

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Parkview Elementary / Junior High School

B3247A
Edmonton

Facility Details

Building Name: Parkview Elementary / Junio
Address: 14313 - 92 Avenue
Location: Edmonton

Building Id: B3247A
Gross Area (sq. m): 7,656.70
Replacement Cost: \$22,542,000
Construction Year: 1955

Evaluation Details

Evaluation Company: Robert Bosnyak Architect
Evaluation Date: October 2 2012
Evaluator Name: Robert Bosnyak

Total Maintenance Events Next 5 years: **\$3,762,739**
5 year Facility Condition Index (FCI): **16.69%**

General Summary:

Parkview Elementary Junior High School is a single storey Kindergarten to Grade 9 school originally built in 1955. The original 1955 school building has a gross floor area of 2,716m². The first addition of 1,049m² was built in 1957. A second addition of 3,576m² was built to the west of the original school building in 1967. A major modernization was undertaken in 1988. Approximately 315m² of additional space was also added in 1988. The total building area is currently 7,656m². Parkview Elementary Junior High School also includes a Mandarin Bilingual program as well as Special Needs classrooms. Current student population is 530.

Structural Summary:

The original 1955 Building has concrete foundation walls on continuous concrete strip footings, a crawl space and steel columns with wood studs for exterior walls. Roof has plywood deck on wood joists on steel trusses. Interior partitions are typically wood frame. The 1957 Addition is similar.

The 1967 Addition includes concrete grade beams on concrete piles foundations complete with a reinforced concrete slab on grade. Exterior walls are steel columns with metal stud infill walls. The roof structure is concrete topping on metal deck on OWSJ on steel beams and or concrete topping on single Tee precast concrete beams on concrete pilasters for larger spans (gymnasium). Interior partitions are typically light weight concrete blocks.

The 1988 Additions are concrete slab on grade; steel deck on OWSJ on steel columns or concrete pilasters.

Significant settlement has occurred at the north wall of 1955 Building. Settlement extends from main entrance vestibule east to 1955 Building gymnasium. Stress cracks noted at concrete masonry backing walls, adjacent interior concrete masonry partitions and framed partitions. A structural investigation is recommended to determine the nature and extent of the settlement. Some gaps are also opening up between new partitions that are part of the 1988 Addition and the 1955 Arts Classroom partitions on the south side of the school.

Overall structural system rating is acceptable.

Envelope Summary:

The building envelope is a combination of face brick (1967 Addition) or cement stucco installed throughout the 1955 Building and the 1957 and 1988 Additions in 1988.

Windows are the original mill finish aluminum windows (1967 Addition) or replacement fiberglass windows installed in 1988. The 1988 Additions also feature aluminum curtain walls and sloped glazing. Entrance doors are generally insulated hollow metal doors set in hollow metal frames. Most exterior doors were replaced in 1988. Some acrylic skylights were added in 1988.

Roofs are finished with modified bituminous membrane roofing (SBS) installed between 2001 and 2005 except for some original SBS roofing over the 1988 Addition. Some sloped metal roofing was also added in 1988.

The building envelope is in acceptable condition. Repair of some face brick and replacement of original wood utility doors is recommended.

Interior Summary:

The original 1955 Building and 1957 Addition were modernized in 1988. Classrooms have plaster ceilings with suspended wood framed grids; vinyl wall covering, vinyl tile or carpet flooring. Corridors have suspended T-bar ceilings; sheet vinyl flooring. The gymnasium and stage have wood flooring and acoustical wall panels. Washrooms are typically finished with drywall ceilings, ceramic wall tiles and mosaic floor tiles. Birch solid core wood doors and hollow metal frames were installed in 1988.

The 1967 Addition classrooms have perforated wood fiber acoustic ceiling tiles, concrete masonry partitions, vinyl asbestos tile flooring. Corridors have suspended T-bar ceiling and sheet vinyl flooring. The 1967 Gymnasium has perforated wood fiber acoustic ceiling tiles, concrete masonry walls and wood sports flooring. The Administration Suite was modernized in 1988 with suspended acoustic ceilings, carpet or VCT flooring, wood doors and hollow metal frames. chalkboards.

The 1988 Additions have some exposed metal deck ceilings, concrete masonry or framed partitions, painted concrete

or rubber flooring. Washrooms have painted GWB ceilings glazed ceramic wall tiles and mosaic tile floors. Doors are typically birch solid core wood doors set in hollow metal frames.

The following is recommended: replacement of original wood doors at the 1967 Addition; replacement of original lockers; replacement of original vinyl asbestos tiles at the 1967 Addition, replacement of original perforated wood fiber ceiling tiles and repair/replacement of exposed sprayed fire proofing material.

Overall interior system rating is acceptable.

Mechanical Summary:

Stainless steel kitchen sinks, cast iron janitor sinks, and floor mounted janitor sink. Floor mounted water closets. Floor mounted and wall hung urinals. Recess mounted lavatories. Shower stalls and shower column. China drinking fountains. Copper domestic water lines. Backflow preventer on fire line and heating system water make-up. Two domestic hot water heaters each with circulating pumps. Water conditioner for water make-up to steam humidification system. One steam humidification boiler in east mechanical room is no longer used. Four hot water heating boilers in two boiler rooms with one boiler room serving 1967 wing, and second boiler room serving remainder of school. Hot water heating system in building with perimeter radiation, convectors, unit heaters, and force flow units. Ventilation provided to building from four packaged roof top mounted ventilation units each with heating coils, and one packaged air handling unit inside of west mechanical room. Classrooms in 1967 building section have unit ventilators for ventilation. Roof mounted exhaust fans. Pneumatic, electric, and DDC control systems. Standpipe system to west gymnasium. ABC multi-purpose fire extinguishers.

Lavatories in 1967 building section replaced in 1999. Hot water heater in 1967 building section replaced in 2009. Building DDC control system replaced in 2008.

Mechanical installation is in acceptable condition.

Electrical Summary:

400A, 347/600V, 3 phase, 4 wire main power service to school from utility pad mounted transformer at south side of building. Secondary step down transformers provide 120/208V/3PH/4W power service to school. Branch circuit panelboards located throughout school. Furnas motor control center located in east mechanical room. Mixture of AC magnetic and manual motor starters provide service to exhaust fans and small motor loads. Copper wiring in conduit. Interior lights controlled by line voltage switches and General Electric low voltage switching system. Mixture of surface mounted, recess mounted, and pendant hung interior fluorescent fixtures - retrofitted to T8 lamps and ballasts in 2006 and 2008. Mixture of high pressure sodium and incandescent light fixtures at building exterior photocell controlled. DC emergency lighting system with remote heads and exit signs with LED lamps. Simplex hard wired fire alarm system. Security alarm system complete with motion sensors, alarm keypad, door contacts. DC self correcting clocks in classrooms and Simplex master clock which is no longer used. Telephone and public address system upgraded in 2012. Cat 5 data system. Cable TV outlets in classrooms.

Electrical is in acceptable 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*

1957 Addition: 200mm reinforced concrete foundation wall on concrete strip footings at perimeters and interior walls.

1967) Addition: reinforced concrete grade beams on concrete piles along perimeter and intermediate load bearing interior walls.

1988 Addition: reinforced concrete perimeter grade beams supported by concrete piles at corridor links, Home Economics 18 greenhouse addition, Multipurpose Room addition, ECS Classroom addition, Library 54 addition and Staff Room 96 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	JAN-13

A1010 Standard Foundations* - 1955 Building

1955 Building: 200mm reinforced concrete foundation (crawl space) walls on concrete strip footings along perimeter and along interior load bearing partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	JAN-13

Event: Repair foundations and damaged partitions, floor finishes and ceilings.

Concern:

Settlement at north side of 1955 Building has resulted in north wall tipping away from building. Damage to adjacent concrete masonry and framed partitions, adjacent sheet flooring, adjacent suspended ceilings (t-bar grid is collapsing) and GWB ceilings.

Settlement at 1988 Addition at Art Classroom has opened gaps between existing framed partitions and newer (1988) concrete masonry partitions.

Recommendation:

Assume repairs and remedial work to 1955 Building settlement damage to include: (1) underpinning approximately 26 linear M. Of foundation walls; (2) patch and repoint as required all adjacent concrete masonry and framed partitions; (3) repair flooring damage and (4) repair suspended ceilings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$92,000	High

Updated: JAN-13

Event: Study significant settlements.

Concern:

Significant settlement at north wall of 1955 Building. Settlement extends from main entrance vestibule east to 1955 Building gymnasium. Stress cracks noted at concrete masonry backing walls, adjacent interior concrete masonry partitions and framed partitions. Exterior wall pulling away from perpendicular interior partitions. Seams in sheet flooring opening up at corridor adjacent Multipurpose Room.

Settlement also noted at 1988 Addition to Art Classroom. New concrete masonry partitions pulling away from 1955 Building partitions at corridor south of Art Classroom.

Recommendation:

Undertake structural investigation to determine extent and nature of settlement at both locations identified. Investigation to determine course of action.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$7,600	High

Updated: JAN-13

A1030 Slab on Grade*

1955 Building: reinforced concrete slab on grade at Basement Storage 106.
 1967 Addition: Gymnasium: 125mm reinforced concrete slab on grade at gymnasium and 100mm reinforced concrete slab on grade at classroom areas.
 1988 Addition: 100mm reinforced concrete slab on grade at all additions except 150mm concrete slab on 10 mm hardboard and 50mm void form at link between 1955 Building and 1957 Addition. Multipurpose Room 6 addition crawl space has concrete slab on grade. Home Economics 18 Solarium addition crawl space has 50 mm sand on 6 mil poly vapour barrier on compacted sub soil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

A2020 Basement Walls (& Crawl Space)*

200mm reinforced concrete basement walls at 1955 Building crawlspace walls and full basement wall at Storage 106. 200mm reinforced concrete basement walls at 1957 Addition crawlspace walls. Reinforced concrete perimeter grade beams on concrete piles at 1988 Addition ECS Classroom and Home Economics 18 solarium. Refer to A1010 Standard Foundations* - 1955 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B1010.01 Floor Structural Frame (Building Frame)*

1955 Building and 1957 Addition floors are conventional wood frame supported on perimeter foundation walls and intermediate concrete piers. 1988 Addition includes 38x235mm wood joists at 400 mm o.c., on 4-38x235 mm wood joists on adjustable teleposts at 3000mm o.c. above crawlspace (Multipurpose Room) or 38x235 mm wood joists at 400mm o.c. (ECS Classroom).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1955 Section

1955 Building: Industrial Arts Basement 106: conventional wood framing supported on 200mm concrete masonry partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B1010.03 Floor Decks, Slabs, and Toppings*

Plywood subfloor at 1955 Building and 1957 Addition over wood floor joists. 38mm steel deck at links at 1988 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B1010.05 Mezzanine Construction*

ECS 26 has raised floor c/w 38x140 mm wood hoists on 38x89 mm wood studs at 400 mm o.c. (1988 modernization).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B1010.06 Ramps: Exterior*

Cast-in-place concrete ramp complete with painted metal pipe handrails at east entrance of 1955 Building installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

B1010.07 Exterior Stairs*

1955 Building east entrance: concrete stair and metal pipe handrails installed in 1988 as part of major modernization.
 1955 Building gymnasium egress doors: concrete stair and metal pipe handrails.
 1955 Building south entrance: concrete stair complete with quarry tile nosing and metal pipe handrails.
 1955 Building classrooms 10, 11, 12, 13, 25, 38, 39, 49, 50, Arts 24, ECS 26, Home Economics 18: treated wood landing and steps rebuilt in 2008.
 1957 Addition west entrance: concrete stair and metal pipe handrails.
 1988 Addition links: corridor and mechanical room: treated wood landing and steps rebuilt in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	0	JAN-13

Event: Repair concrete exterior stair.

Concern:

Concrete exterior stair at south entrance of 1955 Building in poor condition. Quarry tile nosing is chipped or missing. Some minor cracks and spalling.

Recommendation:

Repair or replace all damaged or missing quarry tile nosing (3 treads at 3000mm).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$12,393	Low

Updated: JAN-13

B1020.01 Roof Structural Frame*

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

Event: Visual inspection of structural tees in gym

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$555	Unassigned

Updated: SEP-12

B1020.01 Roof Structural Frame*

1955 Building and 1957 Addition: plywood deck on wood joists on steel joists on steel columns. Classroom area has steel beams on steel columns.

Gymnasium has single Tee precast concrete roof slabs on concrete pilasters.

1967 Addition: Classroom area has 75mm thick concrete slab on metal deck on steel beams on steel columns.

Gymnasium has 75mm thick concrete topping on single Tee precast concrete roof slabs on concrete pilasters.

1988 Additions: link between 1955 Building and 1957 Section has 38mm steel deck on OWSJ on steel columns facing Courtyard; on concrete pilasters.

Link between 1957 Addition and 1967 Addition has 38mm steel deck on steel channels on steel columns. Multipurpose Room addition has HSS trusses on steel channels on steel columns. Special Education 53 has wood joists on 130x380mm glue laminated beams on 3-38x140mm wood posts. Library addition has 38mm steel deck on steel channels and steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B1020.04 Canopies* - 1955 Section

Prefinished metal deck roof, building paper, 12.7mm plywood sheathing, 38 x 89mm studs at 406mm o.c. at 1957 Addition west entrance installed in 1988.

Built-up roofing on 12.7mm plywood, 38mm metal deck, steel channels, on hollow metal pipe and metal ties at 1955 Building east entrance installed in 1988.

Prefinished metal deck roofing, building paper, 12.7mm plywood sheathing, 38 x 89mm studs at 406mm o.c. at west entrance of gymnasium at 1955 Building installed in 1988.

Concrete canopy complete with SBS roofing at 1967 Addition main entrance and south access doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin***

Precast exposed aggregate concrete fascia panels at top of exterior walls above face brick at 1967 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1955 Section

Some face brick at north elevation of 1955 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1967 Section

Original 90mm face brick at all elevations of 1967 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	JAN-13

Event: Remove graffiti from facing brick and repair supports.. (approx. 50 linear metres)

Concern:

Damaged brick at some outside corners at south elevation adjacent entrances. Some brick support angles are loose.

Recommendation:

Replace damaged face brick and repair supports (approximately 50 linear meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$11,266	Low

Updated: JAN-13

B2010.01.06.03 Metal Siding**

Vertical prefinished metal siding on 92mm steel studs at 610mm o.c. at upper wall (above roof line) at 1955 Building gymnasium and Industrial Arts Shop and 1967 Addition gymnasium. Installed in 1988 as part of major modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace metal siding (194m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$59,000	Unassigned

Updated: JAN-13

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

Cement stucco over rigid insulation, z-bars and polyethylene vapour barrier throughout 1955 Building, 1957 Addition and 1988 Additions installed in 1988 as part of major modernization. Control joints in grid pattern. Some minor open joints and cracks noted as well as damaged base flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

B2010.01.09 Expansion Control: Ext. Wall*

Cement stucco expansion joints in a grid pattern throughout except as 1967 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1967**

Some face brick expansion joints at 1967 Addition. Caulking at all 1967 aluminum windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	JAN-13

Event: Replace window and door caulking (70M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,050	Unassigned

Updated: JAN-13

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1988**

Window and door caulking throughout all exterior doors and windows (less 1967 aluminum windows) installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace window and door caulking (192M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,700	Unassigned

Updated: JAN-13

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

Light weight concrete masonry backing walls at 1967 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

B2010.02.05 Wood Framing: Ext. Wall Const.* - 1955 Section

Conventional wood frame exterior wall construction at 1955 Building and 1957 Addition (typical).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1955 Section

Rigid insulation and torched on air barrier at 1988 Additions (typical).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

B2010.06 Exterior Louvers, Grilles, and Screens* - 1955 Section

Mechanical exhaust hood on east wall of 1955 Building installed in 1988. Metal unit ventilators at 1967 Addition classroom area. Metal louvers at 1988 Addition Boiler Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

B2010.09 Exterior Soffits* - 1967 Addition

Cement plaster soffits on metal lath at 1967 Addition northwest entrance and south entrance canopy soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

B2010.09 Exterior Soffits* - 1988

Exposed painted metal deck at east entrance. Prefinished perforated metal soffits at 1955 Building south entrance and 1957 Addition west entrance installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

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

Original mill finish aluminum framed windows c/w upper porcelain enamel panel, upper double sealed fixed glazed panes, awning, lower fixed double sealed glazed panes at 1967 Addition (except west elevation).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: Replace aluminum windows (13m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,600	Unassigned

Updated: JAN-13

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Replacement/new fiberglass windows at 1955 Building, 1957 Addition and 1988 Additions installed in 1988 as part of major modernization. Awning or casement type operators. Sealed units. Science Classrooms (2 total) at south wall of 1967 Addition include fiberglass solarium windows (one per classroom) installed in 1988. Five windows at wet elevation of 1967 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace fibreglass windows 96m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$91,200	Unassigned

Updated: JAN-13

B2020.02 Storefronts: Windows**

Steel framed storefront windows (sidelights) adjacent most steel framed storefront doors including at all classroom doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace steel framed storefront windows (35m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$31,500	Unassigned

Updated: JAN-13

B2020.03 Glazed Curtain Wall**

Prefinished aluminum framed curtain wall system at Multipurpose Room Addition installed in 1988. Also two adjacent matching aluminum windows (approximately 2400mm x 1800mm each). Aluminum framed sloped glazing and side glazed panels at Staff Room installed in 1988 at 1967 Addition north wall. Aluminum framed sloped glazing (solarium) assembly at Home Economics Room, includes operable roof windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace aluminum curtain wall system and sloped glazing (86m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$97,600	Unassigned

Updated: JAN-13

B2030.01.02 Steel-Framed Storefronts: Doors**

All steel framed storefront doors installed/replaced in 1988. Original hollow metal frames retained at existing openings. Storefront doors generally fully glazed. Storefronts doors set in existing hollow metal frames at 1955 Building east entrance, south entrance and north entrance, 1957 Addition south entrance and 1967 Addition west entrance, south entrance and north entrance. Storefront doors set in hollow metal frames at 1988 Additions including corridor link between 1955 Section and 1957 Section (3 sets of double doors) and corridor link between 1957 Section and 1967 Section (2 sets of double doors). Steel framed storefront doors also at Library addition (2 single doors) and Multipurpose room addition (2 sets of double doors). Fully glazed steel framed storefront doors at several classrooms (12 total single leaf doors).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace steel-framed storefronts: doors (46 doors total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$110,400	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors**

Insulated hollow metal doors in original hollow metal frames, installed in 1988 including at Home Economics, Industrial Arts, 1955 Gymnasium double egress doors. Insulated hollow metal doors set in hollow metal frames at Boiler Room and Exterior Storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace steel utility doors (6 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,100	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors - 1967**

Original solid core wood exterior utility doors at Mechanical Room and at Music Room and three science classrooms adjacent south entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: Replace original wood utility doors. (5 doors)

Concern:

Original wood exterior utility doors are in poor condition. Faces are delaminating/splitting and edges are worn.

Recommendation:

Replace all existing wood utility doors at 1967 Addition with steel, painted utility doors (5 total doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$4,200	Low

Updated: JAN-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1988**

Modified Bituminous Membrane Roofing (SBS) at flat roof portions of 1988 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	JAN-13

Event: Replace SBS roofing (140m2).

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

Updated: JAN-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2001**

West side of 1955 Building, central portion of 1967 Addition (including gymnasium) and 1957 Addition re-roofed with Modified Bituminous Membrane Roofing (SBS) in 2001 (2,815m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	JAN-13

Event: Replace SBS roofing membrane (2,815m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$492,600	Unassigned

Updated: JAN-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2003**

East and north portions of 1955 Building re-roofed with Modified Bituminous Membrane Roofing (SBS) in 2003 (1,947m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	JAN-13

Event: Replace SBS roofing membrane (1,947m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$340,600	Unassigned

Updated: JAN-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2005**

Balance of 1967 Addition re-roofed with Modified Bituminous Membrane Roofing (SBS) in 2005 (2,621m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	JAN-13

Event: Replace SBS roofing (2,621m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$458,600	Unassigned

Updated: JAN-13

B3010.07 Sheet Metal Roofing - 1988 Section**

(1955) Multipurpose 6 Addition - has metal deck roofing on Z bars, 50 mm rigid insulation, 4 mil poly vapour barrier, 12.7 mm drywall, metal deck, steel channel purlin, steel trusses sunk wood steps c/w wood sleepers.

(1967) Library 54 Addition - has sheet metal roofing.

Connection between 1957 Section and 1967 Section - has sheet metal roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace metal roofing (105m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$25,200	Unassigned

Updated: JAN-13

B3010.08.02 Metal Gutters and Downspouts - 1955 Section**

Internal roof drains throughout. Painted, exposed downspout at east entrance canopy installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace downspouts. (approx. 3M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,000	Unassigned

Updated: JAN-13

B3020.01 Skylights**

Acrylic skylights installed in 1988 at 1955 Building (2 x 1200mm x 1200mm skylights at Classroom 52 and 1 x 1200mm x 1200mm skylight at Classroom 53), 1967 Addition (1500mm x 1500mm at north corridor) and 1988 Additions (2400mm x 2400mm at Multipurpose Room expansion). Framed GWB curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	JAN-13

Event: Replace five acrylic skylights. (12.4m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,400	Unassigned

Updated: JAN-13

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

'Bilco' type roof hatches complete with wall mounted metal ladder at 1955 Building (Storage Room 34) and at 1967 Addition (Janitor Room 90).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

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

Typical 200mm light weight concrete masonry partitions at 1967 Addition. Single score concrete masonry partitions at 1988 Addition corridor links and Arts Classroom expansion.

Typical wood stud or metal partitions throughout 1955 Building and 1957 Addition. Many stress cracks in masonry and framed partitions at north end of school. Refer to A1010 Standard Foundations* - 1955 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C1010.05 Interior Windows*

Clear finish wood framed windows c/w tempered glass at 1955 Building Industrial Arts Classroom installed in 1988. Painted steel framed interior windows along corridor at General Office and Library at 1967 Addition installed in 1988. Painted wood framed interior windows at 1967 Addition Conference Room and Staff Room installed in 1988. Some original steel framed windows c/w wired glass at service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core flush wood (birch) doors c/w wired glass vision panels and hollow metal frames (including sidelights at most classrooms) throughout 1955 Building and 1957 Addition installed in 1988 as part of modernization. Solid core flush wood interior doors at all 1988 Additions. Some replacement wood doors and set in original metal frames (9 doors were replaced) installed in 1988. Clear finish birch doors at renovations for BLAP (Behavior and Learning Assistance Program), at south end of 1957 Addition, undertaken in 2004.

Original painted flush wood doors throughout 1967 Addition (except as noted) in original painted pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	0	JAN-13

Event: Replace original flush wood doors at 1967 Addition (39 doors).

Concern:

Original flush wood doors at 1967 Addition in poor condition. Faces are delaminating or splitting. Edges are damaged.

Recommendation:

Replace all original painted flush wood doors and hardware at 1967 Addition. Retain existing hollow metal frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$46,000	Low

Updated: JAN-13

C1020.03 Interior Fire Doors*

Painted fire rated, labeled hollow metal doors and metal frames at service rooms including Boiler Room, Mechanical Room and storage rooms. Corridor fire doors replaced in 1988 complete with magnetic hold open devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C1020.07 Other Interior Doors* - Rolling Shutter

Original galvanized metal rolling shutter between Multipurpose/Lunch Room and Kitchen at 1955 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C1020.07.01 Access Doors and Panels

Wood framed access panel to crawl space at Storage 35 at 1955 Building. Vinyl tile finish to match adjacent floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C1030.01 Visual Display Boards**

1955 Building classrooms have original chalkboards, tackboards, whiteboards, projection screens. (1988 modernization)
 1957 Addition classrooms have Smart boards, original chalkboards, tackboards, whiteboards, projection screens. (1988 modernization)
 1967 Addition classrooms have Smart boards, green chalkboards, tackboards, whiteboards, projection screens.
 Smart board and whiteboards at Staff Room and adjacent Conference Room (1988 Modernization).
 Replace visual display boards. (approx. 18 green chalkboards, 19 whiteboards, 13 projection screens in 1955 Section; 2 Smart boards, 18 green chalkboards, 17 whiteboards, 7 projection screens in 1957 Section; 2 Smart boards, 9 green chalkboards, 22 whiteboards, 11 projection screens in 1967 Section)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	JAN-13

Event: Replace visual display boards (76 whiteboards and 114 tackboards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$57,000	Unassigned

Updated: JAN-13

C1030.02 Fabricated Compartments (Toilets/Showers) - 1988**

1955 Building student washrooms - 8 prefinished toilet partitions installed in 1988 as part of modernization.
 1967 Addition staff washrooms - 2 prefinished toilet partitions installed in 1988 as part of modernization.
 1988 Addition corridor link staff washrooms- 3 prefinished metal toilet partitions.
 Replace prefinished toilet partitions. (approx. 26 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace prefinished toilet partitions (13 stalls).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$15,200	Unassigned

Updated: JAN-13

C1030.02 Fabricated Compartments (Toilets/Showers) - 2006**

1967 Addition student washrooms - 11 prefinished toilet partitions replaced in 2006.
 1967 Addition student change rooms - 2 prefinished toilet partitions replaced in 2006.
 Original urinal screen at Boy's Locker Room and shower screens (no longer used) as Girl's Shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	JAN-13

Event: Replace prefinished toilet partitions (13 stalls).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$15,200	Unassigned

Updated: JAN-13

C1030.08 Interior Identifying Devices*

Mostly PVC door plates. Plates mounted on steel pipe frame around classroom doors at 1955 Building and 1957 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C1030.10 Lockers - 1967**

Original prefinished metal lockers installed in 1967 at 1967 Addition (291 total):
 1967 Addition west corridor: 61 single tiered prefinished metal lockers.
 1967 Addition east corridor: 107 single tiered prefinished metal lockers.
 Girls Change Room: 57 double tiered prefinished metal lockers.
 Boys Change Room: 57 double tiered prefinished metal lockers.
 Custodian Office: 5 single tiered prefinished metal lockers.
 P. E. Offices: 4 single tiered prefinished metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	JAN-13

Event: Replace original prefinished metal lockers .

Concern:

All original metal lockers at 1967 Addition addition are in poor conditions. Doors and frames are deformed and hardware damaged.

Recommendation:

Replace all original metal lockers at 1967 Addition including locker room lockers (291 lockers).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$139,700	Low

Updated: JAN-13

C1030.10 Lockers - 1988**

Prefinished metal lockers installed in 1988 (416 total):
 1955 Building west corridor: 159 single tiered prefinished metal lockers installed in 1988.
 1955 Building Basement Storage: 6 double tiered prefinished metal lockers. (1988 modernization)
 1955 Building corridor near Home Economics: 28 single tiered prefinished metal lockers.
 1957 Addition corridor - has 192 single tiered prefinished metal lockers.
 1967 Addition north corridor: 31 single tiered prefinished metal lockers installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace metal lockers (416 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$199,700	Unassigned

Updated: JAN-13

C1030.10 Lockers - 2001**

1967 Addition west corridor near south vestibule: 36 single tier prefinished metal lockers installed in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	JAN-13

Event: Replace metal lockers (36 lockers).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$17,300	Unassigned

Updated: JAN-13

C1030.10 Lockers - 2006**

5 double tier metal lockers installed at Special Needs classroom in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	JAN-13

Event: Replace Special Needs lockers (5 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$2,400	Unassigned

Updated: JAN-13

C1030.10 Lockers - 2009**

1967 Addition southeast corridor: 40 prefinished metal lockers installed in 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	JAN-13

Event: Replace metal lockers (40 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$19,200	Unassigned

Updated: JAN-13

C1030.12 Storage Shelving*

Painted plywood and plastic laminate clad storage shelving at service rooms, gymnasium storage and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Institutional grade washroom accessories throughout. Most replaced or installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C2010 Stair Construction*

1955 Building Multipurpose Room addition has sunken wood steps c/w wood sleepers installed in 1988.
 1955 Building Industrial Arts to Basement Storage 106 has wood stair installed in 1988.
 1955 Building ECS Classroom has wood stairs to mezzanine.
 1967 Addition Drama Classroom has raised wood platforms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C2020.05 Resilient Stair Finishes**

Original resilient sheet flooring complete with aluminum nosing at stairs to stage area at small gymnasium (1955 Building). Two stairs with 6 risers each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	20	JAN-13

Event: Replace resilient stair finishes (12 treads).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,000	Unassigned

Updated: JAN-13

C2020.06 Carpet Stair Finishes**

Carpet finish at sunken reading area at ECS Classroom at 1955 Building installed in 1988.
 Carpet finish at sunken reading area at Multipurpose Room at 1955 Building installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	JAN-13

Event: Replace carpet stair finishes (46m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,400	Unassigned

Updated: JAN-13

C2020.08 Stair Railings and Balustrades*

Painted metal pipe railing at wood stairs to mezzanine at ECS Classroom at 1955 Building.
 Painted metal pipe railing at stair opening at stair from Industrial Arts to Basement Storage installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C2030 Interior Ramps*

1967 Addition near North Main Entrance has a concrete ramp to transition to 1955 Building main floor elevation. Concrete ramp has rubber flooring finish complete with round raised studs installed in 1988. Metal pipe railings installed in 1988..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

C3010.02 Wall Paneling**

Clear finish birch ply dado full perimeter of small gymnasium at 1955 Building. Tentest 4' x 8' sheets above and at stage area.
 Replace wood wall panels. (approx. 250 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	JAN-13

Event: **Replace birch plywood dado panels at small gymnasium (106m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,600	Unassigned

Updated: JAN-13

C3010.02 Wall Paneling - FRP Panels**

FRP (fiberglass reinforced) panels at Time Out rooms at Special Needs classrooms and BLAP area. Installed between 2006 and 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	JAN-13

Event: **Replace FRP panels (60m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$5,900	Unassigned

Updated: JAN-13

C3010.06 Tile Wall Finishes - 1967**

One wall finished with 102mm x 102mm glazed ceramic wall tile at Girls Change/Shower and Boys Change/Shower. Glazed ceramic wall tile around drinking fountains at corridors and at student change rooms. Some tiles damaged or missing at corridor drinking fountains.
 Replace ceramic wall tiles. (approx. 50 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: Replace ceramic wall tiles (15.5m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,800	Unassigned

Updated: JAN-13

C3010.06 Tile Wall Finishes - 1988**

102mm x 102mm glazed ceramic wall tiles at all walls at Boys Washrooms 30, 33, Girls Washrooms 31, 32 installed in 1988.
 102mm x 102mm glazed ceramic wall tiles at all walls at staff washrooms at 1988 Addition corridor link.
 102mm x 102mm glazed ceramic wall tiles at corridor drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace ceramic wall tile (77m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$19,800	Unassigned

Updated: JAN-13

C3010.06 Tile Wall Finishes - 2006**

102mm x 102mm glazed wall tile at BLAP washroom shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	JAN-13

Event: Replace glazed wall tile (6.4m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$1,600	Unassigned

Updated: JAN-13

C3010.09 Acoustical Wall Treatment - 1967**

7 x 900H x 1800W acoustic panels at Music Room installed in 1967, fabric and clear finish fir boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	JAN-13

Event: Replace acoustic panels at Music Room (11.3m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,500	Unassigned

Updated: JAN-13

C3010.09 Acoustical Wall Treatment - 1988**

Continuous acoustic panels at 1955 Building small gymnasium installed in 1988. Rigid insulation, fabric and clear finish fir boards.

Replace acoustic wall treatment. (approx. 70 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace acoustic wall treatment (44m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,830	Unassigned

Updated: JAN-13

C3010.11 Interior Wall Painting*

Most interior wall surfaces have been painted. Some patching and painting undertaken in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	0	JAN-13

Event: **Paint walls at 1967 Addition classrooms (1,230m2)..**

Concern:

Classrooms at 1967 Addition require paint. Some patching and damaged gypsum wall board. Stress cracks in GWB noted at greenhouse windows at science classrooms. All existing hollow metal door frames are chipped or paint is worn. Science Classrooms, Music Room and Drama Room in particular require paint. All existing flush wood doors require paint. Refer to C1020.01 Interior Swinging Doors (& Hardware)*.

Recommendation:

Paint all interior classroom walls at 1967 Addition including all hollow metal frames. Patch all cracks in GWB and prep for new paint (1,230m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$33,200	Medium

Updated: JAN-13

C3010.12 Wall Coverings*

Vinyl wall covering at all classrooms at 1955 Building and 1957 Addition, except Special Needs classrooms. Includes Industrial Arts and Home Economics classrooms. To approximately 2440mm high with original plaster finish above. Installed in 1988 as part of major modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor at Mechanical Room and Custodian Office at 1967 Addition..
Painted concrete floor slab at Boiler Room at 1988 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

C3020.02 Tile Floor Finishes - 1967**

Original mosaic ceramic tile at Girls Shower and Boy's Shower at 1967 Addition. Also at P. E. Office shower area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	JAN-13

Event: Replace ceramic mosaic tile (22m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,900	Unassigned

Updated: JAN-13

C3020.02 Tile Floor Finishes - 1988**

50mm x 50mm ceramic mosaic tile at Boys Washrooms and Girls Washrooms adjacent Multipurpose Room and at staff washrooms at 1988 corridor link. Ceramic tile base.
Replace tile flooring. (approx. 100 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	JAN-13

Event: Replace tile flooring (56m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$16,899	Unassigned

Updated: JAN-13

C3020.02 Tile Floor Finishes - Quarry Tile**

Quarry tile at north main entrance lobby, northwest entrance and adjacent storage room installed in 1988 as part of major modernization.
Also at 1988 expansion on Art Classroom and Staff Room alcove.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	JAN-13

Event: Replace quarry tile (55m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$14,800	Unassigned

Updated: JAN-13

C3020.03 Terrazzo Floor Finishes*

Original terrazzo floor finish at student washrooms at 1967 Addition (Girls Washrooms 69, 90, Boys Washrooms 70, 92).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

C3020.04 Wood Flooring - 1955**

Maple strip flooring on wood sleepers on resilient cushions at 1955 Building (small) gymnasium. Includes sports lines. Some patching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: **Replace wood flooring at small gymnasium (217m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$55,300	Unassigned

Updated: JAN-13

C3020.04 Wood Flooring - 1967**

Maple strip flooring on wood sleepers on resilient cushions at 1967 Addition (large) gymnasium. Includes sports lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: **Replace wood flooring at large gymnasium (339m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$86,400	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - 1955**

Original linoleum flooring at 1955 building Storage Room (12m2 approximately).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	20	JAN-13

Event: **Replace original linoleum flooring (12m2).**

Recommendation:

Replace resilient flooring. (approx. 1180 square metres in 1955 Section; 205 square metres 1957 Section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,000	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - 1967 VAT**

Original VAT flooring at 1967 Addition including Classrooms 60, 61, 62, 63, Science Preparation Room, P. E. Offices, Library Audio Visual Storage, Library Storage, Utility Room and student change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	20	JAN-13

Event: Replace resilient flooring. (approx. 1150 square metres)

Concern:

Original vinyl asbestos floor tiles throughout 1967 Addition in poor conditions. Seams are opening up, tiles are loose. Wear layer very thin (adhesive telegraphic through tiles). Tiles are chipped, cracked or missing at service room door thresholds.

Recommendation:

Replace all original 1967 resilient flooring. (572m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$29,200	Low

Updated: JAN-13

C3020.07 Resilient Flooring - 1988**

VCT flooring at 1967 Addition science classrooms, service room, custodian office (411m2). Sheet linoleum flooring at Multipurpose Room and Drama Room installed in 1988 (421m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace 1988 resilient flooring (832m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$547,600	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - 2001 Linoleum**

Corridor flooring at 1967 Addition replaced in 2001 with welded linoleum sheet flooring. Two color pattern.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	JAN-13

Event: Replace linoleum flooring at 1967 corridors (595m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$47,600	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - 2001 VCT**

VCT flooring installed in 2001 at Art Classroom and service/storage rooms at 1955 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	JAN-13

Event: Replace VCT flooring (140m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$7,100	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - 2006 PVC**

Corridor flooring at 1955 Building and 1957 Addition replaced in 2006 with PVC sheet flooring with welded seams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	JAN-13

Event: Replace PVC corridor flooring (664m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$53,100	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - 2006 VCT**

VCT flooring at ECS Classroom (partial), Classroom 37, Special Needs classrooms and W.C., Home Economics and Industrial Arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	JAN-13

Event: Replace VCT flooring (584m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$29,800	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Rubber Flooring**

Rubber flooring complete with raised round studs at northwest vestibule, southwest vestibule, 1988 Addition corridor links, and west vestibule of 1957 Addition (151m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace rubber flooring throughtout (151m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,100	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring - 1988**

Carpet at Multipurpose assembly area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	JAN-13

Event: Replace carpet at Multipurpose Room (70m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,000	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring - 2001**

Carpet installed at Library, Music Room, Classroom 89, Administration Suite at 1967 Addition in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	15	JAN-13

Event: Replace carpet flooring (792m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$57,000	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring - 2006**

Carpet replaced at most classrooms at 1955 Building and 1957 Addition (18 classrooms) and Meeting Room in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	15	JAN-13

Event: **Replace carpet at 1955 Building and 1957 Addition (1406m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$105,500	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring - 2010**

Meeting Room across the corridor from the Administration Suite renovated in 2010. Included new carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	15	JAN-13

Event: **Replace carpet flooring (12m2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$1,000	Unassigned

Updated: JAN-13

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Unpainted concrete slab ceilings at 1967 Addition (Mechanical Room and Custodian Office).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

C3030.02 Ceiling Paneling (Wood)*

Partial wood panel (19mm x 76mm solid fir with clear finish) ceilings at 1955 Building east entrance and 1967 Addition Library installed in 1988 as part of major modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

C3030.03 Plaster Ceiling Finishes*

Original plaster ceilings at most 1955 Building and 1957 Addition classrooms repainted in 1988. Fir ceiling grid over. Plaster ceilings at some washrooms and service rooms at 1955 Building and 1957 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1988**

610mm x 1220mm suspended acoustic tile ceilings installed throughout all corridors in 1988 as part of major modernization. Modernization also included new suspended acoustic tile ceilings at student washrooms, Library, Administration Suite and Multipurpose Room (partial).

Replace suspended T-bar ceiling system and acoustic ceiling tiles. (approx. 600 square metres in 1955; 295 square metres in 1957; 2080 square metres in 1967)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	JAN-13

Event: Replace suspended acoustic ceilings (2290m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$107,600	Unassigned

Updated: JAN-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2006**

Replacement acoustic suspended ceilings at BLAP classrooms installed in 2006 as part of BLAP modifications.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	JAN-13

Event: Replace suspended acoustic tile ceilings (171m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$8,000	Unassigned

Updated: JAN-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2010**

Meeting Room across the corridor from the Administration Suite renovated in 2010. Included new suspended acoustic ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	25	JAN-13

Event: Replace suspended acoustic ceiling (12m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$600	Unassigned

Updated: JAN-13

C3030.07 Interior Ceiling Painting*

(1955) Gymnasium 7, Stage 9, Home Economics 18, partial Arts 24, Industrial Arts 17 - have painted plastered ceiling and exposed steel trusses. (1988 modernization)
 (1955) Classrooms 10, 11, 12, 13, 15, 25, 27, 37, 38, 50, 51, 52, ECS 26, partial Home Economics 18, Special Education 3, partial Multipurpose Room 6 - have painted plastered ceiling, exposed wood grids and wood beams. (1988 modernization)
 (1955) Dark Room 15, Storage 4, 14, 28, 34, 35, 36, Janitor 29, CNS 1, 2, Special Education 3, Servery 4 - have painted plaster ceiling. (1988 modernization)
 (1957) Classrooms 40, 41, 42, 43, 47, 48, 49 - have painted plastered ceiling, exposed wood grids and wood beams. (1988 modernization)
 (1957) Classroom 44 Washroom - has painted drywall ceiling. (installed in 2006)
 (1967) Storage 68, 73, 76, 93, Janitor 90, Audio Visual 56, Library Storage 57, Utility 80, Girls Change Room 77, Boys Change Room 79 - have painted drywall ceiling.
 (1988) partial Arts 24 - has painted metal deck. (1988 modernization)
 (1988) Connection between 1955 Section and 1957 Section - Washrooms - have painted drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

C3030.09 Other Ceiling Finishes* - Cellulose Fibre Spray

Wood fiber perforated acoustic tiles replaced with sprayed cellulose insulation at 1955 Building small gymnasium in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	JAN-13

C3030.09 Other Ceiling Finishes* - Exposed Structure

Exposed OWSJ and concrete beams at gymnasiums. Exposed metal deck and open web steel joists at Multipurpose Room addition, Library addition and Art Classroom addition. Exposed structure and plaster ceiling at Industrial Arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

C3030.09 Other Ceiling Finishes* - Fireproofing Spray

Original sprayed fire rated material on steel beams at Music Room, Drama Room and Custodian Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	JAN-13

Event: **Replace sprayed fire rated material.**

Concern:

Sprayed fire rated material on steel beams is loose.

Recommendation:

Replace sprayed fire rated material (100m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$11,266	Low

Updated: JAN-13

C3030.09 Other Ceiling Finishes* - Wood Fiber Perforated Acoustic Tiles

Original perforated 12x12 wood fiber acoustic ceiling tiles (glue down) throughout most classrooms, gymnasium, P. E. Offices and Music Practice Rooms at 1967 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	JAN-13

Event: **Replace with suspended T-bar system. (approx. 2090 square metres)**

Concern:

Perforated acoustic ceiling tiles throughout 1967 Addition are stained, missing or loose. Music Room and Drama Room in particular.

Recommendation:

Leave existing perforated wood fiber acoustic ceiling tiles in place and install suspended T-bar system under c/w recessed light fixtures (2090m2). New light fixtures not included in cost estimate.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$234,334	Low

Updated: JAN-13

S4 MECHANICAL**D2010.04 Sinks** - 1967**

Stainless steel kitchen sinks and cast iron janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace stainless steel sinks (35) and janitor sinks (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$58,000	Unassigned

Updated: JAN-13

D2010.04 Sinks - 1988**

Stainless steel kitchen sinks and floor mounted janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace stainless steel sinks (15) and janitor sinks (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$33,000	Unassigned

Updated: JAN-13

D2010.05 Showers**

Bradley, stainless steel column showers in Boys & Girls shower rooms, metal showers in two gym offices, and one fiberglass shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace column showers (2), metal showers (2), and fiberglass shower (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,000	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers - 1967**

Wall mounted vitreous china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-13

Event: Replace drinking fountains (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,000	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers - 1988**

Wall mounted vitreous china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace drinking fountains (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,000	Unassigned

Updated: JAN-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1967**

Floor mounted water closets, some with flush valves and some with flush tanks, wall mounted urinal with flush valve, floor mounted urinal with flush valve, wall mounted china lavatory, and recess mounted china lavatory.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-13

Event: Replace water closets (18), urinals (7), and lavatories (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$56,500	Unassigned

Updated: JAN-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1988**

Floor mounted water closets, some with flush valves and some with flush tanks, wall mounted urinal with flush valve, floor mounted urinal with flush valve, recess mounted china lavatory, and recess mounted stainless steel lavatory.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace water closets (14), urinals (5), and lavatories (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$53,600	Unassigned

Updated: JAN-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1999**

Recess mounted stainless steel lavatories installed in 1967 building section.

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

Event: Replace lavatories (14)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$18,200	Unassigned

Updated: JAN-13

D2020.01.01 Pipes and Tubes: Domestic Water*

1967, 1988. Copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D2020.01.02 Valves: Domestic Water - 1967**

Shut off valves on main water service lines and service lines to hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: Replace domestic water valves, (30)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$36,000	Unassigned

Updated: JAN-13

D2020.01.02 Valves: Domestic Water - 1988**

Shut off valves on main water service lines and service lines to hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace domestic water valves, (30)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$36,000	Unassigned

Updated: JAN-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Back flow preventers on water make-up lines to heating boilers and on fire line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace backflow preventers (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,300	Unassigned

Updated: JAN-13

D2020.02.02 Plumbing Pumps: Domestic Water**

Circulating pump on domestic hot water return lines to hot water heaters in east and west boiler rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace circulating pumps (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,500	Unassigned

Updated: JAN-13

D2020.02.04 Domestic Water Conditioning Equipment**

Water softener used for water make-up to steam boiler. System is shut off as steam boiler is no longer used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace water conditioner (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters - East boiler room**

A.O.Smith, model BT80-300 natural gas fired hot water heater with 280L storage capacity and input of 22.02 KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	20	JAN-13

Event: Replace domestic hot water heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,500	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters - West boiler room**

A.O.Smith, model BTRC 120 110 natural gas fired hot water heater with 269L storage capacity and input of 35.19 KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	JAN-13

Event: Replace domestic hot water heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$5,500	Unassigned

Updated: JAN-13

D2020.03 Water Supply Insulation: Domestic*

1967, 1988. Fiberglass pipe insulation. Canvas recovering on exposed piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D2030.01 Waste and Vent Piping*

1967, 1988. Cast iron, copper, and plastic piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D2030.02.04 Floor Drains*

1969, 1988. Floor drains in mechanical rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D2040.01 Rain Water Drainage Piping Systems*

1967, 1988. Cast iron and plastic piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D2040.02.04 Roof Drains*

1967, 1988. Cast iron dome type roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D3010.02 Gas Supply Systems*

1967, 1988. Schedule 40 steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D3020.02.01 Heating Boilers and Accessories: H.W. - East Boiler Room**

Two natural gas fired hot water boilers, Raypak model E-3500T, each with a natural gas input of 923.75KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace heating boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$150,000	Unassigned

Updated: JAN-13

D3020.02.01 Heating Boilers and Accessories: H.W. - West Boiler Room**

Two Lochinvar Power Fin boilers, model number PBN1501, natural gas fired with input of 439.88 KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	35	JAN-13

Event: Boiler replacement - extra costs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,133	Unassigned

Updated: SEP-12

Event: Replace heating boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$95,000	Unassigned

Updated: JAN-13

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

Each boiler has its own chimney. Galvanized steel combustion air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace chimney (20 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$13,100	Unassigned

Updated: JAN-13

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

Class A chimney provided from each boiler. Galvanized steel combustion air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	35	JAN-13

Event: Replace chimney (20 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$13,100	Unassigned

Updated: JAN-13

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

1967, 1988. Chemical pot feeders, flow indicator, and side stream filter in each and west boiler rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

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

Roof top mounted packaged air handling units as manufactured by Engineered Air. Air handling units complete with mixing section, filter section, supply air fan, and glycol heating coil. RTU1 serves area by General Office Area in 1967 wing, RTU2 serves north gym in 1955 wing, RTU3 serves 1957 wing, and RTU4 serves 1955 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace air handling units (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$300,000	Unassigned

Updated: JAN-13

D3040.01.01 Air Handling Units: Air Distribution - West Boiler Room**

Dunham Bush air handling unit located in the west Mechanical room. Unit complete with mixing section, return air fan, supply air fan, filter section, and heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace air handling unit (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$225,000	Unassigned

Updated: JAN-13

D3040.01.04 Ducts: Air Distribution*

1967, 1988. Overhead ductwork in 1955 & 1957 building sections installed in 1988. Mixture of overhead and below grade ductwork in 1967 building section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

1967, 1988. Mixture of ceiling mounted and side wall supply air grilles and diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D3040.03.01 Hot Water Distribution Systems - 1967**

Mixture of schedule 40 steel and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: **Replace hot water distribution system (3,576.7 sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$340,000	Unassigned

Updated: JAN-13

D3040.03.01 Hot Water Distribution Systems - 1988**

Mixture of schedule 40 steel and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: **Replace hot water distribution system (4,080 sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$390,000	Unassigned

Updated: JAN-13

D3040.03.04 Glycol Systems*

Glycol system in heating lines serving roof top mounted air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

D3040.04.01 Fans: Exhaust - 1967**

Roof top mounted cabinet and dome exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: **Replace exhaust fans (18)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,000	Unassigned

Updated: JAN-13

D3040.04.01 Fans: Exhaust - 1988**

Roof top mounted exhaust fans comprising of centrifugal exhauster, cabinet type exhaust fans, and dome type exhaust fan. One range hood in kitchen, and one side wall exhaust fan for kiln.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace exhaust fans (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$19,000	Unassigned

Updated: JAN-13

D3040.04.03 Ducts: Exhaust*

1967, 1980. Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

1967, 1980. Ceiling mounted exhaust air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D3040.05 Heat Exchangers**

ITT plate type water to glycol heat exchanger serving heating coils in roof top mounted air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace heat exchanger (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$16,000	Unassigned

Updated: JAN-13

D3050.03 Humidifiers**

Fulton steam boiler, located in east mechanical room. System includes steam grid humidifier in ductwork. Boiler is natural gas fired, model FB-006-A. 68.62 KW input. System is shut off and no longer used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	JAN-13

Event: Replace steam boiler (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,000	Unassigned

Updated: JAN-13

D3050.05.01 Convectors**

Convector units in storage rooms, washrooms, and some exterior rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: Replace convectors (25)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,000	Unassigned

Updated: JAN-13

D3050.05.02 Fan Coil Units - 1967**

Force flow units in building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace force flow units (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,500	Unassigned

Updated: JAN-13

D3050.05.02 Fan Coil Units - 1988**

Force flow units in building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace force flow units (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$26,500	Unassigned

Updated: JAN-13**D3050.05.03 Finned Tube Radiation** - 1967**

Finned tube radiation in metal cabinets in classrooms and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: Replace finned tube radiation (3,576.70 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$160,000	Unassigned

Updated: JAN-13**D3050.05.03 Finned Tube Radiation** - 1988**

Finned tube radiation in metal cabinets and in millwork in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace finned tube radiation (4080 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$190,000	Unassigned

Updated: JAN-13**D3050.05.06 Unit Heaters** - 1967**

Hot water unit heater in west mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace unit heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,600	Unassigned

Updated: JAN-13

D3050.05.06 Unit Heaters - 1988**

Mark Hot vertical projection unit heater in east boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace unit heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,600	Unassigned

Updated: JAN-13

D3050.05.07 Unit Ventilators**

Dunham Bush unit ventilators in 1967 wing classrooms. Units complete with hot water heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace unit ventilators (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$180,000	Unassigned

Updated: JAN-13

D3060.02.01 Electric and Electronic Controls - 1967**

Line voltage thermostats to force flow units and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace electric controls (3,576.7 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,500	Unassigned

Updated: JAN-13

D3060.02.01 Electric and Electronic Controls - 1988**

Line voltage thermostats to force flow units and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace electric controls (4,080 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$12,000	Unassigned

Updated: JAN-13

D3060.02.02 Pneumatic Controls - 1967**

Pneumatic thermostats, control valves, controls air compressor, and refrigerated air dryer in west mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-13

Event: **Replace pneumatic control system (3,576.7 sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$53,000	Unassigned

Updated: JAN-13

D3060.02.02 Pneumatic Controls - 1988**

Pneumatic thermostats, control valves, controls air compressor, and refrigerated air dryer in west mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: **Replace pneumatic control system (4,080 sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$60,000	Unassigned

Updated: JAN-13

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

Reliable DDC control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	JAN-13

Event: **Replace DDC control system (7,656.7 sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$201,000	Unassigned

Updated: JAN-13

D4020 Standpipes*

Firehose cabinet in Gymnasium, c/w hose, valve, and rack.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC type multi-purpose fire extinguishers installed on hooks and in surface mounted cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

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

Pad mounted utility transformer at south side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

D5010.02 Secondary Electrical Transformers (Interior)**

600-120/208V/3PH/4W dry type step down transformers located in service rooms. Transformers rated for 112.5 KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace secondary electrical transformers (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$60,000	Unassigned

Updated: JAN-13

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

Square D main distribution switchboard located in 1955 building section. Switchboard rated for 600/347V/3PH/4W and is complete with a 400 ampere main circuit breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-13

Event: Replace main distribution switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$35,000	Unassigned

Updated: JAN-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1967**

120/208V/3PH/4W branch circuit panelboards located throughout 1967 school section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace branch circuit panelboards (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$72,000	Unassigned

Updated: JAN-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1988**

120/208V/3PH/4W branch circuit panelboards located through 1955 & 1957 school sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace branch circuit panelboards (16)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$77,000	Unassigned

Updated: JAN-13

D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers**

Furnas 2 section motor control centre has been provided for motor control and is located in the east mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace motor control center (1 unit with 2 sections)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$40,000	Unassigned

Updated: JAN-13

D5010.07.02 Motor Starters and Accessories - 1967**

Manual and AC magnetic motor starters serving exhaust fans and pumps in 1967 school section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace motor starters (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,000	Unassigned

Updated: JAN-13

D5010.07.02 Motor Starters and Accessories - 1988**

Manual motor starters serving exhaust fans and minor motor loads in 1955 & 1957 school sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace manual motor starters (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$15,000	Unassigned

Updated: JAN-13

D5020.01 Electrical Branch Wiring*

1967, 1988. Copper wiring in conduit and copper cables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

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

1967, 1988. Mostly line voltage switches in rooms and GE low voltage system to control lights in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D5020.02.02.02 Interior Fluorescent Fixtures - 1967**

Mostly surface mounted fluorescent fixtures with wrap around lens. Fixtures retrofitted to T8 lamps and ballasts in 2006 and 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-13

Event: Replace interior fluorescent fixtures (580 fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$232,000	Unassigned

Updated: JAN-13

D5020.02.02.02 Interior Fluorescent Fixtures - 1988**

Mixture of surface mounted, recess mounted, and pendant hung light fixtures in 1955 and 1957 school sections. Fixture retrofitted with T8 lamps and ballasts in 2006 and 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace interior fluorescent fixtures (660 fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$264,000	Unassigned

Updated: JAN-13

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting system with battery pack units and remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	JAN-13

Event: Replace emergency lighting battery packs (60)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$72,000	Unassigned

Updated: JAN-13

D5020.02.03.03 Exit Signs*

1967, 1980. Exit signs retrofitted to include LED lamps in 2008. Exit signs located at exit doors and paths to exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent lights in soffits at building entrances of 1967 building section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High pressure sodium light fixtures located at building entrances and around building perimeter of 1955 and 1957 building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

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

1967, 1988. Exterior lighting is photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

D5030.01 Detection and Fire Alarm**

A Simplex 4002 hard wired fire alarm system complete with remote annunciator, fire detectors, fire pull stations, and fire alarm bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	JAN-13

Event: Replace fire alarm system (7,656.7 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$250,000	Unassigned

Updated: JAN-13

D5030.02.02 Intrusion Detection**

A DSC Maxsys PC4020 intrusion alarm system complete with door contacts, motion sensors, and alarm keypads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	JAN-13

Event: Replace intrusion detection system (7,656.7 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$223,000	Unassigned

Updated: JAN-13

D5030.03 Clock and Program Systems*

1988, 2010. Simplex 2350 master clock system located in General Office - does not appear to be used any longer. LaCrosse Technology self correcting DC clocks located in classrooms and corridors - new in 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

D5030.04.01 Telephone Systems*

The telephone service to the school is underground and terminates in the electrical room . A telephone terminal board has been provided. A Nortel Meridain telephone system has been provided. Telephone sets have been provide in the administration area including the offices and in each classroom. Telephone system integrated with public address system.

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

Event: upgrade PA and telephone systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$99,496	Unassigned

Updated: JUN-12

D5030.04.04 Data Systems*

Cat 5 data system with main data rack located in room by General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	JAN-13

D5030.05 Public Address and Music Systems**

Bogen Quantum Multicom IP paging system integrated with telephone system. System includes paging amplifier and mixture of wall mounted and ceiling mounted speakers throughout school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	20	JAN-13

Event: Replace public address system (7,656.7 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$95,000	Unassigned

Updated: JAN-13

D5030.06 Television Systems*

Cable TV has been provided and is underground with the service backboard located in the electrical room. TV outlets have been provided in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03 Theatre and Stage Equipment***

1955 Building stage has stage curtains and tracks.

1967 Addition Drama Classroom has stage curtain and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

E1020.07 Laboratory Equipment*

Industrial Arts: has flammable storage cabinets.

Art Classroom: kiln and exhaust hood.

Science Preparation Room: fume hood, flammable cabinet.

Science 65: eyewash station, fire blanket.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

E1090.01.01 Vacuum Cleaning Systems*

Industrial Arts: exterior dust collector installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

E1090.04 Residential Equipment*

Home Economics: microwaves, refrigerators, ranges, washer, dryer (1988 modernization).

Special Needs: microwave, fridge, range c/w exhaust fan, washer, dryer (installed in 2006).

Staff Room: microwaves, dishwasher, refrigerator, vending machine.

Storage 73: refrigerator.

Kitchen/Servery: 2 refrigerators and coffee maker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1955 Gymnasium: climbing ropes, manually operated ceiling folding basketball backstop, two wall mounted basketball backstops.

1967 Addition gymnasium: track for curtain divider, 5 wall-folding basketball backstops, scoreboard, power operated ceiling folding basketball backstop, rock climbing wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

E2010.02 Fixed Casework - 1967 Classrooms**

Typical 1967 Classrooms include 2 x 900W x 1220H x 300D painted ply book shelf and 2 x 900W x 1850H x 450D closet unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-13

Event: Replace millwork (approx. 18M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$21,600	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - 1988 Classrooms**

Casework replaced in 1988 at 1955 building and 1957 Addition classrooms (excluding Special Needs, Industrial Arts, Home Economics and Art Classroom). 18 classrooms total.

Each classroom includes approximately 7.2M of perimeter casework complete with plastic laminate top with integrated radiation. Plastic laminate vanities at Kindergarten and some elementary classrooms. 2440W x 900H x 300D tote box storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace casework at 1955 Building and 1957 Addition (173M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$155,000	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - 1988 Vanities**

Plastic laminate clad plywood vanities at 1955 Building ECS Washroom, Classroom 27 Washroom, Boys Washrooms 30 and 33; Girls Washrooms 31 and 32 installed in 1988 as part of major modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace plywood washroom vanities (11M2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,400	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - 2006 Vanities**

Plastic laminated clad plywood vanities throughout 1967 Addition replaced in 2006 including at student washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	35	JAN-13

Event: Replace plywood washroom vanities (13M2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$9,800	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - 2010**

Birch ply shelving at Meeting Room opposite Administration Suite installed in 2010 (approximately 3 x 750W x 2150H cx 300D).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	35	JAN-13

Event: Replace Meeting Room shelving (2.3M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$1,400	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Administration Suite**

Birch ply casework throughout Administration Suite installed in 1988 including:
 6 x 400W x 900H x 300D birch ply wall hung cabinets at Conference Room; 7 x 800W x 2150H x 400D birch ply shelving at Workroom; 12 x 400W x 900H x 600D birch ply base cabinets with plastic laminate top at Workroom; 1,200W sink unit at Workroom; 5 x 800W x 900H x 400D birch ply base cabinet with plastic laminate top at corridor; 5 x 800W x 1200H cubicle storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace all casework at Administration Suite (19M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$14,300	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Art Classroom**

Art Classroom was renovated and expanded in 1988. Casework includes 6 x 400W x 900H base cabinets complete with uppers, 9100L perimeter casework with plastic laminate top; 9100L x 2150H x 600D birch ply paper storage with some doors and 5 x 1200W x 2150H x 400d painted ply storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	35	JAN-13

Event: Replace balance of Arts Classroom casework (18M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$21,600	Unassigned

Updated: JAN-13

Event: Replace damaged Arts Classroom casework (9M)

Concern:

Some damaged casework at Art Classroom at 1957 Addition.

Recommendation:

Replace approximately 9M of casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$10,800	Low

Updated: JAN-13

E2010.02 Fixed Casework - Display Cases**

1955 Building corridors near Storage 38, 35: solid birch display cases with glass front installed in 1988.
 1967 Addition corridors near Storage 76, North Main Entrance: solid birch display cases with glass front installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace display cases (12M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,279	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Home Economics**

Home Economics Classroom includes four birch ply cooking stations with plastic laminate tops (approximately 12 x 400W x 900H x 600D and 6 x 400W x 750H x 300D uppers); 1800L teachers station in birch ply c/w mirror; 3600L additional uppers; 4 x 800W x 2150H x 400D birch ply shelving at storage room.
Sewing room includes free standing sewing tables and approximately 18.3M of perimeter casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace Home Economics casework (43M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$51,000	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Industrial Arts**

Industrial Arts classroom renovated in 1988. Includes 3 large work tables (1.6M x 1.6M complete with MDF top and metal base), 13M of work benches complete with plastic laminate top and storage under; 7.5 x 900W x 2150H x 600D painted ply storage lockers at basement storage, metal wood storage, 4 x 750W x 2150H painted ply storage with glass doors, 8 x 400W x 900H storage with drawers and locks and 4 x 1200W x 750H x 600D sink unit c/w stainless steel top around sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace Industrial Arts casework (45M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$66,700	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Kitchen**

Birch ply kitchen/servery casework installed in 1988 adjacent Multipurpose Room. Approximately 18 x 400W x 900H x 600D complete with plastic laminate top and stainless steel sink and 11 x 400W x 750H x 300D uppers.
4 x 900W x 2150H x 300d birch pantry shelf.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace kitchen casework (11M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$16,200	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Kitchenettes**

Kitchenette at Staff Room with 11 x 400 x 900H x 600D birch ply kitchenette complete with 6 x 400W uppers. Plastic laminate top and stainless steel sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	JAN-13

Event: Replace Staff Room kitchenette (4.4M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$6,600	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Library**

Library at 1967 Addition was modernized and expanded in 1988. Most casework in original and includes: 6 x 1800L x 900H x 400D painted ply shelves on casters; 8 x 900W x 2150H x 300D painted ply stacks; 1500L sink unit complete with stainless steel sink and plastic laminate top and 6 x 400W x 600H painted ply uppers; 5 x 900W x 750H magazine racks and 10 x 1200L x 100H plastic laminate book shelves on casters (catalogue item).

Storage and Audio Visual Rooms include 9 x 750W x 2150H x 450D painted ply storage; 9 x 750 x 2150 x 300 veneer plywood storage and 1200W x 2150H veneer ply storage.

1988 Addition includes 3 x 900W x 2150H x 300D birch book shelves installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-13

Event: Replace Library casework (42M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,200	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Music Room**

4 x 900W x 2150H x 350D painted ply storage in classroom.

5 x 600W x 2150H x 300D painted ply storage shelving at Practice Room.

7 x 800W x 2150H x 450D painted ply instrument storage at Storage Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-13

Event: Replace Music Room casework (12.2M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,600	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - Science Classrooms**

Science Classroom casework includes 4 student stations per classrooms (hexagon plan, veneer plywood with acid-resistant plastic laminate tops and stainless steel sinks); 6 x 800W x 2150H x 400D painted ply storage shelving and a 1500L x 900H x 600D veneer plywood teachers station c/w stainless steel sink.

Science Prep includes approximately 42 x 450W x 900H x 600D painted ply cabinets complete with uppers and acid-resistant plastic laminate tops, and 3 x 900W x 2150H x 600D double sided storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	35	JAN-13

Event: Replace balance of Science Classroom casework (47M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$55,900	Unassigned

Updated: JAN-13

Event: Replace student stations (16 total).

Concern:

Student stations are in poor condition. Veneer plywood doors and faces are damaged. Edging is worn.

Recommendation:

Replace all student stations (4 x four per classroom).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$43,200	Low

Updated: JAN-13

E2010.02 Fixed Casework - Special Needs**

Veneer plywood kitchenette attached to classroom (12 x 400W x 900H x 600D complete with plastic laminate top and 1500L x 1000W x 900H island. Installed in 2006. Perimeter casework installed in 1988 and washroom vanity installed in 2006. Refer to E2010.02 Fixed Casework** - Classrooms and E2010.02 Fixed Casework** - 2006 Vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	35	JAN-13

Event: Replace Special Needs casework (6.3M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$9,400	Unassigned

Updated: JAN-13

E2010.03.01 Blinds**

Aluminum horizontal venetian blinds at most classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace horizontal blinds (109m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$29,700	Unassigned

Updated: JAN-13

E2010.03.06 Curtains and Drapes**

Some fabric curtains at Administration Suite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	JAN-13

Event: Replace curtains (10m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$3,000	Unassigned

Updated: JAN-13

F1020.02 Special Purpose Rooms - Industrial Arts

Industrial Arts Classroom includes drill press (4), band saws, sanders, lathes and table saws installed in 1988. Paint booth with exhaust system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

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

A wheelchair ramp was added in 1988 at the northeast entrance. The northeast entrance is a considerable distance from the parking lot. No designated H/C stall is provided at the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-13

K4010.02 Barrier Free Entrances*

Automatic door operators are provided at the northwest (main) entrance installed in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	JAN-13

K4010.03 Barrier Free Interior Circulation*

Interior circulation is barrier free except for access to the stage area of the small gymnasium. A corridor ramp is provided at the transition from the slab on grade 1967 Addition and the crawlspace 1955 Building. This ramp is finished with a rubber sheet flooring with raised studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

K4010.04 Barrier Free Washrooms*

Boys Washrooms 30 and 33, and Girls Washrooms 31 and 32 are provided with barrier free stalls. The Special Needs classrooms are also provided with barrier free washrooms (installed in 2006).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

K4030.01 Asbestos*

The 1967 Addition original vinyl floor tiles contain asbestos materials based on Asbestos Building Material Survey Report - Parkview Elementary & Junior High School prepared by PHH Environmental Limited dated December 12, 2000. The survey also identified the following asbestos containing materials: pipe fittings elbow mud, spray fireproof at exposed beams, boiler breaching, duct insulation, steam breach. Some asbestos abatement was undertaken in 1981.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-13

K4030.04 Mould*

No mould observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	JAN-13

K4030.09 Other Hazardous Materials*

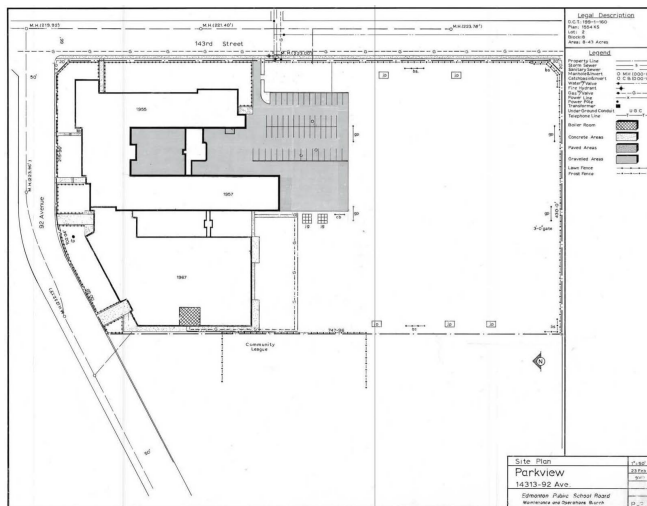
No hazardous materials observed in School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

K5010.01 Site Documentation*

Site Plan.

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

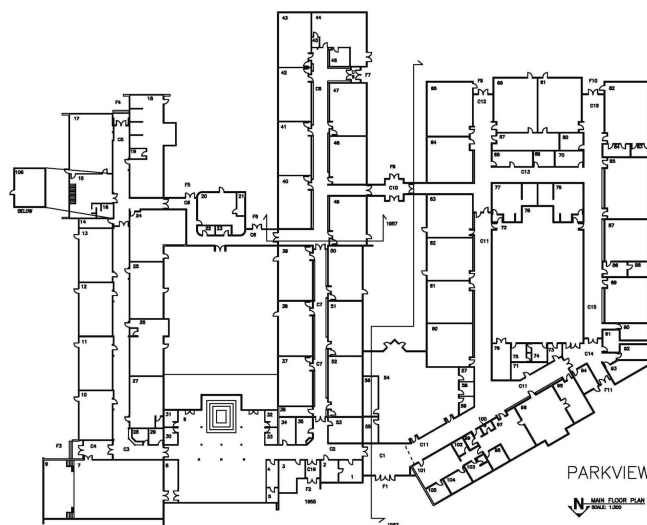


Site Plan.

K5010.02 Building Documentation*

Main Floor Plan.

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



Main Floor Plan.