provide handicap ramp or wheelchair platform.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2011	$10,000	Low

Updated: MAR-10

K4010.04 Barrier Free Washrooms*

(1968) West Wing (Girls Washroom; Boys Washroom) - has handicapped toilet cubicles. (installed in 2002)
(1968) Circular Building (Girls Washroom; Boys Washroom) - has handicapped toilet cubicles. (installed in 2002)
(1968) Circular Building (Staff Washrooms) - has handicapped toilet cubicles. (installed in 2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-10

K4020 Building Code

ABC Group A Division 2 - School. The 1968 original building and 2002 Addition are single storey. The 1968 Original Building and 2002 Addition have non-combustible construction and are unsprinklered. Portables have combustible construction and are unsprinklered.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-10