

# RECAPP Facility Evaluation Report

## Edmonton School District No. 7



### Norwood Elementary School

B3234A  
Edmonton

**Facility Details**

**Building Name:** Norwood Elementary School  
**Address:** 9520 - 111 Avenue  
**Location:** Edmonton

**Building Id:** B3234A  
**Gross Area (sq. m):** 3,399.30  
**Replacement Cost:** \$10,008,000  
**Construction Year:** 1908

**Evaluation Details**

**Evaluation Company:** Francis Ng Architect Ltd.  
**Evaluation Date:** August 22 2012  
**Evaluator Name:** Francis Ng

**Total Maintenance Events Next 5 years:** **\$137,000**  
**5 year Facility Condition Index (FCI):** **1.37%**

**General Summary:**

Norwood Elementary School for Grade K through Grade 6 was originally built in Edmonton in 1908. School faces four public roads - 95 Street on the East, 111 Avenue (Norwood Boulevard) on the South, 95A Street on the West and 112 Avenue on the North. It is under the jurisdiction of Edmonton School District No.7.

The original 2997.68 square metres building was built in 1908. The first Addition of 355.64 square metres was built in 1971. The second Addition of 49.5 square metres was built in 1999. The total building area is 3402.82 square metres.

(1908) Original Building and (1971) Addition were modernized in 1999.

ABC Group A Division 2 - School. The 1908 Original Building is 4 storeys, 1971 and 1999 Additions are single storey, have combustibile and non-combustibile construction and are unsprinklered.

**Structural Summary:**

(1908) Original Building - Typical has concrete foundation walls on concrete strip footings along perimeter and under interior loadbearing walls; interior concrete posts on concrete pads; Basement has concrete slab on grade; Main Floor has concrete slab.; Second Floor, Third Floor have plywood subfloor on wood joists. Exterior has brick masonry walls; Roof has plywood sheathing on wood trusses supported by masonry walls.

(1971) Addition (Gymnasium) has precast concrete slab on precast concrete loadbearing wall panels on concrete foundation walls on concrete strip footings along perimeter; concrete slab on grade; Corridor connecting (1908) Original Building has concrete block.

(1999) Addition has concrete foundation walls on concrete strip footings along perimeter; concrete slab on grade; steel deck on metal joists on metal studs.

Recommendations for future action: mudjack concrete slab.

Overall structural system rating is acceptable.

**Envelope Summary:**

(1908) Original Building - has SBS roofing, wood shingles, face bricks, stone masonry, wood entrance doors, PVC windows; metal utility doors and metal frames.

(1971) Addition (Gymnasium) - has SBS roofing, prefinished metal siding fascia, precast load bearing concrete wall panels, metal exterior utility door and metal frame; Corridor connecting (1908) Original Building has SBS roofing, concrete block; metal exterior utility doors and metal frames.

(1999) Addition - has sheet metal roofing panels and vertical metal siding.

Recommendations for future action: repair exterior utility door; replace metal roof hatch.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1908) Original Building - Classrooms have suspended T-bar ceiling system c/w acoustic ceiling tiles, painted plaster wall finish and painted gypsum wall board, sheet vinyl flooring; Corridors have painted plaster ceiling, painted plaster wall finish and sheet vinyl flooring; Administration area has suspended T-bar ceiling system c/w acoustic ceiling tiles; painted gypsum wall board and carpet flooring; Washrooms have suspended T-bar ceiling system c/w acoustic ceiling tiles, ceramic wall tiles and sheet vinyl flooring; Mechanical room has painted concrete ceiling, face brick walls, painted

concrete flooring; wood doors and wood frames; whiteboards, tackboards and projection screens.

(1971) Addition has painted exposed concrete slab ceiling, acoustic wall treatments, painted precast concrete wall panels and wood strip flooring in Gymnasium; drywall ceiling, painted gypsum wall boards, concrete block walls, vinyl tile flooring in Washrooms; suspended T-bar ceiling system c/w acoustic ceiling tiles, painted gypsum wall board, and sheet vinyl flooring in Kitchen; drywall ceiling and painted concrete floor in Gymnasium Storage; wood doors and metal frames. Corridor connecting (1908) Original Building has suspended T-bar ceiling system c/w acoustic ceiling tiles, painted concrete block walls and sheet vinyl flooring.

(1999) Addition has painted drywall ceiling and painted concrete flooring.

Recommendations for future action include: replace fabricated compartments; replace stair finishes; repair and repaint interior partitions; repaint concrete flooring; replace carpet flooring; replace acoustic ceiling tiles; provide automatic door operators; provide wheelchair lifts; provide handicapped washrooms.

Overall interior system rating is acceptable.

**Mechanical Summary:**

(2) Raypak hot water boilers provide perimeter heating and air system coil heating requirements for the school. One built up custom air system provides the majority of the ventilation requirements with one gas-fired Lennox air system for the gym. (1) AO Smith and (1) State water heater provide the domestic hot water requirements. A central EMCS system provide the base system control strategy's, but the separate heating system are stand-alone thermostats. The 1999 modernization included mechanical upgrades within the original building for the heating and ventilation systems. The plumbing systems were generally upgraded in 1991.

The mechanical systems are generally in acceptable (4) condition.

**Electrical Summary:**

208v, (3) phase, 800 amp service to the building to a Federal Pioneer Equipment main distribution center with several FPE panels throughout the school. Most of the school has T8 lamps except for the gym with metal halide fixtures. A Simplex fire detection system is installed with strobes and a Magna security system. The 1999 modernization included a significant amount of electrical upgrades within the original building.

Overall, the electrical systems are in good condition.

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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\* - 1908 Section**

(1908) Original Building - may have concrete foundation walls on concrete strip footings along perimeter and under interior loadbearing walls; interior concrete posts on concrete pads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**A1010 Standard Foundations\* - 1971 Section**

(1971) Addition - may have concrete foundation walls on concrete strip footings along perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**A1010 Standard Foundations\* - 1999 Section**

(1999) Addition - may have concrete foundation walls on concrete strip footings along perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**A1030 Slab on Grade\* - 1908 Section**

(1908) Original Building (Basement) - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**A1030 Slab on Grade\* - 1971 Section**

(1971) Addition (Main Floor - Gymnasium) - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	JAN-13

**Event:** **Mudjack Gymnasium 122 concrete slab - 1971 Section. (approx. 110 square metres)**

**Concern:**

(1971) Addition (Main Floor - Gymnasium 122) - concrete slab has dropped more than 50mm.

**Recommendation:**

Mudjack Gymnasium 122 concrete slab - 1971 Section. (approx. 110 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$11,000	Low

**Updated:** JAN-13



(1971) Addition (Main Floor - Gymnasium 122) - concrete slab has dropped more than 50mm.

**A1030 Slab on Grade\* - 1999 Section**

(1999) Addition (Main Floor - Gym Storage 128) - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**A2020 Basement Walls (& Crawl Space)\* - 1908 Section**

(1908) Original Building (Basement) - has concrete walls and brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.01 Floor Structural Frame (Building Frame)\* - 1908 Section**

(1908) Original Building (Main Floor, Second Floor, Third Floor) - have brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 1908**

(1908) Original Building (Main Floor, Second Floor, Third Floor) - have brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 1971**

(1971) Addition - has concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1010.03 Floor Decks, Slabs, and Toppings\* - 1908 Section**

(1908) Original Building (Basement) - has concrete slab on grade.

(1908) Original Building (Main Floor) - has concrete slab.

(1908) Original Building (Second Floor, Third Floor) - have plywood subfloor on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.03 Floor Decks, Slabs, and Toppings\* - 1971 Section**

(1971) Addition - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1010.03 Floor Decks, Slabs, and Toppings\* - 1999 Section**

(1999) Addition (Main Floor - Gym Storage 128) - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**B1010.04 Balcony Floor Construction (& Decks)\***

(1908) Original Building (Second Floor - Balcony) - has concrete floor supported by masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.05 Mezzanine Construction\***

(1971) Addition (Mezzanine - Fan Room) - has plywood on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1010.07 Exterior Stairs\***

(1908) Original Building (Main Floor - South Main Entrance F1, East Exit F3) - have concrete and stone masonry stairs c/w stone handrails.

(1908) Original Building (Mechanical Room 6 Exit) - has concrete steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.09 Floor Construction Fireproofing\* - 1908 Section**

(1908) Original Building (Basement) - has concrete slab on grade.

(1908) Original Building (Main Floor) - has concrete slab.

(1908) Original Building (Second Floor, Third Floor) - have plaster ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.09 Floor Construction Fireproofing\* - 1971 Section**

(1971) Addition - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1010.10 Floor Construction Firestopping\* - 1908 Section**

(1908) Original Building (Basement) - has concrete slab on grade.  
 (1908) Original Building (Main Floor) - has concrete slab.  
 (1908) Original Building (Second Floor, Third Floor) - have plaster ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1010.10 Floor Construction Firestopping\* - 1971 Section**

(1971) Addition - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1020.01 Roof Structural Frame\* - 1908 Section**

(1908) Original Building (sloped roof) - has plywood on wood ridges c/w wood rafters and wood trusses and wood joists on brick walls.  
 (1908) Original Building (flat roof) - has plywood on wood joists on brick walls on wood framing on brick walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**B1020.01 Roof Structural Frame\* - 1971 Section**

(1971) Addition - roof has precast concrete structural panels supported by precast concrete wall panels and concrete walls.  
 (1971) Addition (Corridor connecting (1908) Original Building) - roof has precast concrete structural panels supported by concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1020.01 Roof Structural Frame\* - 1999 Section**

(1999) Addition - has steel deck on metal joists on metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1020.04 Canopies\***

(1908) Original Building (Main Floor - South Main Entrance F1) - has exterior balcony with concrete floor supported by masonry walls.  
 (1908) Original Building (Main Floor - East Exit F3) - has a wood canopy supported by wood frame structure mounted on exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1020.06 Roof Construction Fireproofing\* - 1908 Section**

(1908) Original Building (Roof) - has plaster ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1020.06 Roof Construction Fireproofing\* - 1971 Section**

(1971) Addition - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B1020.07 Roof Construction Firestopping\* - 1908 Section**

(1908) Original Building (Roof) - has plaster ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B1020.07 Roof Construction Firestopping\* - 1971 Section**

(1971) Addition - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13



**S2 ENVELOPE****B2010.01.01 Precast Concrete: Exterior Wall Skin\* - 1971 Section**

(1971) Addition - has precast load bearing concrete wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1908 Section**

(1908) Original Building (Main Floor, Second Floor, Third Floor) - have brick masonry walls and stone masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B2010.01.02.02 Concrete Block: Ext. Wall Skin\* - 1971 Section**

(1971) Addition (Corridor connecting (1908) Original Building) - has concrete block walls and stone masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.01.03 Stone Assemblies: Exterior Wall Skin\* - 1908 Section**

(1908) Original Building - Stone masonry and brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B2010.01.03 Stone Assemblies: Exterior Wall Skin\* - 1971 Section**

(1971) Addition (South exterior wall of Corridor connecting (1908) Original Building) - has stone masonry wall and concrete exterior wall.

(Note: The stone masonry wall is the exterior stair of the 1908 building and was installed in 1908.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B2010.01.06.03 Metal Siding\*\* - 1971 Section**

(1971) Addition - has vertical metal siding fascia. (approx. 50 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	JAN-13

**Event: Replace metal siding. (approx. 50 square metres)**

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

**Updated:** JAN-13

**B2010.01.06.03 Metal Siding\*\* - 1999 Section**

(1999) Addition - has vertical metal siding. (approx. 30 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event: Replace metal siding. (approx. 30 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$4,500	Unassigned

**Updated:** JAN-13**B2010.01.09 Expansion Control: Ext. Wall\* - 1908 Section**

(1908) Original Building (Window and Door Openings) - have expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B2010.01.09 Expansion Control: Ext. Wall\* - 1971 Section**

(1971) Addition - precast load bearing concrete wall panels have expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.01.09 Expansion Control: Ext. Wall\* - 1999 Section**

(1999) Addition connection (1971) Addition and (1908) Original Building) - has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1908 Section**

(1908) Original Building (Window and Door Openings) - have joint sealants. (approx. 590 linear metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace joint sealants. (approx. 590 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$29,500	Unassigned

**Updated:** JAN-13

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1971 Section**

(1971) Addition (Door Openings and precast concrete panels) - have joint sealants. (approx. 120 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	JAN-13

**Event: Replace joint sealants. (approx. 120 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

**Updated:** JAN-13**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1999 Section**

(1999) Addition connection (1971) Addition and (1908) Original Building) - expansion control joints have joint sealers (caulking). (approx. 10 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace joint sealers (caulking). (10 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$1,000	Unassigned

**Updated:** JAN-13**B2010.02.01 Cast-in-place Concrete: Ext. Wall Const\* - 1971 Section**

(1971) Addition - has concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.02.02 Precast Concrete: Ext. Wall Const.\* - 1971 Section**

(1971) Addition - has precast load bearing concrete wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.02.03 Masonry Units: Ext. Wall Const.\* - 1908 Section**

(1908) Original Building (Typical) - has brick masonry and stone masonry walls.

(1908) Original Building (Chimneys) - has face brick above roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B2010.02.03 Masonry Units: Ext. Wall Const.\* - 1971 Section**

(1971) Addition (Corridor connecting (1908) Original Building) - has concrete block walls and stone masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall\* - 1999 Section**

(1999) Addition - has metal stud frame walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 1908 Section**

(1908) Original Building (Basement - North Wall of Mechanical Room 6) - has metal louvres. (modernized in 1999)  
 (1971) Addition (Mezzanine - Fan Room) - has metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B2010.09 Exterior Soffits\***

(1908) Original Building (Main Floor - South Main Entrance F1) - has textured concrete soffit.  
 (1908) Original Building (Main Floor - East Exit F3) - has wood deck soffit.  
 (1908) Original Building (Roof overhangs) - have wood deck soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows\*\* - 1908 Section**

(1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7, Storage 5, Boys Washroom 9, Girls Washroom 12) - have PVC framed windows c/w clear glass and awnings. (approx. 29 windows) (modernized in 1999)  
 (1908) Original Building (Main Floor - Staff Room 102, Staff Work Room 103, Women's Washroom 105, Administration 109, Principal 110, Office 112, 117, Classroom 113, 114, 120, Counsellor 115) - have PVC framed windows c/w clear glass and awnings. (approx. 42 windows) (modernized in 1999)  
 (1908) Original Building (Second Floor - Classroom 201, 204, 206, 207, 215, Server 209, Conference 211, Girls Washroom 212, Stair 1 and 2 Vestibules) - have PVC windows c/w awnings. (approx. 50 windows) (modernized in 1999)  
 (1908) Original Building (Third Floor - Library 300, Resource Room 303, 305, Computer Room 304, Stair 1 and 2 Vestibules) - have PVC windows c/w clear glass and awnings. (approx. 16 windows) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event: Replace PVC windows. (approx. 137 windows)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$137,000	Unassigned

**Updated:** JAN-13

**B2030.01.10 Wood Entrance Door\*\* - 1908 Section**

(1908) Original Building (Main Floor - South Main Entrance F1) - has wood doors and wood framed storefront c/w clear glass. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	30	JAN-13

**Event: Replace wood entrance doors. (2 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,000	Unassigned

**Updated:** JAN-13

**B2030.02 Exterior Utility Doors\*\* - 1908 Section**

(1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7, Mechanical Room 6) - have metal doors and metal frames. (5 doors) (modernized in 1999)

(1908) Original Building (Main Floor - East Exit F3) - has metal doors and metal frame. (2 doors) (modernized in 1999)

(1908) Original Building (Second Floor - Conference 211) - has wood door and wood frame. (1 door) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	40	JAN-13

**Event: Install weatherstripping for Conference 211 exterior door - 1908 Section. (1 door)****Concern:**

(1908) Original Building (Second Floor - Conference 211) - wood door does not have weatherstripping.

**Recommendation:**

Install weatherstripping for Conference 211 exterior door - 1908 Section. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	Low

**Updated:** JAN-13

**Event: Replace exterior utility doors. (8 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$8,000	Unassigned

**Updated:** JAN-13

**B2030.02 Exterior Utility Doors\*\* - 1971 Section**

(1971) Addition (Main Floor - Gymnasium 122 Southwest Exit, Corridor C5 Exit, Northwest Exit F2) - have metal doors and metal frames. (4 doors) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event: Replace exterior utility doors. (4 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$4,000	Unassigned

**Updated:** JAN-13

**B2030.04 Exterior Gates\***

(1908) Original Building (Main Floor - South Main Entrance F1) - has wire mesh metal gates. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**B3010.01 Deck Vapour Retarder and Insulation\***

(1908) Original Building - has rockwool batt insulation.  
 (1971) Addition - has rigid insulation.  
 (1999) Addition - has rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	JAN-13

**B3010.02.01.07 Wood Shingles\*\* - 1908 Section**

(1908) Original Building - has wood shingles. (approx. 1090 square metres) (re-roofed in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-13

**Event: Replace wood shingles. (approx. 1090 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$163,500	Unassigned

**Updated:** JAN-13

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 1908 and 1971 Sections**

(1908) Original Building (flat roof) - has SBS roofing. (approx. 5 square metres) (re-roofed in 1993)

(1971) Addition - has SBS roofing. (approx. 360 square metres) (re-roofed in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	JAN-13

**Event: Replace SBS roofing. (approx. 365 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$54,800	Unassigned

**Updated:** JAN-13**B3010.07 Sheet Metal Roofing\*\* - 1999 Section**

(1999) Addition - has sheet metal roofing. (approx. 50 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event: Replace sheet metal roofing. (approx. 50 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$7,500	Unassigned

**Updated:** JAN-13**B3010.08.02 Metal Gutters and Downspouts\*\* - 1908 Section**

(1908) Original Building - has metal gutters and downspouts. (11 downspouts) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	JAN-13

**Event: Replace metal gutters and downspouts. (approx. 130 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$19,500	Unassigned

**Updated:** JAN-13

**B3010.08.02 Metal Gutters and Downspouts\*\* - 1999 Section**

(1999) Addition - has metal gutter and downspout. (1 downspout)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	JAN-13

**Event: Replace metal gutter and downspout. (approx. 15 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$2,250	Unassigned

**Updated:** JAN-13**B3010.09 Roof Specialties and Accessories\***

(1908) Original Building (Stair 2 Vestibule) to (1971) Addition (Roof) - has metal cat ladders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**B3020.01 Skylights\*\***

(1908) Original Building (Third Floor - Library 300) - has metal framed skylight. (approx. 18 glass sections)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	25	JAN-13

**Event: Replace skylight. (1 skylight)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$18,000	Unassigned

**Updated:** JAN-13



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

(1908) Original Building (Third Floor - Attic to Roof) - has wood ladder to metal roof hatch. (modernized in 1999)  
 (1908) Original Building - has vents. (upgraded in 1993)  
 (1971) Addition - has roof drains and vents. (upgraded in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	0	JAN-13

**Event: Replace 1 hatch - 1908 Section.**

**Concern:**

(1908) Original Building (Third Floor - Attic to Roof) - has a rusty metal roof hatch

**Recommendation:**

Replace 1 hatch - 1908 Section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,000	Low

**Updated:** JAN-13



(1908) Original Building (Third Floor - Attic to Roof) - has a rusty metal roof hatch

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

(1908) Original Building - has brick masonry walls.

(1908) Original Building - has gypsum board on metal stud frame partitions. (installed in 1999)

(1971) Addition - has concrete block walls and gypsum board on metal stud frame partitions.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**C1010.04 Interior Balustrades and Screens, Interior Railings\***

(1908) Original Building (Third Floor - Stair 1 and 2 Vestibules) - have wire mesh screens over balustrades. (modernized in 1999)

(1908) Original Building (Third Floor - Library 300 - Raised Platform) - has metal rail. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**C1010.05 Interior Windows\***

(1908) Original Building (Third Floor - Computer Room 304) - has sloped metal framed windows c/w clear glass. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**C1010.06 Interior Glazed Partitions and Storefronts\* - 1908 Section**

(1908) Original Building (Main Floor - Administration 109) - has wood door and wood framed storefront.

(1908) Original Building (Main Floor - Corridor C1) - has wood doors and wood framed storefront c/w wired glass sidelites.

(1908) Original Building (Second Floor - Conference 211) - has wood door and wood framed storefront c/w clear glass.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**C1010.06 Interior Glazed Partitions and Storefronts\* - 1999**

(1908) Original Building (Basement - Corridor C4) - has 3/4 hour fire rated metal doors and metal storefronts c/w wired glass. (modernized in 1999)

(1908) Original Building (Main Floor - Infirmary 111) - has wood door and metal framed storefront. (modernized in 1999)

(1908) Original Building (Main Floor - Corridor C2) - has 3/4 hour fire rated metal doors and metal storefronts c/w wired glass. (modernized in 1999)

(1908) Original Building (Second Floor - Corridor C3) - has 3/4 hour fire rated metal doors and metal storefronts c/w wired glass. (modernized in 1999)

(1908) Original Building (Third Floor - Library 300) - has 3/4 hour fire rated metal doors and metal storefronts c/w wired glass. (modernized in 1999)

(1908) Original Building (Third Floor - Office 307) - has wood door and metal framed storefront. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**C1020.01 Interior Swinging Doors (& Hardware)\* - 1908 Section**

(1908) Original Building (Main Floor - Office 112, 117, Counsellor 115, Classroom Coat Rooms) - have wood doors and wood frames.

(1908) Original Building (Second Floor - Classroom Coat Rooms) - have wood doors and wood frames.

(1971) Addition (Main Floor - Janitor 125) - has wood door and wood frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**C1020.01 Interior Swinging Doors (& Hardware)\* - 1999**

(1908) Original Building (Basement - Janitor's Office 10, Boys Washroom 9, Girls Washroom 12) - have wood doors and metal frames. (modernized in 1999)

(1908) Original Building (Second Floor - Server 209, Girls Washroom 212, Boys Washroom 213) - have wood doors and metal frames. (modernized in 1999)

(1908) Original Building (Third Floor) - has wood doors and metal frames. (modernized in 1999)

(1971) Addition (Main Floor - Gymnasium 122, Kitchen 123, Gym Storage 127, Washroom 126) - have wood doors and metal frames. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C1020.03 Interior Fire Doors\***

(1908) Original Building (Basement) - has 3/4 hour fire rated metal doors and metal frames. (modernized in 1999)

(1908) Original Building (Main Floor) - has 3/4 hour fire rated metal doors and metal frames. (modernized in 1999)

(1908) Original Building (Second Floor) - has 3/4 hour fire rated metal doors and metal frames. (modernized in 1999)

(1908) Original Building (Third Floor - Janitor 302) - has 3/4 fire rated metal door and metal frame. (modernized in 1999)

(1971) Addition (Main Floor - Gym Storage 124) - has metal door and metal frame. (modernized in 1999)

(1999) Addition (Main Floor - Gym Storage 128) - has 1.5 hour fire rated metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C1020.04 Interior Sliding and Folding Doors\* - 1908 Section**

(1908) Original Building (Main Floor - Study Room 107, 108) - have aluminum sliding doors. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C1030.01 Visual Display Boards\*\* - 1908 Section**

(1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7, Janitor's Office 10, Storage 11, Stair 1 and Vestibules) - have 6 whiteboards and 8 tackboards. (modernized in 1999)

(1908) Original Building (Main Floor - Staff Room 102, Staff Work Room 103, Principal 110, Infirmary 111, Classroom 113, 114, 120, Counsellor 115, Office 117, Stair 1 and 2 Vestibule) - have 4 whiteboards and 12 tackboards. (modernized in 1999)

(1908) Original Building (Second Floor - Classroom 201, 204, 206, 207, 215, Conference 211, Corridor C3, Stair 1 and 2 Vestibule) - have 9 whiteboards and 7 tackboards. (modernized in 1999)

(1908) Original Building (Third Floor - Library 300, Computer Room 304, Stair 1 and 2 Vestibule) - have 1 whiteboard and 3 tackboards. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace visual display boards. (approx. 50 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$50,000	Unassigned

**Updated:** JAN-13

**C1030.02 Fabricated Compartments (Toilets/Showers)\*\* - 1908 Section**

(1908) Original Building (Main Floor - Women's Washroom 105) - has prefinished metal toilet partitions. (2 partitions) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	JAN-13

**Event: Replace prefinished metal partitions. (2 partitions)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$1,000	Unassigned

**Updated:** JAN-13

**C1030.02 Fabricated Compartments (Toilets/showers)\*\* - 1971 Section**

(1971) Addition (Main Floor - Washroom 126) - has prefinished metal toilet partitions. (2 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	JAN-13

**Event:** Replace Washroom 126 damaged prefinished metal partitions - 1971 Section. (2 partitions)

**Concern:**

(1971) Addition (Main Floor - Washroom 126) - has damaged and rusty prefinished metal toilet partitions.

**Recommendation:**

Replace Washroom 126 damaged prefinished metal partitions - 1971 Section. (2 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,000	Low

**Updated:** JAN-13

**C1030.08 Interior Identifying Devices\***

All rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**C1030.10 Lockers\*\***

(1908) Original Building (Main Floor - Classroom 113) - has prefinished single tier open wood lockers. (8 lockers) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	JAN-13

**Event:** Replace lockers. (8 lockers)

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

**Updated:** JAN-13

**C1030.12 Storage Shelving\***

(1908) Original Building (Basement - Storage 3) - has metal shelves. (modernized in 1999)

(1908) Original Building (Basement - Storage 5) - has wood shelves. (modernized in 1999)

(1908) Original Building (Main Floor - Staff Work Room 103, Storage 106, Office 117) - have wood shelves. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C1030.14 Toilet, Bath, and Laundry Accessories\***

- (1908) Original Building (Basement - Boys Washroom 9, Girls Washroom 12) - have toilet accessories. (modernized in 1999)
- (1908) Original Building (Main Floor - Men's Washroom 104, Women's Washroom 105) - have toilet accessories. (modernized in 1999)
- (1908) Original Building (Second Floor - Girls Washroom 212, Boys Washroom 213) - have toilet accessories. (modernized in 1999)
- (1908) Original Building (Third Floor - Boys Washroom 301, Girls Washroom 306) - have toilet accessories. (modernized in 1999)
- (1971) Addition (Main Floor - Washroom 126) - has toilet accessories. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C1030.17 Other Fittings\* - Boot Racks**

- (1971) Addition (Main Floor - Corridor C5) - has metal boot racks. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C1030.17 Other Fittings\* - Coat Hooks**

- (1908) Original Building (Basement - Corridor C4) - has coat hooks. (modernized in 1999)
- (1908) Original Building (Main Floor - Classroom 114, 120) - have coat hooks. (modernized in 1999)
- (1908) Original Building (Second Floor - Classroom 201, 204, 206, 207, 215) - have coat hooks. (modernized in 1999)
- (1971) Addition (Main Floor - Washroom 126) - has coat hooks. (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C2010 Stair Construction\***

- (1908) Original Building (Basement to Main Floor - Stair 1, 2) - have concrete stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)
- (1908) Original Building (Basement - Mechanical Room 6) - has concrete stair. (1 stair)
- (1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7) - have metal ship ladders c/w metal pipe handrails. (4 ladders) (modernized in 1999)
- (1908) Original Building (Main to Third Floor - Stair 1, 2) - have wood stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)
- (1908) Original Building (Main Floor - South Main Entrance F1 to Corridor C2) - has concrete stair c/w rubber sheet treads. (1 stair) (modernized in 1999)
- (1908) Original Building (Main Floor - South Main Entrance F1, East Exit F3) - have concrete stairs c/w stone wall handrails. (2 stairs)
- (1908) Original Building (Main Floor - Stair 2 Vestibule) to (1971) Addition (Main Floor - Corridor C5) - has concrete stair c/w rubber sheet treads and stone wall handrails. (1 stair) (modernized in 1999)
- (1908) Original Building (Third Floor - Office 307 to Attic) - has metal cat ladder to wood hatch.
- (1971) Addition (Main Floor - Gym Storage 124 to Mezzanine) - has metal cat ladder to metal hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**C2020.05 Resilient Stair Finishes\*\***

(1908) Original Building (Main to Third Floor - Stair 1, 2) - have wood stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)

(1908) Original Building (Basement to Main Floor - Stair 1, 2) - have concrete stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)

(1908) Original Building (Main Floor - South Main Entrance F1 to Corridor C2) - has concrete stair c/w rubber sheet treads. (1 stair) (modernized in 1999)

(1908) Original Building (Main Floor - Stair 2 Vestibule) to (1971) Addition (Main Floor - Corridor C5) - has concrete stair c/w rubber sheet treads and stone wall handrails. (1 stair) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1999	20	JAN-13

**Event: Replace Corridor C5 Stair sheet vinyl treads - 1971 Section. (1 stair)**

**Concern:**

(1908) Original Building (Main Floor - Stair 2 Vestibule) to (1971) Addition (Main Floor - Corridor C5) - concrete stair has worn out rubber sheet treads.

**Recommendation:**

Replace Corridor C5 Stair sheet vinyl treads - 1971 Section. (1 stair)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$1,000	Low

**Updated:** JAN-13

**Event: Replace resilient stair finishes. (4 stairs)**

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

**Updated:** JAN-13

**C2020.08 Stair Railings and Balustrades\***

(1908) Original Building (Basement to Main Floor - Stair 1, 2) - have concrete stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)  
 (1908) Original Building (Basement - Mechanical Room 6) - has concrete stair. (1 stair)  
 (1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7) - have metal ship ladders c/w metal pipe handrails. (4 ladders) (modernized in 1999)  
 (1908) Original Building (Main to Third Floor - Stair 1, 2) - have wood stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)  
 (1908) Original Building (Main Floor - South Main Entrance F1, East Exit F3) - have concrete stairs c/w stone wall handrails. (2 stairs)  
 (1908) Original Building (Main Floor - Stair 2 Vestibule) to (1971) Addition (Main Floor - Corridor C5) - has concrete stair c/w rubber sheet treads and stone wall handrails. (1 stair) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1908	0	JAN-13

**Event: Install handrail for Mechanical Room 6 concrete stair - 1908 Section. (1 stair)**

**Concern:**

(1908) Original Building (Basement - Mechanical Room 6) - concrete stair does not have handrail.

**Recommendation:**

Install handrail for Mechanical Room 6 concrete stair - 1908 Section. (1 stair)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$1,000	Low

**Updated:** JAN-13

**C3010.02 Wall Paneling\*\***

(1908) Original Building (Third Floor - Library 300 - Skylight) - has wood deck bulkhead. (approx. 30 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	30	JAN-13

**Event: Replace wall paneling. (approx. 30 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,000	Unassigned

**Updated:** JAN-13



**C3010.06 Tile Wall Finishes\*\* - 1908 Section**

(1908) Original Building (Basement - Storage 11) - has ceramic wall tiles behind sink. (approx. 5 square metres) (modernized in 1999)  
 (1908) Original Building (Basement - Boys Washroom 9, Girls Washroom 12) - have ceramic wall tiles. (approx. 60 square metres) (modernized in 1999)  
 (1908) Original Building (Main Floor - Janitor 118) - has ceramic wall tiles behind sink. (approx. 5 square metres) (modernized in 1999)  
 (1908) Original Building (Main Floor -Men's Washroom 104) - has ceramic wall tiles. (approx. 3 square metres) (modernized in 1999)  
 (1908) Original Building (Main Floor -Women's Washroom 105) - has ceramic wall tiles above vanity backsplash. (approx. 1 square metre) (modernized in 1999)  
 (1908) Original Building (Second Floor - Janitor 210, Girls Washroom 212, Boys Washroom 213) - have ceramic wall tiles. (approx. 20 square metres) (modernized in 1999)  
 (1908) Original Building (Third Floor - Janitor 302, Boys Washroom 301, Girls Washroom 306) - have ceramic wall tiles. (approx. 20 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event:** Replace tile wall finish. (approx. 114 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$11,400	Unassigned

**Updated:** JAN-13

**C3010.09 Acoustical Wall Treatment\*\***

(1971) Addition (Main Floor - Gymnasium 122) - has acoustic wall panels. (approx. 100 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event:** Replace acoustical wall panels. (approx. 100 square metres)

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

**Updated:** JAN-13

**C3010.11 Interior Wall Painting\***

- (1908) Original Building (Basement) - has painted concrete blocks. (modernized in 1999)
- (1908) Original Building (Basement - Corridor C4) - has painted plaster wall finish and gypsum board finish. (modernized in 1999)
- (1908) Original Building (Main Floor) - has painted plaster wall finish and gypsum board finish. (modernized in 1999)
- (1908) Original Building (Second Floor) - has painted plaster wall finish and gypsum board finish. (modernized in 1999)
- (1908) Original Building (Third Floor) - has painted plaster wall finish and gypsum board finish. (modernized in 1999)
- (1971) Addition (Main Floor) - has painted gypsum board finish. (modernized in 1999)
- (1971) Addition (Main Floor - Corridor C5) - has painted concrete block. (modernized in 1999)
- (1971) Addition (Main Floor - Gymnasium 122) - has painted concrete panels. (modernized in 1999)
- (1999) Addition (Main Floor - Gym Storage 128) - has painted gypsum board finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	0	JAN-13

**Event: Repair Gym Storage 127 wall - 1971 Section. (approx. 5 square metres)**

**Concern:**

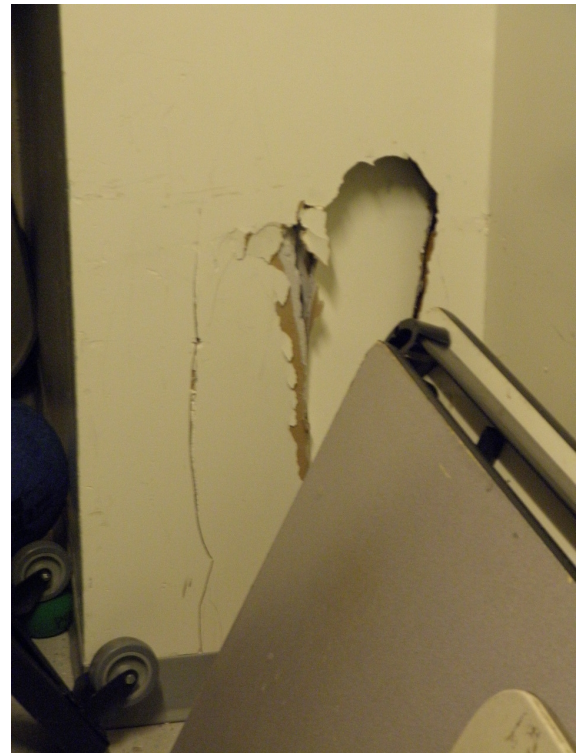
(1971) Addition (Main Floor - Gym Storage 127) - has damaged gypsum board wall.

**Recommendation:**

Repair Gym Storage 127 wall - 1971 Section. (approx. 5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	Low

**Updated:** JAN-13



(1971) Addition (Main Floor - Gym Storage 127) - has damaged gypsum board wall.

**Event: Repair and repaint walls - 1908 Section. (approx. 25 square metres)**

**Concern:**

(1908) Original Building (Basement - Storage 11) - has water damaged wall. (approx. 10 square metres)

(1908) Original Building (Main Floor - Office 117) - painted gypsum board finish has peeled off. (approx. 5 square metres)

(1908) Original Building (Main Floor - Corridor C1) - painted gypsum board finish has peeled off. (approx. 10 square metres)

**Recommendation:**

Repair and repaint walls - 1908 Section. (approx. 25 square

metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,500	Low

**Updated:** JAN-13

**C3010.12 Wall Coverings\***

(1908) Original Building (Basement - Music Room 7, Classroom 8) - have tackboard wall covering. (modernized in 1999)  
 (1908) Original Building (Main Floor - Corridor C1) - has vinyl canvas dado.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**C3010.14 Other Wall Finishes\* - Face Brick**

(1908) Original Building (Basement - Storage 5, 11, Mechanical Room 6, Music Room 7, Janitor's Office 10) - have face brick.  
 (1908) Original Building (Second Floor - Corridor C3 near Server 209) - has face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**C3020.01.02 Painted Concrete Floor Finishes\***

(1908) Original Building (Basement - Mechanical Room 6) - has concrete floor. (modernized in 1999)  
 (1971) Addition (Main Floor - Gym Storage 124, Janitor 125) - have painted concrete floor.  
 (1999) Addition (Main Floor - Gym Storage 128) - has concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	JAN-13

**Event: Repaint Gym Storage 124 and Janitor 125 floors - 1971 Section. (approx. 30 square metres)**

**Concern:**

(1971) Addition (Main Floor - Gym Storage 124, Janitor 125) - painted concrete floor has faded.

**Recommendation:**

Repaint Gym Storage 124 and Janitor 125 floors - 1971 Section. (approx. 30 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,500	Low

**Updated:** JAN-13

**C3020.03 Terrazzo Floor Finishes\***

(1908) Original Building (Main Floor - South Main Entrance F1 Vestibule) - has terrazzo floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	JAN-13

**C3020.04 Wood Flooring\*\***

(1971) Addition (Main Floor - Gymnasium 122) - has wood strip flooring. (approx. 230 square metres) (installed in 1990)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-13

**Event:** **Replace wood flooring. (approx. 230 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$57,500	Unassigned

**Updated:** JAN-13

**C3020.07 Resilient Flooring\*\* - 1908 Section**

(1908) Original Building (Basement - Storage 5, Classroom 4, 13, Music Room 7, partial Classroom 8, Janitor's Office 10, Boys Washroom 9, Girls Washroom 12, Corridor C4, Stair 1 and 2 Vestibule) - have sheet vinyl flooring. (approx. 505 square metres) (modernized in 1999)

(1908) Original Building (Basement - Storage 2, 3, 11) - have vinyl tile flooring. (approx. 65 square metres) (modernized in 1999)

(1908) Original Building (Main Floor - partial Staff Room 102, Men's Washroom 104, Women's Washroom 105, Office 112, 117, Classroom 113, 114, 120, Counsellor 115, Corridor C1, C2, Stair 1 and 2 Vestibules) - have sheet vinyl flooring. (approx. 495 square metres) (modernized in 1999)

(1908) Original Building (Main Floor - Storage 106, Janitor 118) - have vinyl tile flooring. (approx. 10 square metres) (modernized in 1999)

(1908) Original Building (Second Floor - Classroom 201, 204, 206, 207, 215, Conference 211, Girls Washroom 212, Boys Washroom 213, Corridor C3, Stair 1 and 2 Vestibules) - have sheet vinyl flooring. (approx. 655 square metres) (modernized in 1999)

(1908) Original Building (Second Floor - Server 209, Janitor 210) - have vinyl tile flooring. (approx. 15 square metres) (modernized in 1999)

(1908) Original Building (Third Floor - Boys Washroom 301, partial Library 300, Resource Room 303, Computer Room 304, Girls Washroom 306, Stair 1 and 2 Vestibules) - have sheet vinyl flooring. (approx. 305 square metres) (modernized in 1999)

(1908) Original Building (Third Floor - Janitor 302) - has vinyl tile flooring. (approx. 15 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event:** **Replace resilient flooring. (approx. 2065 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$206,500	Unassigned

**Updated:** JAN-13

**C3020.07 Resilient Flooring\*\* - 1971 Section**

(1971) Addition (Main Floor - Washroom Kitchen 123, Corridor C5) - have sheet vinyl flooring. (approx. 50 square metres) (modernized in 1999)

(1971) Addition (Main Floor - Washroom 126, Gym Storage 127) - have vinyl tile flooring. (approx. 25 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace resilient flooring. (approx. 75 square metres)**

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

**Updated:** JAN-13

**C3020.08 Carpet Flooring\*\* - 1908 Section**

(1908) Original Building (Basement - partial Classroom 8) - has carpet flooring. (approx. 20 square metres) (modernized in 1999)

(1908) Original Building (Main Floor - partial Staff Room 102, Staff Work Room 103, Study Room 107, 108, Administration 109, Principal 110, Infirmary 111) - have carpet flooring. (approx. 160 square metres) (modernized in 1999)

(1908) Original Building (Third Floor - partial Library 300, Resource Room 305, Office 307) - have carpet flooring. (approx. 120 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	15	JAN-13

**Event: Replace Classroom 8 and Administration 109 carpet - 1908 Section. (approx. 55 square metres)****Concern:**

(1908) Original Building (Basement - partial Classroom 8) - has worn out carpet flooring. (approx. 20 square metres) (modernized in 1999)

(1908) Original Building (Main Floor - Administration 109) - has rippled carpet flooring. (approx. 35 square metres) (modernized in 1999)

**Recommendation:**

Replace Classroom 8 and Administration 109 carpet - 1908 Section. (approx. 55 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,500	Low

**Updated:** JAN-13

**Event: Replace carpet flooring. (approx. 245 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$24,500	Unassigned

**Updated:** JAN-13

**C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)\*\* - 1908 Section**

(1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7, Janitor's Office 10, Boys Washroom 9, Girls Washroom 12, Corridor C4, Stair 1 and 2 Vestibule) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 505 square metres) (modernized in 1999)

(1908) Original Building (Main Floor - Staff Room 102, Staff Work Room 103, Storage 106, Men's Washroom 104, Women's Washroom 105, Study Room 107, 108, Administration 109, Principal 110, Infirmary 111, Office 112, 117, Classroom 113, 114, 120, Counsellor 115, Janitor 118, Stair 1 and 2 Vestibules) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 575 square metres) (modernized in 1999)

(1908) Original Building (Second Floor - Classroom 201, 204, 206, 207, 215, Janitor 210, Conference 211, Girls Washroom 212, Boys Washroom 213) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 520 square metres) (modernized in 1999)

(1908) Original Building (Third Floor - Boys Washroom 301, Computer Room 304, Girls Washroom 306) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 110 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	25	JAN-13

**Event: Replace ceiling tiles - 1908 Section. (approx. 100 tiles)****Concern:**

Ceiling tiles are stained, missing or worn out.

**Recommendation:**

Replace ceiling tiles. (approx. 100 tiles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,500	Low

**Updated:** JAN-13

**Event: Replace suspended T-bar ceiling system. (approx. 1705 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$127,900	Unassigned

**Updated:** JAN-13

**C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)\*\* - 1971 Section**

(1971) Addition (Main Floor - Kitchen 123, Corridor C5) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 50 square metres) (modernized in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	JAN-13

**Event: Replace suspended T-bar ceiling system. (approx. 55 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$4,200	Unassigned

**Updated:** JAN-13

**C3030.07 Interior Ceiling Painting\***

- (1908) Original Building (Basement - Storage 2, 3, 5, 11, Mechanical Room 6) - have concrete ceiling. (modernized in 1999)
- (1908) Original Building (Main Floor - Corridor C1, South Main Entrance F1 Vestibule) - have painted concrete ceiling. (modernized in 1999)
- (1908) Original Building (Main Floor - Corridor C2) - has painted plaster ceiling.
- (1908) Original Building (Second Floor - Corridor C3) - has painted plaster ceiling. (modernized in 1999)
- (1908) Original Building (Second Floor - Server 209, Stair 1 and 2 Vestibules) - have painted gypsum board ceiling. (modernized in 1999)
- (1908) Original Building (Third Floor - Library 300, Janitor 302, Resource Room 303, 305, Office 307, Stair 1 and 2 Vestibules) - have painted plaster ceiling. (modernized in 1999)
- (1971) Addition (Main Floor - Gymnasium 122) - has painted concrete ceiling. (modernized in 1999)
- (1971) Addition (Main Floor - Gym Storage 124, 127, Janitor 125, Washroom 126) - have painted gypsum board ceiling. (modernized in 1999)
- (1999) Addition (Main Floor - Gym Storage 128) - has painted gypsum board ceiling.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

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

Stainless steel, single compartment sink in each classroom, c/w drinking bubbler (15 in total).

Stainless steel, single compartment sink in hot lunch kitchen. (1 sink)

Stainless steel, single compartment with drain board in hot lunch kitchen with commercial pot sink trim. (1 sink)

2'x2' Molded plastic janitors sinks (4 in total). None have a vacuum breaker to protect the potable water supply.

2'x3' molded plastic janitors sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	JAN-13

**Event: Replace sinks. (17)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$20,000	Unassigned

**Updated:** JAN-13

**D2010.08 Drinking Fountains/Coolers\*\***

Various Crane vitreous china & Stainless Steel (unknown make) drinking fountains in stairwell and gym (3 in total)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	JAN-13

**Event: Replace 3 wall hung Drinking Fountains**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$5,000	Unassigned

**Updated:** JAN-13

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

Stainless steel lavatory's with push button spring loaded activation & standard trim in washroom's (9 in total)

Stainless steel wash fountain with 3 person push button spring loaded activation in basement (3 units)

Vitreous china water closets with flush valve (10 in total)

Vitreous china water closets with flush tank (7 in total)

Vitreous china floor mounted urinals with flush tank (5 in total)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	JAN-13

**Event: Replace Washroom Fixtures (17 WC's, 9 Lavs, 3 Wash fountains, 5 Urnl)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$35,000	Unassigned

**Updated:** JAN-13



**D2020.01.01 Pipes and Tubes: Domestic Water\***

Mainly Copper piping throughout, solder fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-13

**D2020.01.02 Valves: Domestic Water\*\***

Brass valves with a mixture of gate and ball valves throughout. Mainly isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	JAN-13

**Event: Replace 100 Valves.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$20,000	Unassigned

**Updated:** JAN-13

**D2020.01.03 Piping Specialties (Backflow Preventers)\*\***

Fire protection system has a proper ULC rated backflow valve

Boiler system has a proper ULC rated backflow valve

Potable water system does not have a rated backflow valve. EPCOR will in the future require this valve to be installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace 2 Backflow Preventors (Fire line & Boiler feed).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$8,000	Unassigned

**Updated:** JAN-13

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

TACO .56 kW hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace Domestic Hot Water recirculation pump (1).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$1,500	Unassigned

**Updated:** JAN-13

**D2020.02.06 Domestic Water Heaters\*\* - Electric**

The old electric heater was replaced in 2012. New electric heater is an A.O.Smith, model DRE-52 100 c/w three 4000 watt elements. 184 L storage capacity for main school fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	20	JAN-13

**Event: Replace electric domestic water heater (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$5,000	Unassigned

**Updated:** JAN-13

**Event: replace electric water heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,225	Unassigned

**Updated:** JUN-12

**D2020.02.06 Domestic Water Heaters\*\* - Gas**

State 17.0 kW, 190 l, gas fired hot water tank for gym addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event: Replace Gas fired domestic water heater (1).**

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

**Updated:** JAN-13

**D2020.03 Water Supply Insulation: Domestic\***

Fiberglas insulation with foil vapor barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-13

**D2030.01 Waste and Vent Piping\***

1999 PVC piping installed throughout modernization, and connected to original piping underslab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-13

**D2030.02.04 Floor Drains\***

Mostly conventional, general purpose floor drains throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-13

**D2040.01 Rain Water Drainage Piping Systems\***

1999 roof gutter have been connected to PVC piping and run inside, with a combined discharge in the basement to the underground system outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-13

**D2040.02.04 Roof Drains\***

Gym addition and link have standard cast iron roof drains with dome.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**D3010.02 Gas Supply Systems\***

Black iron steel for piping. Gas meter is installed inside mechanical room. ATCO will in the future require it to be relocated outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

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

(2) Raypak E1468 copper tube boilers (430kW).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	JAN-13

**Event: Replace Heating Boilers and Accessories: H.W. (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$100,000	Unassigned

**Updated:** JAN-13

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

Galvanized steel with type B breeching through to the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	JAN-13

**Event: Replace Chimneys (&Comb. Air): H.W. Boiler (B.O.E.: 15 M length)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$25,000	Unassigned

**Updated:** JAN-13**D3020.02.03 Water Treatment: H. W. Boiler\***

Pot feeder on hydronic loop. Chemical treatment is checked regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**D3020.03.01 Furnaces\*\***

Lennox LD2-330, 87 kW, 2308 l/s air system for the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	25	JAN-13

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

Gym air system is still operational, but past it's expected life span and it becomes difficult to obtain the replacement parts for repairs. (depending on the type of failure).

**Recommendation:**

Replace with new unit

**Consequences of Deferral:**

Gym will not have heat or ventilation for usage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$25,000	High

**Updated:** JAN-13**D3020.03.02 Chimneys (& Comb. Air): Furnace\***

Galvanized steel breeching through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-13

**D3040.01.01 Air Handling Units: Air Distribution\*\***

Custom built-up Main air handling system in boiler room, consisting of supply fan, heating coil, filter and damper sections. Unit is the main ventilation source for the School. No Manufacturer's data is available. Office has an override button for off-hour usage

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	30	JAN-13

**Event: Replace main school Air Handling Unit**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$150,000	Unassigned

**Updated:** JAN-13

**D3040.01.04 Ducts: Air Distribution\***

Galvanized, low velocity ductwork throughout most of building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**D3040.01.07 Air Outlets & Inlets: Air Distribution\***

Steel grilles used throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

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

Black schedule 40 steel piping with threaded joints and copper piping with solder joints.

(2) TACO 7.6 l/s, 3.7 kW motor pumps (high efficiency)  
no strainers installed to protect pumps

(1) TACO 1.1 kW motor boiler circulation pump

Westeel stand mounted expansion tank

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	40	JAN-13

**Event: Replace Hot Water Distribution Systems (B.O.E.: 3399 Sq.M. GFA).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2039	\$260,000	Unassigned

**Updated:** JAN-13

**D3040.04.01 Fans: Exhaust\*\***

Gym has one roof top fan for gym exhaust, and a second roof top fan for washroom, kitchen exhaust

Staff room has a general inline exhaust fan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	JAN-13

**Event: Replace exhaust fans. (3)**

**Concern:**

Exhaust fan are past their expected life span. Due to age, failure is unpredictable and parts may be difficult to obtain (depending on the type of failure).

**Recommendation:**

Replace exhaust fans

**Consequences of Deferral:**

Fan failure and lack of adequate ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,000	Medium

**Updated:** JAN-13

**D3040.04.03 Ducts: Exhaust\***

Galvanized steel, low velocity ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Steel grilles used throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**D3050.02 Air Coils\*\***

(2) electric duct heaters are installed in the gym air systems, one for the washroom, the other for the hot lunch kitchen

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	JAN-13

**Event: Replace electric duct heaters. (2)****Concern:**

Electric re-heat coils for gym washroom and kitchen are past their expected life span. Failures are unpredictable and parts may be difficult to obtain (depending on the type of failure).

**Recommendation:**

Replace electric coils

**Consequences of Deferral:**

Remote rooms will not have individual temperature control

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$8,000	Low

**Updated:** JAN-13

**D3050.05.02 Fan Coil Units\*\***

Wall mounted Force Flow units with remote thermostat installed in each stairwell (4 in total)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**Event: Replace 4 forceflow units.**

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

**Updated:** JAN-13

**D3050.05.03 Finned Tube Radiation\*\***

Wall mounted 600mm high cabinets with copper tube and aluminum fin radiation generally throughout. Some area have custom architectural enclosures with linear grilles on top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event: Replace 200 m of Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$50,000	Unassigned

**Updated:** JAN-13

**D3050.05.06 Unit Heaters\*\***

Unit heater installed in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	JAN-13

**Event:** Replace one unit heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$1,500	Unassigned

**Updated:** JAN-13

**D3060.02.01 Electric and Electronic Controls\*\***

Line voltage electric control of Unit heater and Force Flow heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	JAN-13

**Event:** Replace thermostatic controls for 4 Force Flow heaters and one Unit Heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,000	Unassigned

**Updated:** JAN-13

**D3060.02.02 Pneumatic Controls\*\***

Thermostats and radiation control valves throughout remain to be pneumatic type. Other control devices are electronic

Quincy air compressor with (2) 5.4 amp motors.

Hankin air dryer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	JAN-13

**Event:** Replace Pneumatic control system (B.O.E.: 3399 Sq.M. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$45,000	Unassigned

**Updated:** JAN-13



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

EMCS control system by Barber Coleman Network 8000 installed to mechanical systems with monitor in custodian office and remote access connection

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	JAN-13

**Event:** Replace EMCS control system (B.O.E.: 3399 Sq.M. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$50,000	Unassigned

**Updated:** JAN-13

**D4020 Standpipes\***

(2) fire department standpipe hose cabinets with fire extinguisher are install on each level (8 in total)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	JAN-13

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

ABC type pressurized fire extinguishers throughout building. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

**S5 ELECTRICAL****D5010.01.02 Main Electrical Transformers (Utility Owned)\***

Power to the school is provided from a utility-owned, pad mounted transformer located on the north side of the school, on school property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	JAN-13

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

208v (3) phase, (4) wire, 800/800 amp Federal Pioneer Equipment main distribution centre with molded circuit breakers  
Main grounding would appear to go out the outside wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	JAN-13

**Event: Replace 800A Main Electrical Switchboard.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$75,000	Unassigned

**Updated:** JAN-13

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

Panels throughout are Federal Pioneer Equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	JAN-13

**Event: Replace 6 Electrical Branch Circuit Panelboards.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$30,000	Unassigned

**Updated:** JAN-13

**D5010.07.02 Motor Starters and Accessories\*\***

208v (3) phase, (4) wire Klockner Moeller motor control centre with molded HOA starters for: SF-1, RF-1, AC-1&2, and P-1 to 4

1971 gym systems have GE motor starters

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1999	30	JAN-13

**Event: Replace 1 motor control centre**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$30,000	Unassigned

**Updated:** JAN-13

**D5020.01 Electrical Branch Wiring\***

Copper wiring throughout

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1999	0	MAR-08

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

Combination of 120v light switching and low voltage switching for common areas (General Electric)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1999	0	MAR-08

**D5020.02.02.01 Interior Incandescent Fixtures\***

1971 gym has a combination of metal halide, with one fixtures with incandescent for immediate lighting

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1999	0	MAR-08

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

Lighting systems are mostly T-8 lamps with parabolic lens (some with acrylic lens), with some compact fluorescent lights within pendant dome fixtures. Some indirect/direct pendant strip lights with T-8 lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	JAN-13

**Event:** Replace Interior Florescent Fixtures: 3400 sq. m. GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$290,000	Unassigned

**Updated:** JAN-13

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Lumacell emergency lighting is installed throughout generally with battery pack, and a few remote heads Tungsten lamps used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	JAN-13

**Event:** Replace 15 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$15,000	Unassigned

**Updated:** JAN-13

**D5020.02.03.03 Exit Signs\***

All exit signs are with LED lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

**D5020.03.01.03 Exterior Metal Halide Fixtures\***

Metal Halide wall packs are used on the back side of the building, with (2) pole standards in the front See site area lighting for upgrade requirements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

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

Exterior lights are controlled by a timer(Paragon) near the main electrical service

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

**D5030.01 Detection and Fire Alarm\*\***

Simplex 4005 fire alarm system is installed, c/w horns and strobes throughout  
Standpipe system valves and flow is also monitored

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	JAN-13

**Event: Replace Detection and Fire Alarm: 3400 Sq. m. GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$85,000	Unassigned

**Updated:** JAN-13

**D5030.02.02 Intrusion Detection\*\***

Magnalert/Napco security system panel, with boiler room door contact, and motion sensors within the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	JAN-13

**Event: Replace Intrusion Detection:3400 sq. m. GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$75,000	Unassigned

**Updated:** JAN-13

**D5030.04.01 Telephone Systems\***

Meridian telephone system panel with a Nortel controller Systems are connected to a remote UPS battery

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

**D5030.04.04 Data Systems\***

Cat 5e data cabling installed throughout the building. Data outlets have been provided in all classrooms and the administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	JAN-13

**D5030.04.05 Local Area Network Systems\***

Servers have UPS remote backup

Supernet fibreoptic cable installed for internet requirements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	JAN-13

**D5030.05 Public Address and Music Systems\*\***

Bogen Multicom 2000 system is connected to the telephone system, with a remote station in the office  
Recessed speakers installed throughout

One classroom has a FM sound installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	JAN-13

**Event: Replace Public Address and Music Systems: 3400 sq. m. GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$85,000	Unassigned

**Updated:** JAN-13

**D5030.06 Television Systems\***

Coax cables are run into each classroom with an outlet at each classroom television\  
Coax cable is installed near server, but not connected

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

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

(1908) Original Building (Third Floor - Library 300) - has wood book shelves. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**E1020.05 Audiovisual Equipment\***

(1908) Original Building (Basement - Classroom 8) - has 1 projection screen. (modernized in 1999)

(1908) Original Building (Second Floor - Classroom 207) - has 1 projection screen. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**E1020.07 Laboratory Equipment\***

(1908) Original Building (Basement - Mechanical Room 6) - has eye wash station. (modernized in 1999)

(1908) Original Building (Basement - Storage 11) - has wood flammable cabinet. (modernized in 1999)

(1971) Addition (Main Floor - Janitor 125) - has eye wash station. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**E1090.04 Residential Equipment\***

(1908) Original Building (Basement - Mechanical Room 6) - has washer and dryer. (modernized in 1999)

(1908) Original Building (Basement - Classroom 13) - has microwave.

(1908) Original Building (Main Floor - Staff Room 102) - has fridges, microwaves, range and dishwasher. (modernized in 1999)

(1971) Addition (Main Floor - Kitchen 123) - has stacked oven, fridges, dishwasher and dish washing equipment. (modernized in 1999)

(1971) Addition (Main Floor - Gym Storage 124) - has fridges. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

(1971) Addition (Main Floor - Gymnasium 122) - has 2 wall mounted basketball backstops. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	JAN-13

**E2010.02 Fixed Casework\*\* - Millwork - 1908 and 1971 Sections**

- (1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7) - have millwork. (approx. 15 linear metres) (modernized in 1999)
- (1908) Original Building (Main Floor - Staff Room 102, Classroom 113, 114, 120) - have millwork. (approx. 25 linear metres) (modernized in 1999)
- (1908) Original Building (Second Floor - Classroom 201, 204, 206, 207) - have millwork. (approx. 15 linear metres) (modernized in 1999)
- (1908) Original Building (Third Floor - Computer Room 304) - has millwork. (approx. 5 linear metres) (modernized in 1999)
- (1971) Addition (Main Floor - Kitchen 123) - has millwork. (approx. 5 linear metres) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	35	JAN-13

**Event: Replace millwork. (approx. 65 linear metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2034	\$65,000	Unassigned

**Updated:** JAN-13

**E2010.02 Fixed Casework\*\* - Reception Counters**

- (1908) Original Building (Main Floor - Administration 109) - has reception counter. (approx. 3 linear metres) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	35	JAN-13

**Event: Replace reception counter. (approx. 3 linear metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2034	\$3,000	Unassigned

**Updated:** JAN-13

**E2010.02 Fixed Casework\*\* - Vanities - 1908 and 1971 Sections**

- (1908) Original Building (Main Floor - Women's Washroom 105) - has prefinished plastic laminated vanity. (approx. 2 linear metres) (modernized in 1999)
- (1908) Original Building (Second Floor - Girls Washroom 212, Boys Washroom 213) - have prefinished plastic laminated vanities. (approx. 3 linear metres) (modernized in 1999)
- (1908) Original Building (Third Floor - Boys Washroom 301, Girls Washroom 306) - have prefinished plastic laminated vanities. (approx. 2 linear metres) (modernized in 1999)
- (1971) Addition (Main Floor - Washroom 126) - has vanity. (approx. 2 linear metres) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	35	JAN-13

**Event: Replace vanities. (approx. 9 linear metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2034	\$9,000	Unassigned

**Updated:** JAN-13



**E2010.03.01 Blinds\*\***

(1908) Original Building (Basement - Classroom 4, 8, 13, Music Room 7, Storage 5, Boys Washroom 9, Girls Washroom 12) - have roll-up blinds. (approx. 29 blinds) (modernized in 1999)  
 (1908) Original Building (Main Floor - Staff Room 102, Staff Work Room 103, Women's Washroom 105, Administration 109, Principal 110, Office 112, 117, Classroom 113, 114, 120, Counsellor 115) - have roll-up blinds. (approx. 42 blinds) (modernized in 1999)  
 (1908) Original Building (Second Floor - Classroom 201, 204, 206, 207, 215, Server 209, Conference 211, Girls Washroom 212, Stair 1 and 2 Vestibules) - have roll-up blinds. (approx. 50 blinds) (modernized in 1999)  
 (1908) Original Building (Third Floor - Library 300, Resource Room 303, 305, Computer Room 304, Stair 1 and 2 Vestibules) - have roll-up blinds. (approx. 16 blinds) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	30	JAN-13

**Event: Replace blinds. (approx. 137 blinds)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$54,800	Unassigned

**Updated:** JAN-13

**E2010.05 Fixed Multiple Seating\*\* - Benches**

(1908) Original Building (Main Floor - Stair 2 Vestibule) - has wood benches. (approx. 5 linear metres) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	35	JAN-13

**Event: Replace benches. (2 benches)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2034	\$1,000	Unassigned

**Updated:** JAN-13

**E2010.05 Fixed Multiple Seating\*\* - Platform**

(1908) Original Building (Third Floor - Library 300) - has raised wood platform c/w carpet finish. (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	35	JAN-13

**Event: Replace platform. (1 platform)**

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

**Updated:** JAN-13

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

(1971) Addition (Main Floor - Northwest Exit F2 to Parking Lot) - has barrier free route.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1971	0	JAN-13

**K4010.02 Barrier Free Entrances\***

(1908) Original Building (Main Floor - South Main Entrance F1, Corridor C2) - do not have automatic door operators.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**Event:** **Provide automatic door operators for South Main Entrance F1 and Corridor C2 - 1908 Section. (2 doors)**

**Concern:**

(1908) Original Building (Main Floor - South Main Entrance F1, Corridor C2) - do not have automatic door operators.

**Recommendation:**

Provide automatic door operators for South Main Entrance F1 and Corridor C2 - 1908 Section. (2 doors)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Barrier Free Access Upgrade	2012	\$20,000	Low

**Updated:** JAN-13

**K4010.03 Barrier Free Interior Circulation\***

Building corridors are wide enough for wheelchairs.

(1908) Original Building (Basement to Third Floor - Stair 1, 2) - have concrete stairs c/w rubber sheet treads, rubber sheet nosing, rubber sheet risers and wood handrails. (2 stairs) (modernized in 1999)

(1908) Original Building (Main Floor - South Main Entrance F1 to Corridor C2) - has concrete stair c/w rubber sheet treads. (1 stair) (modernized in 1999)

(1908) Original Building (Main Floor - Stair 2 Vestibule) to (1971) Addition (Main Floor - Corridor C5) - has concrete stair c/w rubber sheet treads and stone wall handrails. (1 stair) (modernized in 1999)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**Event: Install wheelchair lifts and elevator - 1908 and 1971 Sections. (2 lifts and 1 elevator)**

**Concern:**

(1908) Original Building (Basement to Third Floor - Stair 1, 2) - needs elevator.

(1908) Original Building (Main Floor - South Main Entrance F1 to Corridor C2) - needs lift.

(1908) Original Building (Main Floor - Stair 2 Vestibule) to (1971) Addition (Main Floor - Corridor C5) - needs lift.

**Recommendation:**

Install wheelchair lifts and elevator - 1908 and 1971 Sections. (2 lifts and 1 elevator)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Barrier Free Access Upgrade	2012	\$80,000	Low

**Updated:** JAN-13

**K4010.04 Barrier Free Washrooms\***

School does not have barrier free washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**Event: Provide barrier free washrooms. (2 washrooms)**

**Concern:**

School does not have barrier free washrooms.

**Recommendation:**

Provide barrier free washrooms. (2 washrooms)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Barrier Free Access Upgrade	2012	\$10,000	Low

**Updated:** JAN-13

**K4030.01 Asbestos\***

An asbestos survey was completed for Edmonton Public Schools.

HAZMAT Reports dated May 20, 1999 prepared by PHH Environmental Limited .

The following information is from asbestos survey report:

(1971) Addition (Mezzanine - Fan Room) - the pipe duct parging insulation and gypsum board taping compound have asbestos.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**K4030.02 PCBs\***

No PCBs were observed or reported.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**K4030.04 Mould\***

No mould was observed or reported.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)\***

No ozone depleting substances were observed or reported.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**K4030.09 Other Hazardous Materials\***

No other hazardous materials was observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1908	0	JAN-13

**K5010.01 Site Documentation\***

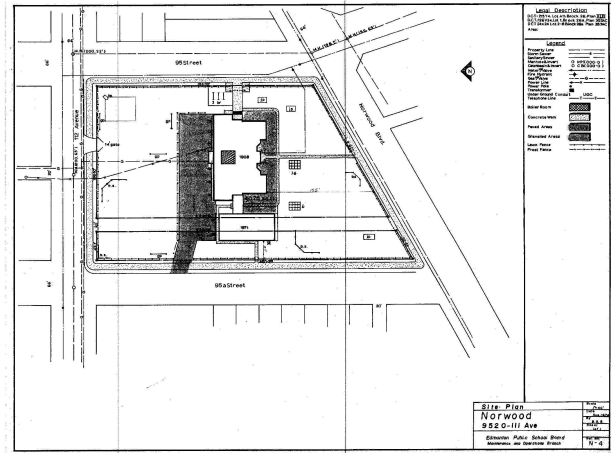
Prime Consultant Name - Francis Ng Architect Ltd.  
 Date of Site Visit: August 22, 2012

(1908) Original Building - 2997.68 square metres.  
 (1971) Addition - 355.64 square metres.  
 (1999) Addition - 49.5 square metres.

Total building area is 3402.82 square metres.

Drawing attached - Site Plan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	JAN-13



Site Plan.

**K5010.02 Building Documentation\***

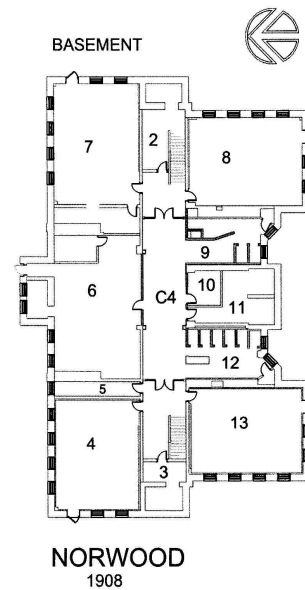
Prime Consultant Name - Francis Ng Architect Ltd.  
 Date of Site Visit: August 22, 2012

(1908) Original Building - 2997.68 square metres.  
 (1971) Addition - 355.64 square metres.  
 (1999) Addition - 49.5 square metres.

Total building area is 3402.82 square metres.

Drawings attached - Floor Plans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	JAN-13



Basement Floor Plan.