

RECAPP Facility Evaluation Report

Buffalo Trail Regional Div #28



Irma School

B3597A

Irma

Facility Details

Building Name: Irma School
Address: 5012 - 51 Avenue
Location: Irma

Building Id: B3597A
Gross Area (sq. m): 3,763.20
Replacement Cost: \$12,748,232
Construction Year: 1950

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group
 Inc.

Evaluation Date: June 15 2009

Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$2,948,623**
5 year Facility Condition Index (FCI): **23.13%**

General Summary:

The original two storey school (1/2 level below grade) constructed in 1950 contained 1589.4 sq. M. Additions to the two storey section of 156.9 sq. M were constructed in 1955, 229.9 sq. M in 1956, 293.2 sq. M in 1959 and 45.4 in 1983. The single storey 1962 gymnasium addition contained 839.7 sq. M with further single storey additions of 482.5 sq M in 1964 and 126.2 sq. M in 1984.

Renovations to the 1950/1956 sections were undertaken in 1984.

Modernization to the 1950/1964 sections were completed in 1985.

The school contains a kindergarten area, 10 classrooms, a library, a science room, a music room, a computer room, video conference room, a gymnasium with stage, an industrial arts area, a home economics room, administration and support spaces.

At the time of the site visit there were 219 enrolled students.

Structural Summary:

The original 2 storey school and its additions have concrete foundation walls below grade on strip footings with wood framed floors and walls including a wood sheathed roof deck and wood joists. Differential settlement in these areas have led to flooring issues. The single storey additions consists of concrete grade beams, concrete piles and concrete slab on grade. The superstructure consists of wood deck on glue laminated beams supported by concrete block walls.

Overall the structural elements are in acceptable condition.

Envelope Summary:

The original school and its additions consist of sloped prefinished metal roofing/siding, face brick cladding housing sealed fixed and opening vinyl windows, wall mounted skylight over the painted metal entry doors in metal frames. The single storey sections consists of SBS and metal roofing, painted single wythe concrete block walls housing painted wood framed windows and painted metal doors in metal frames.

Overall these elements appear to be in marginal condition.

Interior Summary:

Flooring consists of sheet vinyl, vinyl composite tile, sheet and carpet tiles, ceramic tile, wood strip flooring and painted and exposed concrete. Walls are painted gypsum wallboard and concrete block, vinyl wall covering and ceramic tile. Ceiling consist of suspended acoustical tile, painted gypsum wallboard and exposed wood deck glue laminated beams. Prefinished metal lockers are located in corridors with prefinished toilet partitions located in wash rooms. Visual display boards consist of green and white chalkboards and tackboards.

Doors are painted wood and metal in pressed metal frames.

Millwork consists of plastic laminated counter tops and painted and stained cabinetry.

An elevator connects the two floors of the original school.

Overall the elements are in acceptable condition.

Mechanical Summary:

The Facility (1950,56,57,59) is heated with two hot water boilers and perimeter fin radiation. These boilers provide heating water for the two air handlers serving 50's section.
 1962 area has a large multi burner, gas fired Hayes Sed Duct Furnace serving Gymnasium area.
 1964 Section is served by two Palm Aire wall ventilators complete with gas burners.
 Shop area is served by two duct furnaces and a unit heater along with a make up air unit for the dust collector operation.
 1983 Gym Locker Rooms are served by gas fired Lennox G8 furnace.
 Domestic hot water is generated by three gas fired hot water tanks complete with hot water recirculation system.
 Copper piping distribution to conventional plumbing fixtures.
 Combination of pneumatic and DDC controls.

Overall mechanical system is in marginal condition, majority of mechanical equipment have passed expected service life.

In order to provide a better operating system which is economical, efficient and meets the current standards, the ventilation system should be upgraded. This should include increase in boiler capacity and controls upgrade to a full BMCS. Replacement of the existing air handling units and furnaces with new central ventilation system should be included.

Electrical Summary:

The facility was originally built in 1950 and added on in 1964. The major renovation at 1950 section of building and addition were completed in 1984. The main service is 120/208V, 3 phase, 4 wire and rated 400A. The service is overhead fed from a pole mounted transformer.

All the light fixtures were retrofitted or installed in 2001, the fluorescent lights are T-8 fixtures. The T-5 light fixture were installed in the gym in 2006.

All fire alarm system is needed to be replace as per lifecycle requirements; the intrusion, PA and telephone systems meet current facility requirements.

The overall rating for the facility shall be "Good"

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* - 1956, 1957, 1959, 1962 Sections

Concrete foundation walls and strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JAN-10

A1020 Special Foundations* - 1964 and 1984 Sections

Concrete grade beams on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-10

A1030 Slab on Grade* Remaining Sections

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	JAN-10

A1030 Slab on Grade* - 1950 Section

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1950	100	JAN-10

Event: Repair Slab on Grade - 1950 Section

Concern:

Differential concrete slab movement has caused main floor separations at various walls. Also maybe causing movement in second floor framing resulting in finish floor cracks in corridors and heaving in classrooms. Refer to Item B110.01.

Recommendation:

Remove floor finish and mudjack effected areas and make good finishes.

Repair effected second floor framing members to achieve level flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$20,000	Medium

Updated: JAN-10

B1010.01 Floor Structural Frame (Building Frame)* - 1950 Section

Wood sheathing on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1950	100	JAN-10

Event: Replace Floor Structural Frame (Building Frame)**Concern:**

Uneven floors located in corridors and classroom areas of second floor resulting in floor crack and heaving floors causing student and staff concerns.

Recommendation:

Remove effected main floor ceilings and second floor finishes in effected areas and replace flooring framing members and make good finishes.

Cost - \$500.00/sq. M = \$36,000.00

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$36,000	High

Updated: JAN-10

B1010.01 Floor Structural Frame (Building Frame)* - 1956,1957, 1959

Wood sheathing on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	JAN-10

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1950, 1956 1957, 1959 Section

Wood framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JAN-10

B1010.02 Structural Interior Walls Supporting Floors* (or Roof) - 1962, 1964, 1984 Sections

Concrete Block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JAN-10

B1010.03 Floor Decks, Slabs, and Toppings* - 1962 and 1964 Sections

Wood roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JAN-10

B1010.05 Mezzanine Construction* - 1964 Section

Wood framed area in Industrial Arts area supported by concrete block and metal columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	100	JAN-10

B1010.07 Exterior Stairs* - 1983 Section

Concrete stair exiting emergency exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	JAN-10

Event: Install Stair Hand Railing

Concern:

Stairs lack hand railing

Recommendation:

Install metal railing meeting building code requirements.

Consequences of Deferral:

Safety hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$1,000	High

Updated: JAN-10

B1010.09 Floor Construction Fireproofing* - 1950, 1956, 1957, 1959 Sections

Rated gypsum wallboard installed to underside of floor and roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	50	JAN-10

B1010.11 Other Floor Construction* - 1950 Section

Wood framed stepped seating area in Music Room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1950	0	JAN-10

B1020.01 Roof Structural Frame* - 1950, 1956, 1957, 1959 Sections

Prefabricated wood trusses installed over existing roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	100	JAN-10

B1020.01 Roof Structural Frame* - 1962, 1964 Sections

Wood deck on wood joists supported by glue laminated beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JAN-10

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1950, 1956, 1957, 1959 Sections

Face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JAN-10

B2010.01.02.02 Concrete Block: Ext. Wall Skin* - 1962, 1964, 1984 Sections

Painted single wyth concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	JAN-10

Event: Install 460 sq. M Insulated Wall System

Concern:

Lack of air barrier and insulation has caused serious deterioration to paint on exterior walls.

Recommendation:

Install insulated wall system controlling air exfiltration and eliminating heat loss.

Cost - \$325.00/sq.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$149,500	High

Updated: JAN-10

Event: Repair and Paint Wall (460 m2)

Concern:

Paint is peeling from wall due to moisture infiltration

Recommendation:

Paint wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$11,500	High

Updated: JAN-10

B2010.01.06.03 Metal Siding - 1950,1956, 1957, 1959 Sections**

Prefinished metal cladding to sloped roof and upper walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-10

Event: Replace 1515 sq. M Metal Siding/Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$530,250	Unassigned

Updated: JAN-10

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

Around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	20	JAN-10

Event: Replace 560 M Caulking

Concern:

Caulking dried out and separating from substrate material.

Recommendation:

Remove existing material and apply appropriate sealants.

Consequences of Deferral:

Potential water entry into building envelope and air leakage concerns.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$19,600	Low

Updated: JAN-10

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

Applied to doors, door frames and soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	JAN-10

Event: Repaint Extrior Elements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,750	Unassigned

Updated: JAN-10

B2010.02.03 Masonry Units: Ext. Wall Const.* - 1962 Section

Painted out glass block located below roof level of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	100	JAN-10

B2010.02.05 Wood Framing : Ext. Wall Const*. - 1950. 1956, 1957. 1959 Sections

Wood framed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	JAN-10

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

Unviewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	JAN-10

B2010.06 Exterior Louvers, Grilles, and Screens* - All Sections

Prefinished metal grills and louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-10

B2010.09 Exterior Soffits* - 1964 Section

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	JAN-10

B2020.01.01.05 Wood Windows (Glass & Frame) - 1964 Section**

Painted wood framed sealed and opening windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	35	JAN-10

Event: Replace 42 Original Wood Windows.

Concern:

Wood frames severely weathered, seals failed resulting in poor thermal performance.

Recommendation:

Replace window assembly with dual pane insulated glass and frame to match related sections.

Consequences of Deferral:

Increased operating cost and potential water entry.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$67,200	High

Updated: JAN-10

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows - 1950, 1967,1957,1959 Sections**

Sealed vinyl clad fixed and awning units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-10

Event: Replace 38 Vinyl, Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$66,500	Unassigned

Updated: JAN-10

B2030.01.02 Steel-Framed Storefronts - 1950,1956,1957,1959 Sections**

Painted metal glazed doors with glazed sidelights and transom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	JAN-10

Event: Replace 1 Set Steel-Framed Storefronts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,800	Unassigned

Updated: JAN-10

B2030.01.02 Steel-Framed Storefronts: Doors - 1964 Section**

Painted glazed metal doors with glazed sidelights and transoms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	JAN-10

Event: Replace 1 Set Steel-Framed Storefronts: Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,800	Unassigned

Updated: JAN-10

B2030.02 Exterior Utility Doors - 1962 Section**

Painted metal clad doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	40	JAN-10

Event: Replace 2 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,000	Unassigned

Updated: JAN-10

B2030.02 Exterior Utility Doors - 1983 Section**

Painted metal clad door and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	JAN-10

Event: Replace 1 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$1,100	Unassigned

Updated: JAN-10

B2030.02 Exterior Utility Doors - 1984 Section**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-10

Event: Replace 2 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$2,000	Unassigned

Updated: JAN-10

B2030.02 Exterior Utility Doors - 1959 Section**

Painted metal clad doors in PSF's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-10

Event: Replace 1 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,000	Unassigned

Updated: JAN-10**B3010.01 Deck Vapor Retarder and Insulation* - 1962, 1964 Sections**

Unviewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	25	JAN-10

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1962 Section**

SBS membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	25	JAN-10

Event: Replace 685 sq. M SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$137,000	Unassigned

Updated: JAN-10**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 1964 Section**

SBS membrane

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	JAN-10

Event: Replace 480 sq. M SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$96,000	Unassigned

Updated: JAN-10

B3010.07 Sheet Metal Roofing**

Prefinished metal roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	40	JAN-10

Event: Replace 2105 sq. M Sheet Metal Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$736,750	Unassigned

Updated: JAN-10

B3010.07 Sheet Metal Roofing - 1983 Section**

Shed roof of light gauge sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	40	JAN-10

Event: Replace 125 sq. M Metal Roofing

Concern:

Tie-in of shed roof to gymnasium wall has been repaired with over spray of urethane foam. Several penetration problems and poor insulation. Water entry reported.

Recommendation:

Remove existing deck material, install new plywood deck, air barrier, insulation, , install SBS membrane and new flashings.

Consequences of Deferral:

Increased collateral damage and repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$37,500	High

Updated: JAN-10

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

Prefinished metal gutters and downspouts.

65 M of gutters and 88 M of downspouts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

Event: Replace Metal Gutters and Downspouts - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$3,825	Unassigned

Updated: JAN-10

B3020.01 Skylights - 1964 Section**

4 - 1M x 1M pyramidal skylights over home economics area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	JAN-10

Event: Replace 4 Skylights

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,600	Unassigned

Updated: JAN-10

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

Plumbing vents, rooftop mechanical units, roof drains and chimney vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	25	JAN-10

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - 1950, 1956, 1957, 1959 Sections

Wood framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-10

C1010.01 Interior Fixed Partitions* - 1962, 1964, 1984 Sections

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-10

C1010.04 Interior Balustrades and Screens, Interior Railings* - 1984 Section

Metal railing and balustrades on mezzanine in Industrial Arts area..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	40	JAN-10

C1010.05 Interior Windows* - 1950 Section

Glazed units in PSF's located in administration area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	80	JAN-10

C1020.01 Interior Swinging Doors* - All Sections

Metal frames with painted wood doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	40	JAN-10

C1020.03 Interior Fire Doors* - All Sections

Rated metal doors and frames located in corridors of 1950 sections, between 1959 & 1962 sections and to service spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-10

C1030.01 Visual Display Boards - All Sections**

White and green boards and tack boards located in teaching areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-10

Event: Replace 60 Visual Display Boards- All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$46,500	Unassigned

Updated: JAN-10

C1030.02 Fabricated Compartments(Toilets/showers) - All Sections**

Prefinished metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

Event: Replace 10 Fabricated Toilet Compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$15,000	Unassigned

Updated: JAN-10

C1030.05 Wall and Corner Guards* - 1950 Sections

1.2M high stainless steel located in corridor spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	15	JAN-10

C1030.06 Handrails* - All Sections

Wood handrails to interior ramp, to stairs connecting main and 2nd floor and to 1983 emergency stair.
Metal handrails to Industrial Arts mezzanine and to gymnasium stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-10

C1030.08 Interior Identifying Devices* - All Sections

Painted sign boards located adjacent room entries.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	20	JAN-10

C1030.10 Lockers - All Sections**

Prefinished 102 full & 56 1/2 sized metal lockers located in corridors and 72 1/4 size lockers located in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

Event: Replace Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$108,000	Unassigned

Updated: JAN-10

C1030.12 Storage Shelving* - All Sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JAN-10

C1030.14 Toilet, Bath, and Laundry Accessories* - All Sections

Mirrors, toilet paper and soap dispensers and hand dryers located in wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	20	JAN-10

C2010 Stair Construction* - All Sections

Wood frame in main stairwells and Industrial Arts mezzanine.
Poured concrete steps in mechanical room of 1950 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	JAN-10

C2020.05 Resilient Stair Finishes - All Sections**

Vinyl composite tile on connecting stairs of 1950 sections, stage stairs and mezzanine stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-10

Event: Replade 62 sq. M Resilient Stair Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,200	Unassigned

Updated: JAN-10

C2020.11 Other Stair Finishes* - All Sections

Varnished wood finish on access to stage. Unfinished wood in 1983 emergency stair addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-10

Event: Refinish wood stairs.

Concern:

Protective varnish worn through on stage stairs and unpainted stairs in 1983 stairwell addition.

Recommendation:

Strip and refinish stage steps, paint 83 addition with acrylic based traffic coating and install anti-skid treads.

Consequences of Deferral:

Continued wear and early deterioration of staircases.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$4,833	Low

Updated: FEB-10

C2030.02 Ramp Finishes*

Carpeted finished ramp from 1959 section to 1964 section with solid wood handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

C3010.02 Wall Paneling - 1950, 1956, 1957, and 1959 Sections**

Vinyl clad gypsum wallboard with batten strips applied to wood framing members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

Event: Replace 1324 sq, M Wall Paneling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$79,440	Unassigned

Updated: JAN-10

C3010.06 Tile Wall Finishes - All Sections**

Ceramic wall tile - 2200mm high - located in washrooms of 1950 sections and full height walls located in shower rooms of 1962 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-10

Event: Replace 198 sq. M Ceramic Wall Finishes - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$59,400	Unassigned

Updated: JAN-10

C3010.09 Acoustical Wall Treatment - 1950 Sections**

Fabric wall covering in Music Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	20	JAN-10

Event: Replace 338 sq. M Acoustical Wall Treatment - 1950 Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,300	Unassigned

Updated: JAN-10

C3020.01.02 Paint Concrete Floor Finishes* - All Section

Applied to mechanical/electrical rooms and Industrial Arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JAN-10

C3020.02 Tile Floor Finishes - All Sections**

Ceramic tile located in washrooms of 1950 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	JAN-10

Event: Replace 52 sq. M Tile Floor Finishes- All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,600	Unassigned

Updated: JAN-10

C3020.04 Wood Flooring**

Gymnasium and stage flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1962	30	JAN-10

Event: Replace 595 sq. M Gymnasium and Stage Flooring

Concern:

Sprung boards, open joints, damaged flooring at apparatus fittings.

Recommendation:

Remove and replace flooring with new materials.

Consequences of Deferral:

Potential tripping hazard and increased maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$172,550	High

Updated: JAN-10

C3020.07 Resilient Flooring - All Sections**

VCT located in classrooms and corridors of 1950 section, corridor of 1964 section and in Industrial Arts area. Sheet vinyl installed in classrooms, corridors of 1950 section and home economics room of 1964 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-10

Event: Replace 1658 sq. M Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$165,800	Unassigned

Updated: JAN-10

C3020.08 Carpet Flooring**

Carpeting located in Music Room, Library and administration spaces. Carpet tile located in Video Conference Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	JAN-10

Event: Replace 368 sq. M Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$27,600	Unassigned

Updated: JAN-10

C3020.14 Other Floor Finishes*

Rubber flooring located in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-10

C3030.02 Ceiling Paneling (Wood)* - 1962 Section

Hallway contains stained cedar panels below skylights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	60	JAN-10

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

Located in teaching spaces, library, corridors and administrations spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	JAN-10

Event: Replace 2025 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$111,375	Unassigned

Updated: JAN-10

C3030.07 Interior Ceiling Painting* - All Sections

Washrooms and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-10

C3030.09 Other Ceiling Finishes*

305mm x 305mm fibre board acoustic tiles applied to gypsum wallboard in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	JAN-10

D1010.01.02 Hydraulic Passenger Elevator - 1957 Section**

Operational elevator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

Event: Replace 1 Hydraulic Passenger Elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$85,000	Unassigned

Updated: JAN-10

S4 MECHANICAL

D2010.01 Water Closets**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	35	FEB-10

Event: Replace 12 WC

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$30,000	Unassigned

Updated: FEB-10

D2010.02 Urinals**

Floor mounted, flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	35	FEB-10

Event: Replace 6 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$18,000	Unassigned

Updated: FEB-10

D2010.03 Lavatories**

Enameled steel countertop lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	FEB-10

Event: Replace 12 Lavs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$24,000	Unassigned

Updated: FEB-10

D2010.04 Sinks**

SS type in lunch/coffee areas and science labs.
 Wall hung Janitor Sink in custodial storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	30	FEB-10

Event: Replace 16 Sinks

Concern:

Finishes are worn off.
 Elevated mop sinks are difficult and potentially hazardous to use.

Recommendation:

Replace existing mop sinks with floor mounted models.
 Replace countertop stainless steel sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$48,000	Medium

Updated: FEB-10

D2010.05 Showers**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	FEB-10

Event: Replace 4 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: FEB-10

D2010.08 Drinking Fountains / Coolers**

Porcelain dual and single bubbler type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1950	35	FEB-10

Event: Replace 7 Drinking Fountains

Concern:

Drinking fountains deteriorate, some units are cracked.

Recommendation:

Replace drinking fountains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$20,000	Low

Updated: FEB-10

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping distribution system to plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	40	FEB-10

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventors on domestic water supply and water make-up to heating system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	20	FEB-10

Event: Install Vacuum Breakers

Concern:

No vacuum breakers serving hose bibs.

Recommendation:

Install vacuum breakers on hose bibs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,000	Medium

Updated: FEB-10

Event: Replace Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

Updated: FEB-10

D2020.02.02 Plumbing Pumps: Domestic Water**

Two in-line domestic hot water recirculation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	FEB-10

Event: Replace Two Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$4,000	Unassigned

Updated: FEB-10

D2020.02.06 Domestic Water Heaters**

Three gas fired domestic hot water heaters serving school.
 DWH-1: John Wood JW502 12 kW, 110 l for gym locker room and washrooms.
 DWH-2: A.O.Smith 12 kW, 300 l.
 DWH-3:A.O.Smith 28kW, 240 l.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	FEB-10

Event: Replace 3 Hot Water Tanks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$25,000	Unassigned

Updated: FEB-10

D2020.03 Water Supply Insulation : Domestic*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	FEB-10

D2030.01 Waste and Vent Piping*

Waste and vent piping consist of PVC and cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	50	FEB-10

D2040.01 Rain Water Drainage Piping Systems*

Rain water leaders from roof drains to splash pads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	50	FEB-10

D2040.02.04 Roof Drains*

Cast iron dome, full flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	40	FEB-10

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, domestic hot water heaters, portable furnaces. Town supplied.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	60	FEB-10

D3020.01.01 Heating Boilers & Accessories: Steam**

Humidifier Hydro Therm Model DGA75BS, 220kW input. non operational.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	FEB-10

Event: Replace Steam Boiler and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$60,000	Unassigned

Updated: FEB-10

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	FEB-10

D3020.01.04 Water Treatment: Steam Boilers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	FEB-10

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

Two natural draft, copper tube HW heating boilers Super Hot AAE720NME @ 180 kW input each.
 Two in-line boiler circulation pumps.
 Boilers complete with low water cut off and pressure relief valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	FEB-10

Event: Replace Boiler Plant

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$250,000	Unassigned

Updated: FEB-10

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	FEB-10

Event: Replace Chimney and C/A

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$20,000	Unassigned

Updated: FEB-10

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	FEB-10

D3020.03.01 Furnaces**

1983 - addition gas fired packaged furnace serving Locker Rooms - Lennox G8 model .
 1964 - addition - two horizontal furnaces serving shop.
 1962 - addition multi zone "Hayes Sed Duct Furnace" serves gym & 1962 area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1962	25	FEB-10

Event: Replace 3 Furnaces and 1 Multizone Unit

Concern:

Older units very inefficient and showing deterioration. Parts are not available.

Recommendation:

Replace furnaces and multizone unit with central air handling units and heating coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$225,000	Medium

Updated: FEB-10

D3020.03.02 Chimneys (&Comb. Air): Furnace*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	FEB-10

D3020.04.03 Fuel-Fired Unit Heaters**

IA shop gas fired unit heater complete with t-stats. Approx. 24kW heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-10

Event: Replace 1 Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,000	Unassigned

Updated: FEB-10

D3040.01.01 Air Handling Units: Air Distribution**

Ventilation system serving 1950's section consists of 2 indoor air handling units and 1 make-up air unit. Air handling units are complete with filter sections, mixing damper sections, heating coils, supply and return air fans. Units are Mark Hot model 75505DTG and model 73505670.

MAU-1 outdoor direct fired make-up air unit serving shop area equal to Engineered Air Model: HE-131, 2000 l/s, 180kW heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	30	FEB-10

Event: Replace 3 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$350,000	Medium

Updated: FEB-10

D3040.01.03 Air Cleaning Devices:Air Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	30	FEB-10

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork provides air to ceiling outlets
Ventilation air is distributed through a low pressure ductwork to all areas. Ductwork is concealed in ceiling or underslab. Exposed ductwork in such areas like shop etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	50	FEB-10

Event: Clean Ductwork

Concern:

Debris built-up in ductwork.

Recommendation:

Clean ducts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2011	\$25,000	Low

Updated: FEB-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Louver face supply and return air grilles, floor mounted linear grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	30	FEB-10

D3040.03.01 Hot Water Distribution Systems**

Direct return copper type distribution to perimeter radiation, unit heaters and heating coils in 1950's section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	40	FEB-10

Event: Replace Hot Water Distribution System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$175,000	Unassigned

Updated: FEB-10

D3040.04.01 Fans: Exhaust**

Variety of exhaust fans located throughout facility serving Washrooms, Kitchen, shop area etc. Total of 18 exhaust fans located on the roof, ceiling space or exposed. Exhaust fans are the following type: roof mounted cabinet, upblast belt driven, ceiling cassette, utility blowers.

Welding exhaust system in shop area.

Outdoor Murphy dust collector serving Shop Area.

Science lab fume cabinet c/w roof mounted fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1950	30	FEB-10

Event: Replace 18 Exhaust Fans

Concern:

Existing exhaust fans are worn, some units are undersized.
Dust collection unit is worn and undersized for intended purpose.

Recommendation:

Replace exhaust fans and shop exhaust system.
Review of dust collection system should be completed, install new dust collection unit sized to suit system requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$95,000	Medium

Updated: FEB-10

D3040.04.03 Ducts: Exhaust*

Galvanized individual ducts to roof, washroom tie to common duct for each set.

Exposed ductwork in shop area serving general exhaust and hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	50	FEB-10

D3040.04.05 Air Outlets and Inlets: Exhaust*

Std. wall & ceiling grilles. Egg crate and louver face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	30	FEB-10

D3050.03 Humidifiers**

Steam type c/w spray bars (not running due operational costs)
Hydro Therm model DGA75BS 22 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	FEB-10

Event: Replace Humidifiers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$25,000	Unassigned

Updated: FEB-10

D3050.05.02 Fan Coil Units**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	30	FEB-10

Event: Replace 4 FF Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

Updated: FEB-10

D3050.05.03 Finned Tube Radiation**

Perimeter wall fin radiation complete with various type enclosure cabinets serving 50's section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	40	FEB-10

Event: Replace perimeter radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$120,000	Unassigned

Updated: FEB-10

D3050.05.07 Unit Ventilators**

Palm Aire wall mounted furnaces complete with gas fired burner serving 1964 classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	30	FEB-10

Event: Replace 2 Unit Ventilators**Concern:**

Existing units deteriorate, replacement parts not available.

Recommendation:

Replace & upgrade with a modernization project.

Consequences of Deferral:

Operating costs & available parts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$50,000	Medium

Updated: FEB-10

D3060.02.02 Pneumatic Controls**

Dimex DDC system dose sensing and control set points - pneumatic operator on valves & dampers.
(carry over from the Johnson Controls system)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	FEB-10

Event: Replace BMCS**Concern:**

Operational costs & bldg. environment quality.
System partially installed and should be expanded to include all systems.

Recommendation:

Upgrade to total DDC with HVAC modernatization.

Consequences of Deferral:

Operational costs and bldg. efficiency

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$135,000	Medium

Updated: FEB-10

Event: Replace Pneumatic Controls with BMCS

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$135,000	Unassigned

Updated: FEB-10

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers provided throughout, carbon dioxide, multi-purpose dry chemical in cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	FEB-10

S5 ELECTRICAL

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

The distribution panel is 120/208volt 3 phase 4 wire and rated at 400 amps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	40	FEB-10

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$35,000	Unassigned

Updated: FEB-10

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)**-1964

All the panels are obsolete and it is quite hard to find replacement parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-10

Event: Replace Four Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,800	Unassigned

Updated: FEB-10

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)**-1984

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	30	FEB-10

Event: Lifecycle Replacement [D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) 1984]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$36,400	Unassigned

Updated: FEB-10

D5010.07 Motor Control Centers**

3 section of MCC for major mechanical pump and HVAC units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	30	FEB-10

Event: Replace Motor Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$22,000	Unassigned

Updated: FEB-10

D5010.07.02 Motor Starters and Accessories**

Magnetic starters in the old sections of the school for mechanical pump controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-10

Event: Replace 4 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,400	Unassigned

Updated: FEB-10

D5020.01 Electrical Branch Wiring*

Most of wires were installed with original parts of building; Wires are installed in the conduits and BX wires are used from junction boxes to power outlets and light fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	FEB-10

D5020.02.01 Lighting Accessories (Lighting Controls)*

Line voltage lighting control was entire building lighting control. The hallway lights are centrally controlled in the office and the rest are controlled locally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-10

D5020.02.02.01 Interior Incandescent Fixtures*

The incandescent fixtures were installed in the janitor and mechanical room in 1964 section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-10

D5020.02.02 Interior Florescent Fixtures**

All the fixtures were retrofit or replaced during renovation in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	FEB-10

Event: Replace 850 Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$170,000	Unassigned

Updated: FEB-10

D5020.02.03 Emergency Lighting Battery Packs**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	0	FEB-10

Event: Replace Battery Packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$35,000	High

Updated: FEB-10

D5020.02.03.03 Exit Signs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	30	FEB-10

Event: Replace Exit Signage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2010	\$18,000	High

Updated: FEB-10

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted HPS light fixtures around the building perimeter and have minimum lighting coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	FEB-10

D5030.01 Detection and Fire Alarm**

The hardwired Edwards 6500 panel was used for fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	FEB-10

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$75,200	Unassigned

Updated: FEB-10

D5030.02.02 Intrusion Detection**

The Chubb Security system is installed and has motion sensors through hallways and door contactors at exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	FEB-10

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$37,000	Unassigned

Updated: FEB-10

D5030.03 Clock and Program Systems*

The system was built into Bofen Multicom call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-10

D5030.04.01 Telephone Systems*

The Norstar from Nortel machine is used for telephone system. The telephone system is interfaced with the intercomm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	FEB-10

D5030.04.03 Call Systems**

The Bogen Multicom-2000 panel was used and interfaces with PA and telephone systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	25	FEB-10

Event: Replace Call Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$56,000	Unassigned

Updated: FEB-10

D5030.04.04 Data Systems*

The local switches are installed for computer data network and through Supernet connect to Central school division.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	FEB-10

D5030.04.05 Local Area Network Systems*

The computer outlets are installed through classrooms and offices and connected with CAT 5e cables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	15	FEB-10

D5030.05 Public Address and Music Systems**

The TOA 900 Amplifier was used and interface with intercom system for PA and Music system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	20	FEB-10

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$18,000	Unassigned

Updated: FEB-10

D5030.06 Television Systems*

The TV service is from satellite service; the outlets are installation in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	FEB-10

D5090.01 Uninterruptible Power Supply Systems**

Unit was used for computer server

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	FEB-10

Event: Replace Uninterruptible Power Supply Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$4,000	Unassigned

Updated: FEB-10

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment* - 1950 sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	JAN-10

E1020.03 Theater and Stage Equipment*

Manually operated stage curtains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	25	JAN-10

E1020.07 Laboratory Equipment* - 1950 Section

Vent hood, gas hook ups and water distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	25	JAN-10

E1090 Other Equipment - 1964 Section

Electric kiln and various wood working tools and equipment located in industrial arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	JAN-10

E1090.03 Food Service Equipment* - 1964 Section

Refrigerators, electric stoves, dish washers washer/dryer and freezer located in home economics room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	JAN-10

E1090.07 Athletic, Recreational, and Therapeutic Equipment* - 1962 Section

4 stationary basketball nets, 2 winch operated basketball nets, wall mounted climbing apparatus ceiling mounted rings badminton and volleyball nets and one electric scoreboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	15	JAN-10

E2010.02 Fixed Casework - 1950**

Plastic laminated counter tops and wood faced cabinetry in classrooms.

Cost - \$100.00/sq. M = \$80,700.00

Plastic laminated counter tops and cabinetry in laboratory.

Cost - \$200.00/sq. M = \$17,400.00

Plastic laminated counter tops and wood faced reception desk with stained wood shelving units.

Cost - \$50.00/sq. M = \$5,700.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	JAN-10

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$103,800	Unassigned

Updated: JAN-10

E2010.02 Fixed Casework - 1964 Section**

Plastic laminated counter tops and painted upper and lower cabinets in home economics area.

Cost - \$ 250.00/sq. M = \$46,250.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	JAN-10

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$46,250	Unassigned

Updated: JAN-10

E2010.03.01 Blinds - All Sections**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-10

Event: Replace 40 Blinds All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,000	Unassigned

Updated: JAN-10

F1010.02.04 Portable and Mobile Buildings*

Wood framed shed on wood skids with prefinished metal cladding, painted metal doors and asphalt shingles. No services connected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	30	JAN-10



View of storage shed.

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Level surface to main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-10

K4010.02 Barrier Free Entrances*

Main entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1950	0	JAN-10

Event: Install Power Assisted Door Hardware

Concern:

Entrance doors lack power assisted hardware limiting handicapped access.

Recommendation:

Install a door power assist with push button switch at entrance.

Consequences of Deferral:

Not code compliant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$7,500	Low

Updated: JAN-10

K4010.03 Barrier Free Interior Circulation*

Access to teaching levels from main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1950	0	JAN-10

Event: Install Chair Lift

Concern:

Stairs located at main entry limit handicapped access.

Recommendation:

Install chair lift from main entry vestibule accessing main and 2nd floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$30,000	Low

Updated: JAN-10

K4010.03 Barrier Free Interior Circulation*

Wheelchair ramp from basement to main floor, access to second floor by elevator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-10

K4010.04 Barrier Free Washrooms*

Toilet compartments and lavatory units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	0	JAN-10

Event: Install BFA Lavatory Units.

Concern:

Lavatory sink units do not permit wheelchair access.

Recommendation:

Install lavatory units to comply to BFA requirements for each sex.

Cost - \$1,000.00/wash room meeting BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$2,000	Medium

Updated: JAN-10