

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Rosslyn Junior High School

B3265A
Edmonton

Facility Details

Building Name: Rosslyn Junior High School
Address: 13215 - 113a Street
Location: Edmonton

Building Id: B3265A
Gross Area (sq. m): 6,899.00
Replacement Cost: \$18,498,979
Construction Year: 1960

Evaluation Details

Evaluation Company: Bacz Engineering
Evaluation Date: September 30 2010
Evaluator Name: Shafraaz Kaba

Total Maintenance Events Next 5 years: **\$3,699,100**
5 year Facility Condition Index (FCI): **20.00%**

General Summary:

The original one storey 3,582.00 sq.m. (masonry, concrete slab on grade, steel and precast roof structure, flat roof) school was constructed in 1960.

In 1966, a one storey 2,349.70 sq.m. (same type of construction) addition was constructed. Another one storey 967.30 sq.m. (same type of construction) addition was added in 1988.

The student capacity is 600.

The building is of non-combustible construction, not sprinklered and is in good condition.

Structural Summary:

The 1960 original building and the 1966 and 1988 additions have the same type of structure. They all have concrete wall foundation (continuous footing) and concrete slab on grade. The roof structures for 3 phases are precast concrete planks on structural steel joists supported by concrete block walls. The structure is in good condition.

Envelope Summary:

The exterior walls are clad with brick, stucco and ceramic tiles.

The building has aluminum windows and hollow metal exterior doors.

The roof of 1960 original building is BUR. The roofs of 1966 and 1988 additions are SBS.

The building envelope is in good condition.

Interior Summary:

Floors in corridors, classrooms and administration area are sheet vinyl and vinyl floor tiles.

Repair and refinish the wood floor in the 1960 gymnasium.

Walls are painted concrete block and gypsum board.

Ceilings are acoustic tiles, gypsum board, concrete and stramit ceiling panels.

Repair or replace the broken stramit ceiling panels in the large industrial arts classroom.

The interior finishes are in good condition except the broken stramit panels in the large industrial arts classroom and the wood floor in the 1960 gymnasium.

Mechanical Summary:

Hydronic heating system with two gas fired boilers and two pumps that serve perimeter finned tube radiation and coils in the ventilation systems.

Ventilation systems for the building include two hydronic custom air handling units and three roof mounted, gas fired ventilation units.

The distribution for the school uses low pressure, constant volume air systems.

Electrical Summary:

Replace 1960 panels with new panels. Total of six panels. Replace fire alarm panel with new controller and add new strobes in the school.

Overall school electrical systems are 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***

1960, 1966, 1988 - Concrete wall foundation (continuous footing).

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

A1030 Slab on Grade*

1960, 1966, 1988 - Concrete slab on grade except the floor areas above the corridors which are above crawl space.

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

A2020 Basement Walls (& Crawl Space)*

1960, 1966, 1988 - The corridors are above crawl space. The crawl space has concrete wall foundation (continuous footing).

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

B1010.03 Floor Decks, Slabs, and Toppings*

1960, 1966, 1988 - Concrete slab on grade. Concrete topping on steel deck/ reinforced concrete slab above crawl space. Wood tiles on plywood deck for the stage.

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

B1010.05 Mezzanine Construction*

The walkway in the fan room is constructed of steel channels on steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1960	0	APR-11

Event: Level mezzanine floor. boe= 14 sm.

Concern:

Mezzanine floor surface is uneven.

Recommendation:

Level the mezzanine floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$4,000	Medium

Updated: APR-11

B1010.06 Ramps: Exterior*

1960 - One concrete ramp with steel handrail to one entrance from north central parking lot. One asphalt paved ramp to another entrance from central parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	APR-11

B1020.01 Roof Structural Frame*

1960, 1966, 1988 - Precast concrete planks on structural steel joists.

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

B1020.04 Canopies*

1960, 1966, 1980 - Precast concrete planks on structural steel joists. Main entrance has a pyramid canopy constructed of corrugated steel panels on steel frame on concrete beams and concrete columns.

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

B1020.06 Roof Construction Fireproofing*

1960, 1966, 1988 - Precast concrete planks on structural steel joists. Main entrance has a pyramid canopy constructed of corrugated steel panels with steel frame on concrete beams and concrete columns.

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

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

1960, 1966, 1980 - Brick masonry cladding to all phases. Minor damage to corner bricks at some entries.

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

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

1960, 1966, 1980 - Stucco to all phases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

1960, 1966, 1988 - All phases have original expansion joints.

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

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

Joint sealants around doors and windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	APR-11

Event: Replace sealants. boe= 1,000 m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

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

Paint on cement stucco exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	15	APR-11

Event: Re-paint cement wall stucco. boe= 3,600 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$92,000	Unassigned

Updated: APR-11

B2010.01.99 Other Exterior Wall Skin*

1960, 1966, 1980 - All phases have ceramic tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-06

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

1960, 1966, 1988 - Concrete block walls to all phases.

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

B2010.02.99 Other Exterior Wall Construction*

1960, 1966, 1980 - Metal stud frame walls within the concrete block exterior walls.

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

Event: Upgrade the insulation for the metal stud frame exterior walls. boe= 1,400 sm.

Concern:

Insufficient insulation for the metal stud frame exterior walls of classrooms, science classrooms, art classroom, music classroom and industrial arts classrooms.

Recommendation:

Upgrade the insulation for the metal stud frame exterior walls (22 classrooms, music classroom and 2 industrial arts classroom).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2012	\$210,000	High

Updated: APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

1960, 1966, 1988 - All phases have original aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

B2010.09 Exterior Soffits*

1960, 1966, 1988 - Plywood soffit with plaster finish.

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

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1960 Section**

1960, - Aluminum, sealed units replaced in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace aluminum windows. boe= 360 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$380,000	Unassigned

Updated: APR-11**B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1966 Section**

1966 - Aluminum, sealed units replaced in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	APR-11

Event: Replace aluminum windows. boe= 36 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$40,000	Unassigned

Updated: APR-11**B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1988 Section**

1988 - Aluminum, sealed units replaced in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	APR-11

Event: Replace aluminum windows. boe= 24 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$26,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

1960, 1966 - Hollow metal doors with pressed steel frames at main entrance and entrances to corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace metal door fronts. 1960, 1966 boe= 19 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

1988 - Hollow metal doors with pressed steel frames at main entrance and entrances to corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-11

Event: Replace metal door fronts. 1988 boe= 7 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$18,000	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors - 1960 Section**

Metal utility doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace metal utility doors. boe= 5 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors - 1966 Section**

Metal utility doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	APR-11

Event: Replace metal utility doors. boe= 4 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11**B2030.02 Exterior Utility Doors** - 1988 Section**

Metal utility doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	APR-11

Event: Replace metal utility doors. boe= 4 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$10,000	Unassigned

Updated: APR-11**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1960 Section**

Re-roofed BUR in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-11

Event: Replace BUR with SBS. boe= 3,600 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$630,000	Unassigned

Updated: APR-11**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 1966 Section**

1966 addition re-roofed with SBS in 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	APR-11

Event: Replace SBS roof. boe= 1,800 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$315,000	Unassigned

Updated: APR-11

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

1988 Section roofed with SBS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-11

Event: Replace SBS roof. boe= 1,300 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$225,000	Unassigned

Updated: APR-11

B3020.01 Skylights**

1960 - Two plastic pyramid skylights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	25	APR-11

Event: Replace skylights. boe= 2 skylights.

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

Updated: APR-11

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

1960, 1966, 1988 - There are vents, chimneys, exhaust hoods and hatches on the roof.
Gas piping runs across roofs.

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

Event: Repair roof-top gaslines. boe= 150 m.

Concern:

Gas piping is rusted and pipe supports have dislodged, leaving lengths of pipe un-supported.

Recommendation:

Paint pipe and re-install pipe supports.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,000	High

Updated: APR-11

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

Concrete block and gypsum board on metal stud frame partitions throughout.

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

Event: Repair walls. boe= 100 sm.

Concern:

Some cracking evident in walls in various locations.

Recommendation:

Fill cracks and repaint walls. Monitor for further movement.

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

Updated: APR-11

C1010.03 Interior Operable Folding Panel Partitions**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	APR-11

Event: Replace folding partition. boe= 12 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$16,000	Unassigned

Updated: APR-11

C1010.05 Interior Windows*

Georgian wired glass and tempered glass set in pressed metal frames in vision sidelites at doors and windows throughout.

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

C1020.01 Interior Swinging Doors (& Hardware)*

Hollow metal and solid core wood doors set in pressed steel frame throughout.

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

C1020.03 Interior Fire Doors*

Hollow metal doors set in pressed steel frames throughout.

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

C1020.04 Interior Sliding and Folding Doors*

Sliding doors separating the WC and locker/shower areas in the boy's and girl's wash rooms adjacent to the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C1020.05 Interior Large Doors*

An aluminium coiling push-up door to serve food from the kitchen to lunch room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	APR-11

C1030.01 Visual Display Boards**

Chalkboards, whiteboards, and tackboards located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	20	APR-11

Event: Replace display boards. boe= 168 boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$67,000	Unassigned

Updated: APR-11

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

Floor supported metal toilet partitions throughout. Metal shower stalls in staff washrooms in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	30	APR-11

Event: Replace toilet compartments. boe= 26 partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$33,000	Unassigned

Updated: APR-11

C1030.06 Handrails*

Steel handrails for the stairs in fan room, gymnasium and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

C1030.08 Interior Identifying Devices*

Plastic signs in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

C1030.10 Lockers**

Single tier and two tier metal lockers throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	30	APR-11

Event: Replace lockers. boe= 630 lockers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$366,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Painted plywood storage shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

C2010 Stair Construction*

Steel stairs in fan room. Concrete stairs to gymnasium and to stage. A wall mounted steel ladder in fan room to the roof hatch. Wall mounted steel ladders on the exterior walls to get access to various levels of roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

C2020.05 Resilient Stair Finishes**

Resilient finish on stair risers and treads for the stairs to gymnasium and to stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	APR-11

Event: Replace stair finishes. boe= 20 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,600	Unassigned

Updated: APR-11**C2020.08 Stair Railings and Balustrades***

Painted metal handrails for the stairs in fan room, stair to gymnasium and stair to stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

C3010.01 Concrete Wall Finishes (Unpainted)*

Painted concrete wall for the lower portion of the walls in the fan room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-06

C3010.01 Concrete Wall Finishes (Unpainted)* - Concrete Block

Painted concrete block walls in corridors, administration areas, classrooms, computer classrooms, science classrooms, preparation rooms, lunch room, kitchen, washrooms, boys' shower & locker room, girls' shower & locker room, music room, art classroom, gymnasiums, stage, stairs, boiler room, fan room, storage rooms, custodial office, industrial arts classrooms, home economic classrooms, library, time-out room, mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	FEB-06

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Painted gypsum board on metal stud partitions throughout

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

C3010.06 Tile Wall Finishes**

Ceramic wall ties in washrooms, boys' showers, girls' shower, staff kitchen and on walls around drinking fountains in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-11

Event: Replace wall tile. boe= 430 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$110,000	Unassigned

Updated: APR-11

C3010.09 Acoustical Wall Treatment**

Wood acoustic wall panels on the walls of music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	20	APR-11

Event: Replace acoustic wall covering. boe= 60 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Painted concrete blocks, gypsum boards and concrete throughout.

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

C3010.12 Wall Coverings*

Vinyl wall covering in administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete floor in fan room and 1 storage room in the 1966 addition for the industrial arts classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-11

C3020.02 Tile Floor Finishes**

Ceramic floor tiles in staff kitchen, staff washrooms, washrooms, boys' shower and girls' shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	50	APR-11

Event: Replace floor tile. boe= 250 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$42,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring - 1960 Gymnasium**

Wood strip flooring in gymnasium, gym. storage room and chair storage room in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Repair and re-finish 1960 wood gym floor. boe= 390 sm.**Concern:**

Joints in the hardwood flooring in the 1960 gymnasium are starting to open up.

Recommendation:

Sand down, repair joints and re-finish 1960 hardwood flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$24,000	Medium

Updated: APR-11

C3020.04 Wood Flooring - 1960 classrooms**

Wood floor tiles in the large industrial arts classroom and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

Event: Replace wood block flooring. boe= 412 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$83,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring - 1988**

Wood strip flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-11

Event: Replace all wood strip floors. boe= 1,170 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$293,000	Unassigned

Updated: APR-11**C3020.07 Resilient Flooring** - Sheet - 1980**

Resilient sheet flooring in science classrooms, preparation rooms, classrooms, home economic classrooms, staff office for home economics, staff offices and staff washrooms in gymnasium, art classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1080	20	APR-11

Event: Replace damaged flooring. boe= 300 sm.**Concern:**

Flooring extensively punctured by in-appropriate chair feet.

Recommendation:

Flooring extensively punctured by in-appropriate chair feet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$24,000	Medium

Updated: APR-11**C3020.07 Resilient Flooring** - Tile**

Resilient floor tiles in lunch room, kitchen, the 1966 addition for the industrial classrooms, office & 1 storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	APR-11

Event: Replace resilient tile. boe= 2,800 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$140,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring -Sheet = 1960/1966**

Resilient sheet flooring in corridors for all phases.

Resilient sheet flooring in administration area, 2 classrooms and storage rooms.

Resilient sheet flooring in science classrooms, preparation rooms, classrooms, home economic classrooms, staff office for home economics, staff offices and staff washrooms in gymnasium, art classroom, library with carpet in reading area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	APR-11

Event: Replace resilient sheet flooring. boe= 2,260 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$180,000	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Carpet in administration area, reading area in library, music classroom, resource room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	15	APR-11

Event: Replace carpet in library. boe= 300 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,000	Unassigned

Updated: APR-11

C3030.01 Concrete Ceiling Finishes (Unpainted)*

1966 - Painted concrete ceiling in boiler room, fan room, stairs to gymnasium, storage rooms, gymnasium, gym. storage room and chair storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings in washrooms, boys' shower & locker room, girls' shower & locker room, storage rooms, kitchen. Gypsum board ceilings cover small areas in the corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

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

Suspended t-bar grid system with acoustic tiles in corridors, administration area, classrooms, home economic classrooms, lunch room, music classroom, library, resource room, science classrooms, preparation rooms, art classrooms, office in industrial art classroom, offices in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	25	APR-11

Event: Replace suspended acoustic ceiling. boe= 5,050 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$222,000	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings and concrete ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

C3030.09 Other Ceiling Finishes*

Stramit ceiling panels in industrial arts classroom and in the large gymnasium of 1966 & 1988 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	APR-11

Event: Reinforce broken stramit ceiling panels. boe= 82 m.

Concern:

Stramit panels on the entire perimeter of the 1960/1966 wing housing the industrial arts and other classes are cracked and broken adjacent to the exterior wall.

Recommendation:

Provide additional structural support between joists under the cracked panels to prevent further failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$25,000	High

Updated: APR-11

D1010.02 Lifts**

Wheelchair lift added to 1960 gym storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-11

Event: **Replace lift. boe= one 2-stop lift.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: APR-11

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

4 - Single compartment stainless steel sinks in classrooms, staff rooms and at the portable link entrances. Classroom and link sinks include bubblers.

7 - Two compartment kitchen sinks with swing spouts in Home Ec room.

1 - Two compartment laundry sink in Home Ec requires a vacuum breaker.

33 - Single compartment sinks in science labs and art room with swing spouts or goosenecks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace 45 sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$65,000	Unassigned

Updated: APR-11

D2010.05 Showers**

2 - fiberglass showers in teachers offices

4 - tile showers with push button actuator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace 6 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

5 - Double spout china drinking fountains.

1 - wall mounted refrigerated drinking fountain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	APR-11

Event: Replace 6 Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: APR-11

D2010.09 Other Plumbing Fixtures*

Wall hung janitor's sinks in custodial rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Replace 4 janitor sinks**Concern:**

The elevated sinks have worn finishes and are a safety concern for lifting buckets into.

Recommendation:

Replace wall mounted janitor's sinks with new floor mounted sinks.

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

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1979**

2 - Water closets floor mounted flush valve with elongated bowls and open front seats.
2 - wall mounted china lavatories in gym offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	APR-11

Event: Replace 4 plumbing fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,000	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2004**

23 Floor mounted flush valve water closets.
7 Floor mounted flush tank water closets
14 floor mounted flush valve urinals
29 stainless steel countertop lavatories with mixing faucets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	35	APR-11

Event: Replace 73 plumbing fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$118,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper and some galvanized piping used on domestic water service and distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2020.01.02 Valves: Domestic Water**

All plumbing fixtures c/w individually isolation valves .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	40	APR-11

Event: Replace 5 Domestic Water valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$6,000	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Double check valve assembly provided on waterline for fire system.
Vacuum breakers provided on janitor's sinks.
Reduce pressure principle check valve assembly used on boiler make-up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	20	APR-11

Event: Replace 3 Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

1 - B&G model SSF-22 bronze circulator used for domestic hot water recirculation in main boiler room.
1 - B&G horizontal in-line circulator (1988) used for domestic hot water recirculation in cafeteria mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	APR-11

Event: Replace 2 Domestic Water Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$15,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters - 1988**

2 - Jetglas M100-210-JSB-3N tank type natural gas water heater used to provide domestic hot water to the lunchroom, gymnasium lockers, and Home Ec area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	APR-11

Event: Replace 2 Dom. Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters - 2002**

1- State SBT100-199, 378 l, 52.7 Kw, tank type natural gas water heater used to provide domestic hot water throughout the main school. Tank has automatic flue damper and spark igniter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	APR-11

Event: Replace 1 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$3,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Domestic hot and cold water is insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2030.01 Waste and Vent Piping*

Cast iron, aluminum, and copper DWV. Some plastic piping used for some repairs and recent revisions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2030.02.04 Floor Drains*

Floor drains are installed in boiler room and washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

(1960/66) Aluminum DWV rain water leaders with cast steel fittings.
 (1988) Cast rain water leaders. Piping is insulated 3m back from the roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

D2040.02.04 Roof Drains*

Open flow roof drains with aluminum or plastic grates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3010.02 Gas Supply Systems*

Gas meter is located in main mechanical room. Gas is regulated to 7" to serve the equipment in the main school. A 100mm low pressure gas line feeds into the boiler room and a second 100mm line runs across the roof to gas fired rooftop ventilation units. Gas piping is welded steel throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	APR-11

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

2 - Raypak, E-3001-WTD, 791 Kw, natural gas fired hot water heating boilers provide heating for the facility. An atmospheric expansion tank has been provided.
 2 - B & G, 15 HP, Pumps provide Heating water to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	APR-11

Event: Replace 2 Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$136,000	Unassigned

Updated: APR-11

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

Insulated combustion air duct has been provided in the mechanical room, terminating in an eskimo trap at the floor. Common chimney rises up to roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	APR-11

Event: Replace 12m of Chimneys & Comb. Air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$8,000	Unassigned

Updated: APR-11

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution - 1988**

AHU-2: Engineered Air DJ-40-0 indirect gas fired roof mounted heating and ventilation unit serves the 1960 (west) gymnasium. .

AHU-5: Engineered Air DJ-40-0 indirect gas fired roof mounted heating and ventilation unit serves the 1966 (east) gymnasium.

AHU-4: Engineered Air DGH-80-0 indirect gas fired roof mounted heating and ventilation unit serves the east wing, Lunchroom and Home Economics wing.

Engineered Air HE roof mounted direct gas fired make-up air unit supplied air to the Industrial Arts area. Unit is interlocked with three exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-11

Event: Replace 4 air handling units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$120,000	Unassigned

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution - 1992**

AHU-1: An Engineered Air LM-25-W custom air handling unit serves the west wings of the school. The unit is a draw through configuration and includes a DWDI constant volume supply fan, mixing section, filter section and a pumped hot water heating coil. The return fan is external to the unit.

AHU-3 serves the office area. This is an Engineered air draw through unit with a hot water heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	APR-11

Event: Replace 2 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$230,000	Unassigned

Updated: APR-11

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

Engineered Air LM-18 return fan is located in a penthouse above the main mechanical room. The fan is associated with air system AHU-1.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

2 - Delta electronic air cleaners located in shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-11

D3040.01.04 Ducts: Air Distribution*

Low pressure distribution ductwork from AHU-1 is run in the corridor ceiling space.

Low pressure supply ductwork from AHU-3 is run in corridor ceiling space.

Spiral ductwork run exposed at high level is used for supply air in the gymnasium and industrial arts labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square ceiling diffusers in Home Ec classrooms. Double deflection wall grilles in Library and classrooms. Duct mounted rectangular supply grilles used in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

2 - 15 HP Bell & Gossett model 80SC 4x4x9 vertical in-line pumps circulate heating water from the boilers through finned tube radiation, cabinet unit heaters, and heating coils in the throughout.

Each pump can supply 17.6 l/s at 25m head.

Piping is Schedule 40 steel with welded and flanged fittings. Smaller piping uses screwed fittings and copper piping. Reverse return piping system.

An in-line coil circulating pump have been provide on the air system heating coil for AS-1.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-11

Event: Replace Hot Water Distribution piping for a 6899 sq.m. building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$642,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

4 - range hood exhaust has been provided in the home economics food science room.

5 - Washroom exhaust fans located in the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-11

Event: Replace 9 roof exhaust fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$8,000	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Low pressure exhaust ductwork is located in the ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Ceiling mounted grilles in washrooms and locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D3050.02 Air Coils**

Pumped hot water heating coils with three-way control valves provided to tempered air in AHU-1 and AHU-3.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-11

Event: Replace 2 air heating coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$12,000	Unassigned

Updated: APR-11

D3050.03 Humidifiers**

Nortec Steam humidifier grids have been provided in the discharge ductwork of the air handling unit AHU-1 serving the west wing classrooms and AHU-3 serving the office.

Canister type electrode steam generation units were provided.

System has been abandoned due to cost and maintenance concerns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	25	APR-11

Event: Replace 2 Humidifiers.**Concern:**

Electrode steam humidifiers have been abandoned due to high energy and maintenance costs.

Recommendation:

Replace two electrode humidifier units with gas fired steam humidifiers. Connect to existing distribution.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$30,000	Low

Updated: APR-11

D3050.05.02 Fan Coil Units**

5 - Cabinet unit heaters are used in the entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace 5 force flow heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Perimeter finned tube radiation cabinets are used for perimeter heating throughout the school including some of the entrance vestibules .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	40	APR-11

Event: Replace Finned Tube Radiation in a 6899 sq.m. building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$322,000	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

An Engineered Air horizontal hydronic unit heater is used in the mechanical room to temper the combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	APR-11

Event: Replace 2 unit heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$6,000	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats cycle the cabinet unit heater fans on a call for heat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace Electric Controls for a 6899 sq.m. building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$11,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

(1992) Air King duplex tank-mounted control compressor with Hankison refrigerated air dryer. Pneumatic actuators on valves and dampers in the mechanical room. Dual Pressure pneumatic thermostats and valve actuators for main building perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	APR-11

Event: **Replace Pneumatic Controls for a 6899 sq.m. building**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$41,000	Unassigned

Updated: APR-11

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

DDC system provided to control and monitor major HVAC equipment located in the main boiler and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	APR-11

Event: **Replace BMCS control system for a 6899 sq.m. building**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$137,000	Unassigned

Updated: APR-11

D3090 Other Special HVAC Systems and Equipment*

Murphy dust collection unit provided for wood shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	APR-11

D4020 Standpipes*

7 - Fire hose cabinets are located throughout the school in accessible areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Handheld dry chemical fire extinguishers in mechanical rooms and service areas along with public corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

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

Pad mounted transformer located inside the school inner court.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	APR-11

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

1988 Square D main distribution panel and fused disconnect. Service size is 1200 Amp, 120/208 volt, three phase. Peak at 365 kVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	APR-11

Event: Replace Main Electrical Switchboards. BOE= 1-800A switchboard and 800A main breaker

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$100,000	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) (1960)**

J.R. Stephenson Ltd Panels, approximately six panels, 85% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	APR-11

Event: Replace branch panels. BOE= 6 panels

Concern:

J.R. Stephenson Ltd Panels have reached end of life. Spare parts not available.

Recommendation:

Replace 1960 panels with new panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$24,000	Medium

Updated: APR-11

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

Square D and Federal Pioneer panels located around school, 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-11

Event: Replace branch panels. BOE = 4 panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$20,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Square-D motor starters for HVAC and boilers. Energy management by Network 8000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-11

Event: Replace Motor Starters and Accessories. BOE = 6 starters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$10,000	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Copper wiring in conduit and free air. 1988 modernization upgraded original wiring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-11

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

Line voltage 120 volt switches in classrooms, hallways and Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

There are incandescent potlights around the skylight in front of the office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

T8 fluorescent fixtures throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	APR-11

Event: Replace Interior Florescent Fixtures. BOE= 1000 fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$250,000	Unassigned

Updated: APR-11**D5020.02.03.02 Emergency Lighting Battery Packs****

Dual Lite and Lumacell Emergency lighting battery pack with remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	APR-11

Event: Replace Emergency Lighting Battery Packs. BOE = 12 packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$18,000	Unassigned

Updated: APR-11**D5020.02.03.03 Exit Signs***

LED retrofitted exit signs located at required locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5020.02.10 Theatrical Lighting*

Stage lighting on gym stage and in drama room. Ariel Davis dimmer panel in drama room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Replace Theatrical Lighting BOE= 2 dimmers, 25 lights**Concern:**

Dimmer panels are old and spare parts are not available.

Recommendation:

Replace theatrical lighting system with new dimmer and lights.

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

Updated: APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Doorways are lit by incandescent pot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

2- roof mounted HPS fixtures cover the parking lot
10- wall mounted HPS fixtures light the building perimeter

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	APR-11

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

Photocell controlled.

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

D5030.01 Detection and Fire Alarm**

Edwards 6632 fire alarm panel with remote enunciator at main entrance. Bells and detection devices are located throughout the school. Fire zone maps are missing from annunciator panels. School has bells but not strobe lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	25	APR-11

Event: Replace fire alarm panel with new controller and add new strobes in the school. BOE = 1 panel, 60 strobes

Concern:

Fire alarm panel spare capacity not available. Panel reached end of life. Strobes are not available for the hearing impaired.

Recommendation:

Replace fire alarm panel with new controller. Add new strobes in the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$90,000	Medium

Updated: APR-11

D5030.02.02 Intrusion Detection**

DSC Maxsys PC 4020 security system with keypads in custodial office. Large Gym and School are separate zones

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	APR-11

Event: Replace Intrusion Detection System. BOE= 1 controller, motion sensors, keypads, wiring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$15,000	Unassigned

Updated: APR-11

D5030.02.04 Video Surveillance**

CCTV system in a locked cabinet monitors the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	APR-11

Event: Replace Video Surveillance System. BOE= 1 controller/recorder, 8 cameras.

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

Updated: APR-11

D5030.03 Clock and Program Systems*

Edwards 2470 to operate school bells.
Clocks are battery operated and manually set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-11

D5030.04.01 Telephone Systems*

Nortel network Equipment. Handsets located in classrooms. Five telephone lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	APR-11

D5030.04.04 Data Systems*

Cat5 cables in conduit and free air in ceiling space. Supernet in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	APR-11

D5030.04.05 Local Area Network Systems*

Server room contains 1- HP Procurve 5406zl switch with 144 ports (100% full), one HP Proliant tower server, one Cisco Catalyst 3550 switch.

Library has a HP Procurve 48 port switch, 85% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	APR-11

D5030.05 Public Address and Music Systems**

2005 Bogen Multicom 2000 with speakers in classrooms.

Sound system on stage is TOA 900 wall amplifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	APR-11

Event: Replace Public Address and Music Systems. bOE= 1 controller/amplifier, 100 speakers, 1 amplifier, 4 loudspeakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$35,000	Unassigned

Updated: APR-11

D5030.06 Television Systems*

Building has a cable TV feed, split to Library, Room 10, office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

D5090.01 Uninterruptible Power Supply Systems**

APC Smart-UPS 1500W UPS powers the server
 APC Back-UPS 350W UPS powers the network rack
 Eaton Evolution 800W UPS powers the telephone controller.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	APR-11

**Event: Replace Uninterruptible Power Supplies. BOE = 3
UPS**

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

Updated: APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.07.02 Vending Machines**

1988 - One vending machine for soft drinks in the lunch room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	FEB-06

E1020.03 Theater and Stage Equipment*

Stage drapes and sliding fire door separating stage and gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

E1090 Other Equipment

Two kilns with a ceiling mounted exhaust hood in art classroom. Variety of manual and power wood working equipment complete with dust collection system in industrial arts classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	FEB-06

E1090.04 Residential Equipment*

1960 - Residential grade range, refrigerator, dish washer and microwave oven in staff room.

1988 - Residential grade range, refrigerators, microwave ovens, small counter top oven in the kitchen for the lunch room. Residential grade microwave oven in the lunch room. Residential grade stoves and refrigerators in Home Ec cooking class.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1960 - Eight basketball backboards in gymnasium.

1966, 1988 - Six basketball backboards and one score board in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

E2010.02 Fixed Casework**

Laboratory Casework

Cabinets with plastic laminate counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	35	APR-11

Event: Replace lab countertops. boe= 72 m.**Concern:**

Lab counter tops are cracked and damaged.

Recommendation:

Replace counter tops with acid resistant material.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$22,000	Medium

Updated: APR-11**E2010.02 Fixed Casework****

Educational Casework

1960, 1966, 1988 - Plastic laminated and painted plywood casework throughout classrooms.

Kitchen Casework

1960, 1966, 1988 - Plastic laminate clad cabinets with plastic laminate counter tops in staff room, kitchen for the lunch room and home economic classroom.

Library Casework

1966 - Plastic laminate countertop for check out counter. Painted and plastic laminate finish plywood shelving.

Display Casework

1966 - One recessed display case with glass sliding doors and glass shelving in the corridor across from the administration office.

1966 - One display case with glass sliding doors and glass shelving in the corridor at the entrance to home economic classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	APR-11

Event: Replace all casework. boe= bal. of 6,900 sm/gfa.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$578,000	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

Venetian blinds in administration area and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-11

Event: Replace blinds. boe= 200 sm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: APR-11

F1020.02 Special Purpose Rooms

One Time-Out Room in a classroom to provide an isolated and quiet environment for an individual student to do work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	50	FEB-06

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

Access from parking to main entrance and two other entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	0	FEB-06

K4010.02 Barrier Free Entrances*

Install barrier free push paddles on main entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-11

Event: Install barrier free push paddles on main entrance doors.

Concern:

There is no barrier free push paddles on entrance doors and does not meet current code requirement.

Recommendation:

Install barrier free push paddles on main entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$6,000	High

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

Barrier-free access good to all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

K4010.04 Barrier Free Washrooms*

1960 - Barrier free washrooms in boys' washrooms and in girls' washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

K4030.01 Asbestos*

Hazardous material audit completed in January, 2001. Asbestos in 230 mm x 230 mm vinyl floor tiles in boiler room and industrial arts classroom. Asbestos in pipe fittings on roof drain and mechanical water lines and pipe run insulation on mechanical water lines in the industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	FEB-06

K4030.02 PCBs*

The school has not done any testing for PCBs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-06

K5010 Reports and Studies*

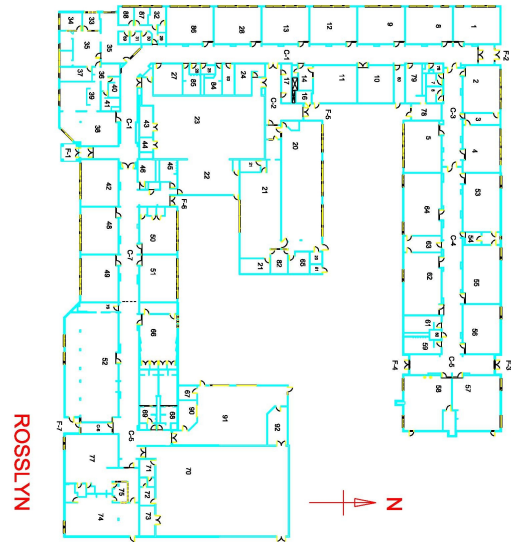
Prime Consultant: Zygy Baczynski : Bacz Engineering (2004) Ltd.
 Evaluation Year: 2010
 Total evaluated area: 6,899 sq.m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-11

Event: Building & Site Plans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2010	\$0	Unassigned

Updated: APR-11



Main Floor Plan