

RECAPP Facility Evaluation Report

Elk Island Pub Sch Reg Div #14



Lamont Jr. / Sr. High School

B3645A

Lamont

Facility Details

Building Name: Lamont Jr. / Sr. High School
Address: 4811 - 50 Avenue
Location: Lamont

Building Id: B3645A
Gross Area (sq. m): 4,198.50
Replacement Cost: \$14,114,000
Construction Year: 1957

Evaluation Details

Evaluation Company: KOLIGER SCHMIDT architect engineer

Evaluation Date: November 22 2011

Evaluator Name: Steve Horvath - KOLIGER SCHMIDT architect engineer

Total Maintenance Events Next 5 years: \$1,582,300
5 year Facility Condition Index (FCI): 11.21%

General Summary:

Lamont Junior/Senior High School (grades VII to XII) was constructed in 1957 (2658.1m²). It is a single storey masonry building with additions utilizing masonry construction in 1964 (1040.0m²), 1971 (147.4m²), 1983 (303.0m²) with a 115.0m² mezzanine, and 1998 (100.0m²) - atrium common student area addition. Modernization of this facility was undertaken in 1998. The total building area is 4363.5m².
 The Library is shared with the community and is called Lamont Public Library. Currently 266 students attend and are administered by 30 staff members.

Structural Summary:

The perimeter foundations are concrete walls with spread footings.
 The main floors are slab-on-grade with concrete service tunnels for utilities for all phases.
 The super structure consists of concrete block bearing walls in all areas.
 Roof construction is wood joists and deck in 1957, 1964 addition; OWSJ and steel deck in 1971, 1983 and 1998 additions.
 Mezzanine in 1983 addition consists of pre-cast deck on concrete block walls and tiered concrete slab in music room.
 Structural movement is evident and is reported at areas within the 1957, 1964 addition, and 1998 common area slab extension from original floor to exterior apron. Weeping tiles were installed in 2001. Areas should be monitored annually.

Overall condition of the structure is acceptable.

Envelope Summary:

The original 1957 portion of the building has brick cladding for the lower portions of the walls and vertical metal siding for the upper, hardboard siding above the windows at the Classroom areas; the Gymnasium has brick cladding, painted concrete block and hardboard finish. The 1964 addition has brick veneer with some vertical metal siding highlights, ceramic tiles are utilized at the bottom of the windows and hardboard siding above them. The 1971 and 1980 additions have painted concrete block walls.
 Windows are aluminum for all phases except courtyard side of 1957 area and 1998 addition which have vinyl. Large skylights are provided for the 1998 addition.
 Steel storefront doors are utilized at all entries.
 All roofs are flat except for the front entry canopy, Gymnasium and 1998 Atrium addition, which are sloped. Conventional built up roofing is installed at the 1971 area (replaced in 1998), 1983 additions and and Gymnasium (replaced in 1978). Metal roofing on main entry canopy and 1998 addition. The remainder of the roofs are SBS replaced in 2002 and 2004.

Overall condition of the envelope is acceptable.

Interior Summary:

The main entry opens onto the corridor from where the Offices, Library and student common areas are accessed. The student common area (Atrium) is bright with large windows and skylights; seating in this area consists of built in benches.
 The interior finishes consist of painted gypsum board and concrete block for most of the walls. The washroom walls have ceramic tiles finishes. The Music Room and part of the Gymnasium have acoustic panels on the walls. The corridor side of the Gymnasium has brick veneer finish as a feature wall.
 The flooring is sheet vinyl for most of the building. The Washrooms and Janitors Room have ceramic tiles. The Library, Computer and Music rooms (including mezzanine) are carpeted. Mechanical rooms and CTS areas have painted concrete floors. The Gymnasium has hardwood flooring.
 The ceilings consist of suspended acoustic tiles for most areas except the washrooms and some storage rooms, which have painted gypsum board. The Mechanical room, Gymnasium and student common area have exposed steel joist and deck.

The interior was modernized in 1998 including painting, ceilings, and flooring.

Overall condition of the interior is acceptable.

Mechanical Summary:

The school is heated by two boilers supplying perimeter radiation, radiant panels, unit ventilators, force flow units, fan coil units and reheat coils.

Ventilation is supplied to the Classrooms from rooftop units and then exhausted through the corridors.

There are two domestic water heaters.

The plumbing fixtures consist of flush tank water closets, flush valve urinals and both wall hung and counter mounted lavatories.

Overall, the mechanical systems are in acceptable condition.

Electrical Summary:

Oil filled pad mounted utility transformer, 600A-120/208V/3PH/4W main distribution switchboard, branch circuit panelboards located throughout school, manual and combination motor starters, incandescent light fixtures, surface and recessed mounted fluorescent light fixtures with T8 lamps and electronic ballasts, interior metal halide light fixtures, wall mounted and surface mounted high pressure sodium light fixtures located along building and entry vestibules, DC emergency lighting, fire alarm system, security alarm system, video surveillance system, mixture of wall mounted AC & DC clocks, telephone system, call system interfaced with telephone and paging speakers, Cat 5E data system, and cable TV system.

Electrical 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*

All years have shallow concrete grade beams on spread footing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

A1030 Slab on Grade*

Concrete slab on grade for main floors of all phases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	0	MAR-12



Crack in floor slab near student common area.

Event: Repair Student Common Area Slab (250m²)

Concern:

Deflection in the floor slab between 1957 and 1998 student common area renovation causing cracks in slab and floor finish. Block wall mortar joint opening marginally at roof due to slab deflection on the east side of the common area.

Recommendation:

Mud jack interior and exterior sections of the 1998 slab to stabilize the slab and restore alignment and repair slab joint. Monitor yearly for any additional deflection. Interior flooring repair is shown in C3020.07

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$16,500	High

Updated: MAR-12

A2020 Basement Walls (& Crawl Space)*

Concrete walls on strip footings and concrete pads for service tunnels in crawlspace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

Concrete block construction for all phases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B1010.05 Mezzanine Construction*

Concrete block load bearing walls and precast concrete deck for Music and Industrial Arts rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-12

B1010.09 Floor Construction Fireproofing*

Combustible construction, open joist for under stage storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	0	MAR-12

Event: Install Gypsum Board (75m²)

Concern:

No fire proofing provided for under stage storage ceiling.

Recommendation:

Install gypsum board and tape joints.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$2,200	Medium

Updated: MAR-12

B1020.01 Roof Structural Frame* - 1957, 1964, 1971

Wood joists and deck for 1957, 1964 and 1971 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B1020.01 Roof Structural Frame* - 1983, 1998

Structural steel columns, girders and beams with OWSJ and steel acoustical Q-deck at 1983, 1998 addition and skylights at student common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-12

B1020.04 Canopies*

Structural steel frame on exposed concrete columns at front entry. Structural steel frame on HSS steel columns adjacent to 1983 addition (Music wing).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B1020.06 Roof Construction Fireproofing*

Gypsum board in 1957, 1964 and 1971 areas. Spray applied fire proofing on exposed steel joists and deck in 1983 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

100 mm face brick, various locations for all additions except 1971 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete block with paint finish for all additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B2010.01.06.03 Metal Siding**

Vertical pre-finished steel siding on 1957 building, some highlights on 1964 addition and on canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

Event: Replace Metal Siding (330m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$105,700	Unassigned

Updated: MAR-12

B2010.01.06.04 Wood Siding**

Hardboard and plywood paneling above classroom windows and on upper Gym wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-12

Event: Replace Wood Siding with Vinyl (70m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,500	Unassigned

Updated: MAR-12

B2010.01.09 Expansion Control: Ext. Wall*

Caulked expansion joints in brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

Sealants between window, door frames and adjacent cladding materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	20	MAR-12

Event: Replace Caulking (400m)

Concern:

Caulking cracked and brittle.

Recommendation:

Remove old caulk and replace.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$12,500	Medium

Updated: MAR-12

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

Paint finish on exterior block, hardboard exterior panels above classroom windows and wood soffits at 1964 addition, exterior doors and frames, panels on Gymnasium and metal fascia trims for all additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	15	MAR-12

Event: Repaint and Restain Exterior (1500m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$36,100	Unassigned

Updated: MAR-12

B2010.01.99 Other Exterior Wall Skin*

50mm mosaic tile panels below windows to grade level on 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	0	MAR-12



Ceramic tiles under windows and vertical metal siding highlights; 1964 building.

Event: Replace Mosaic Tile (42m²)

Concern:

Tiles are falling off and are damaged.

Recommendation:

Remove loose tiles and install new cementitious panels or steel siding over existing materials.

Consequences of Deferral:

Potential moisture damage to underlying components.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$13,500	Low

Updated: MAR-12

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

Concrete block exterior wall construction for all phases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

Painted interior and core filled concrete block walls with loose fill insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Mechanical vents.
One security grille on classroom window - west elevation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B2010.09 Exterior Soffits*

All areas have wood soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1957, 1964**

Aluminum framed windows with sealed units and hopper operation at bottom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-12

Event: Replace Aluminum Windows (72m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$86,500	Unassigned

Updated: MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) 1971**

Aluminum framed windows with sealed units and hopper operation at bottom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	MAR-12

Event: Replace 36m² Aluminum windows glass and frame

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$43,300	Unassigned

Updated: MAR-12

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Common area renovation and court yard side of 1957 windows replaced with vinyl framed windows having sealed units at top and hopper operating at bottom section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

Event: Replace Vinyl Windows (40m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$38,500	Unassigned

Updated: MAR-12

B2020.02 Storefronts: Windows**

Glazed aluminum storefront at 4 entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

Event: Replace Storefront Windows (36m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$36,100	Unassigned

Updated: MAR-12

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Glazed aluminum storefront doors in glassed aluminum storefront framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Glazed Aluminum Doors and Hardware (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$36,300	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors**

Steel frames and doors at 4 entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-12

Event: Replace Glazed Insulated Metal Doors (11)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,600	Unassigned

Updated: MAR-12**B2030.02 Exterior Utility Doors** - 1957, 1971 Section**

Hollow steel doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	MAR-12

Event: Replace Exterior Utility Doors (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,000	Unassigned

Updated: MAR-12**B2030.02 Exterior Utility Doors** - 1983 Section**

Hollow steel doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-12

Event: Replace Exterior Utility Doors (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$3,000	Unassigned

Updated: MAR-12**B2030.03 Large Exterior Special Doors (Overhead)***

Steel overhead door to CTS (manual).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

Hot mopped asphalt felts and rigid insulation for all roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1983**

Gymnasium and Music Room roofs as per on-site personnel (unable to view due to snow).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-12

Event: Replace Built-up Roofing (920m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$169,400	Unassigned

Updated: MAR-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1998**

Library roof replaced in 1998, as per on-site personnel (unable to view due to snow).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-12

Event: Replace Built-up Roofing (145m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$26,700	Unassigned

Updated: MAR-12

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

CTS, 1957 and 1964 classroom wings and general offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

Event: Replace SBS Roofing (1970m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$362,600	Unassigned

Updated: MAR-12

B3010.07 Sheet Metal Roofing**

Standing seam metal roof over student common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

Event: Replace Sheet Metal Roofing (200m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$49,700	Unassigned

Updated: MAR-12

B3010.08.02 Metal Gutters and Downspouts**

Eavestroughs for Gymnasium replaced in 1998 renovation, downspouts connected to roof scuppers drain to concrete splash pads replaced for all areas in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-12

Event: Replace Eavetroughs and Downspouts (130m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$3,200	Unassigned

Updated: MAR-12

B3020.01 Skylights**

Large skylights located above student common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-12

Event: Replace Skylights (24m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$57,700	Unassigned

Updated: MAR-12

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

Exhaust vents, mechanical and electrical penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

Concrete block and steel/wood frame with gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

Metal folding partition between kitchen area and student common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Interior Operable Folding Panel Partitions (10m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$12,100	Unassigned

Updated: MAR-12

C1010.04 Interior Balustrades and Screens, Interior Railings*

Steel railing with wood handrail and plexiglass panels on Music Room mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C1010.05 Interior Windows*

Steel/wood frame with single glazing in music practice rooms, offices and various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

Steel frame, in General Offices and Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C1010.07 Interior Partition Firestopping*

Mineral wool utilized at locations where pipes and conduits pierce walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C1020.01 Interior Swinging Doors (& Hardware)*

Wood and steel doors in wood or pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

C1020.03 Interior Fire Doors*

Fire rated hollow steel doors with wired glass in pressed steel frames on magnetic release at hallway. Hollow steel doors in pressed steel frames for storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

C1020.04 Interior Sliding and Folding Doors*

Staff room closet has hollow core bi-fold doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

C1020.05 Interior Large Doors*

Steel roll shutter pass-through from canteen to common area. Steel security cage on CTS staircase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

C1030.01 Visual Display Boards**

White boards, tack boards, bulletin boards utilized in Classrooms and were replaced for all phases in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Visual Display Boards (40)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$27,300	Unassigned

Updated: MAR-12

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

Painted steel enclosures in Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Fabricated Toilet Compartments (14)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$17,900	Unassigned

Updated: MAR-12**C1030.08 Interior Identifying Devices***

Plastic room identification and directional signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C1030.10 Lockers**

Full size steel lockers replaced in all areas in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Lockers (500)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$260,100	Unassigned

Updated: MAR-12**C1030.12 Storage Shelving***

Wood and steel adjustable and fixed shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper, soap and paper towel dispensers and sanitary napkin dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

C2010 Stair Construction* - Concrete

Concrete stair in Mechanical Room and Music Room to mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C2010 Stair Construction* - Steel

Steel stairs to mezzanine in CTS room, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C2010 Stair Construction* - Wood

Wood stairs with varnish finish to stage in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C2020.05 Resilient Stair Finishes**

Heavy duty rubber tread with tack strip to Music Room mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-12

Event: Replace Resilient Stair Finishes (10m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,500	Unassigned

Updated: MAR-12

C2020.08 Stair Railings and Balustrades* - Steel

Steel railings on mechanical, CTS and Music Room mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-12

C2020.08 Stair Railings and Balustrades* - Wood

Wood railings on stage stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C3010.06 Tile Wall Finishes**

Washrooms have tile wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

Event: Replace Tile Wall Finishes (140m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$37,000	Unassigned

Updated: MAR-12

C3010.09 Acoustical Wall Treatment**

Acoustic panels with fabric covering in Music Room and Gymnasium walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Acoustical Wall Treatment (470m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$112,900	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Painted concrete wall and gypsum board throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

C3010.14 Other Wall Finishes*

Brick wall finish on Gymnasium corridor side wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

Mechanical Room, CTS with concrete sealer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

C3020.02 Tile Floor Finishes**

Tile Floor for the Washroom part of Change Rooms at the Gym, and in the Janitor's room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-12

Event: Replace Tile Floor Finishes (86m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$15,200	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring**

Hardwood floor on stage and Gym. New urethane coating 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-12

Event: Replace Hardwood Sports Floor (560m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$152,400	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring**

Vinyl flooring replaced in 1998 throughout most of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Resilient Flooring (2400m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$211,300	Unassigned

Updated: MAR-12

Event: Replace Vinyl Flooring with Slab Repair (250m²)**Concern:**

Flooring cracked due to slab movement in student common area and corridor.

Recommendation:

Repair flooring in corridor and student common areas in conjunction with concrete slab repairs (see A1030).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$22,100	Medium

Updated: MAR-12

C3020.08 Carpet Flooring**

Carpet in Library, Music Room including mezzanine and Computer Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	MAR-12

Event: Replace Carpet (450m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$32,500	Unassigned

Updated: MAR-12

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

All areas except Mechanical room, Gymnasium, Washrooms and some Storage rooms, CTS and student common area. Music room has lightweight fiberglass/vinyl acoustic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-12

Event: Replace Acoustic Ceiling (2100m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$100,900	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Washrooms and some Storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

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

The school has stainless steel kitchen and lab sinks and moulded plastic shampoo sinks in the Beauty Culture room. There is one cast iron service sink and a floor mounted sink. There is also a plastic double compartment laundry tub.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Stainless Steel Sinks (20), Shampoo Sinks (5), Service Sinks (2) and Laundry Sink (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$46,000	Unassigned

Updated: MAR-12

D2010.04 Sinks - Silk Screening**

There is a sink for silk screening located in what used to be the Dark Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	30	MAR-12

Event: Relocate Silk Screening Sink (1)**Concern:**

When the sink was installed a separate line was run from the school to a manhole. The drain line freezes regularly.

Recommendation:

Relocate the silk screening room to an area where the drain can be tied into the regular sanitary drainage system. Remove the sink in the present location and cap all the lines.

Consequences of Deferral:

Line will continue to freeze and area will not always be available for use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,000	Low

Updated: MAR-12

D2010.05 Showers**

The showers are finished in ceramic tiles and have adjustable heads with mixing valve supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Showers (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,600	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

The drinking fountains are stainless steel non-refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-12

Event: Replace Drinking Fountains (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$6,000	Unassigned

Updated: MAR-12

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

The water closets are flush tanks, there are both wall hung and stall urinals with flush valves, some are manual flush, some have sensors and some are on timers. The lavatories are both counter mounted and wall hung.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-12

Event: Replace Water Closets (19), Urinals (7) and Lavatories (23)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$88,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2020.01.02 Valves: Domestic Water**

The domestic water service has shut-off valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-12

Event: Replace Shut-off Valves (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,700	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water - Beauty Culture**

There is an in-line recirculation pump for the beauty culture area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Domestic Hot Water Recirculation Pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,300	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water - Main School**

There is an in-line recirculation pump for the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	MAR-12

Event: Replace Domestic Hot Water Recirculation Pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$1,300	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters - Beauty Culture**

There is a Bradford White model 75T 803N with a recovery rate of 273 litres/hour, domestic water heater for the Beauty Culture area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Domestic Water Heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$5,500	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters - Main School**

There is a State water heater (input 17.14 kW recovery 209.3litres/hour), for the main school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	MAR-12

Event: Replace Domestic Water Heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$3,400	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

The domestic hot, cold and recirculation piping is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2030.01 Waste and Vent Piping*

The sanitary waste and vent piping is cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2030.02.04 Floor Drains*

There are floor drains in the Washrooms, Showers and Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2030.03 Waste Piping Equipment*

Grease interceptor installed in the Kitchen and an interceptor in the Art Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

The rain water drainage pipes are cast iron, some are run inside the wall and some on the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2040.02.04 Roof Drains*

Full open flow. Cast iron dome strainer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D2090.01 Compressed Air Systems (Non Controls)**

The Industrial Arts area has a compressor for pneumatic tools.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Industrial Arts Compressed Air System (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$7,500	Unassigned

Updated: MAR-12

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, domestic hot water heaters, gas fired rooftop units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12



Rusting gas lines on roof.

Event: Paint Gas Lines

Concern:

The gas piping is rusting. As per the natural gas code section 5.16.1 piping exposed to the atmospheres shall be painted.

Recommendation:

Paint the gas piping yellow.

Consequences of Deferral:

Further corrosion of the piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$2,000	Low

Updated: MAR-12

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

There are two SuperHot model AAE 2040-N-MOD glycol boilers to provide heat for the school. The heating system is a closed glycol system therefore it does not have a backflow preventer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-12

Event: Replace Boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$100,000	Unassigned

Updated: MAR-12

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

The boilers each have their own chimney and combustion air is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-12

Event: Replace the Chimneys (6m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,200	Unassigned

Updated: MAR-12

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

Chemical pot feeder provided to add glycol.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-12

D3020.04.03 Fuel-Fired Unit Heaters**

There is a Reznor gas fired unit heater in the Industrial Arts Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Gas Fired Unit Heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$3,600	Unassigned

Updated: MAR-12

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

The gas fired unit heater is vented through the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 1998 Renovations**

There are roof top units supplying ventilation to the Classrooms and Library. The air is supplied to the rooms and returned to the corridors. The corridors have exhaust fans. The units are gas fired Engineered Air units model numbers LM-6-10, LM-2-10 and LM-8-10.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Air Handling Units (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$285,000	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - Music Room**

The music room is ventilated by an Engineered Air model DJ40 roof mounted unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	MAR-12

Event: Replace Air Handling Unit (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$13,500	Unassigned

Updated: MAR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

Air systems have disposable filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

D3040.01.04 Ducts: Air Distribution*

The air distribution ductwork is galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

There are a variety of supply and return grilles, fixed pattern square diffusers, adjustable bar side wall, round, fixed bar and egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D3040.03.01 Hot Water Distribution Systems**

The glycol boilers supply force flow units, unit ventilator, wall finn radiation, radiant panels and heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-12

Event: Replace Glycol Heating System (4,363m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$450,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

The exhaust fans vary as to type; inline, dome and roof centrifugal fans, which effectively ventilate the school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-12

Event: Replace Exhaust Fans (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,000	Unassigned

Updated: MAR-12

D3040.04.02 Air Cleaning Devices: Exhaust*

There is a Murphy dust collection system for the Industrial Arts Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	0	MAR-12

Event: Replace the Dust Collector (1)**Concern:**

The dust collector is working but repairs are costly and parts are not readily available.

Recommendation:

Replace dust collector.

Consequences of Deferral:

Loss of dust collection system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$40,000	Low

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

The exhaust grilles are connected to the exhaust fans with galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

There are egg crate and linear bar exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D3050.02 Air Coils**

There are reheat coils in the supply air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Reheat Coils (28)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$20,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units - Classrooms**

The classrooms are heated with AAF Herman Nelson fan coil units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	30	MAR-12

Event: Replace Fan Coil Units (16)**Concern:**

There are no longer parts available for the units.

Recommendation:

Replace the fan coil units.

Consequences of Deferral:

Extended downtime due to availability of parts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$100,000	Low

Updated: MAR-12

D3050.05.02 Fan Coil Units - Entrances**

The entrances have force flow units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Entrance Force Flows (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$20,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

There is finned tube radiation in the Office Area, Library, Student Lounge, Canteen, Science Room and in the Gymnasium (mounted part way up the wall).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-12

Event: Replace Finned Tube Radiation (1,020 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$53,000	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

There are unit heaters in the Mechanical Room and the Industrial Arts Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-12

Event: Replace Unit Heaters (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,000	Unassigned

Updated: MAR-12

D3050.05.07 Unit Ventilators**

The Gymnasium and Industrial Arts Room have unit ventilators with glycol heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-12

Event: Replace Unit Ventilators (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$60,000	Unassigned

Updated: MAR-12

D3050.05.08 Radiant Heating (Ceiling & Floor)**

There is radiant heating installed in the ceiling of a Classroom and the Science Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-12

Event: Replace Radiant Heat (45 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$41,000	Unassigned

Updated: MAR-12

D3060.02.03 Pneumatic and Electric Controls*

There is an air compressor with air dryer to provide control air for pneumatic control components. There are also electric control components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

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

New DDC control system was installed in 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-12

Event: Replace Building Systems Controls (4,363m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$116,000	Unassigned

Updated: MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

There are portable wall mounted fire extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

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

Oil filled pad mounted utility transformer located on East side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

600A-120/208V/3PH/4W main distribution switchboard as manufactured by Cutler-Hammer. Switchboard located in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1998	40	MAR-12

Event: Repair Main Electrical Switchboard**Concern:**

Underground conduit from main electrical transformer to main electrical distribution switchboard appears to be cracked and water leaks into building through main distribution switchboard and poses a safety hazard.

Recommendation:

Repair leak.

Consequences of Deferral:

Life and safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$5,000	High

Updated: MAR-12

Event: Replace Main Distribution Switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$32,000	Unassigned

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1957**

Canadian Westinghouse panelboards located in 1957 section of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-12

Event: Replace Branch Circuit Panelboards (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1983**

Square D panelboards located in 1983 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-12

Event: Replace Branch Circuit Panelboards (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1998**

Cutler Hammer panelboards located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-12

Event: Replace Branch Circuit Panelboards (9)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$45,000	Unassigned

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

3 combination motor starters as manufactured by Square D and 6 manual motor starters to small motor loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-12

Event: Replace Motor Starters (9)

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

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Copper wiring installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

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

Lighting control is provided by line voltage switches in classrooms and offices, low voltage switching for hallway lighting, and photocell for atrium lighting. Each classroom has own switches to control lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D5020.02.02.01 Interior Incandescent Fixtures*

Wall mounted wall sconces and recessed mounted pot lights re-lamped with compact fluorescent screw-in bulbs. Light fixtures located in Main Office and Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Mixture of surface mounted and recessed mounted fixtures complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-12

Event: Replace Fluorescent Light Fixtures (885 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$365,000	Unassigned

Updated: MAR-12

D5020.02.02.03 Interior Metal Halide Fixtures*

Metal halide light fixtures located in Gymnasium and Atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting system with battery packs and remote heads installed to illuminate exit paths.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Emergency Lighting Battery Pack Units (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$12,500	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

LED exit signs at exit doors and to identify paths to exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

D5020.02.05 Special Purpose Lighting*

Incandescent wall mounted stage spotlights provided on stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Surface mounted high pressure sodium light fixtures installed to illuminate entry vestibules and wall mounted high pressure sodium light fixtures located along building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-12

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

Exterior lighting controlled by a photo cell with a manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-12

D5030.01 Detection and Fire Alarm**

Mirtone Fire alarm system with alarm bell/strobe units, magnetic door holds, and fire detection devices. Fire alarm panel located at main front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-12

Event: Replace Fire Alarm System (4,364 square meters/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$140,000	Unassigned

Updated: MAR-12

D5030.02.02 Intrusion Detection**

DSC security system complete with keypads, motion detectors, and door contacts. System is monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-12

Event: **Replace Intrusion Detection System (4,364 square meters/GFA)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$140,000	Unassigned

Updated: MAR-12

D5030.02.04 Video Surveillance**

Batro video surveillance system complete with 16 cameras located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-12

Event: **Replace Video Surveillance (16 Cameras)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$105,000	Unassigned

Updated: MAR-12

D5030.03 Clock and Program Systems*

Mixture of AC & DC wall mounted clocks located in Classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

D5030.04.01 Telephone Systems*

Panasonic telephone system with telephones in each Classroom and General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	MAR-12

D5030.04.03 Call Systems**

Dukane call system interfaced with telephone system. Installation includes paging speakers in Classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-12

Event: Replace Call System (25 Stations)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$55,000	Unassigned

Updated: MAR-12

D5030.04.04 Data Systems*

Cat 5E data system with outlets located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-12

D5030.06 Television Systems*

Cable TV system with TV outlet located in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

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

Wood and steel book shelving, electronic book scanner, circulation desk, computer carrels and audio visual equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

E1020.03 Theatre and Stage Equipment*

Stage drapes, overhead track and lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

E1020.07 Laboratory Equipment*

Science room - Gas cocks, SS sinks, standard science and biology equipment, fume hood and chemical resistant laminate surfaces on perimeter and island stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

E1090.04 Residential Equipment*

Staff room, canteen and common room, home economics class - refrigerators, stoves and microwave ovens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

6 basketball nets, (2) winch operated, electronic scoreboard and clock. Exercise machines and weight sets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

E2010.02 Fixed Casework**

Standard classroom open face cabinets and upper and lower cabinetry with laminate or wood face and laminate countertops throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	35	MAR-12

Event: Replace Fixed Casework (1250m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,100	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework - 2007**

Kitchen cabinets with stainless steel tops installed in Home Economics class, acid resistant topped cabinets installed in Science Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	MAR-12

Event: Replace Kitchen Cabinets (25m), Cabinets with Acid Resistant Tops (43m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$194,900	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

Horizontal blinds throughout for Classroom windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-12

Event: Replace Blinds (180m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$20,200	Unassigned

Updated: MAR-12

E2010.05 Fixed Multiple Seating**

Common room - steel tables and chairs with laminate table tops, embedded into floor, and a perimeter bench with backrest with carpet cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-12

Event: Replace Fixed Multiple Seating (13m), Fixed Tables with Benches (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$68,600	Unassigned

Updated: MAR-12

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

All grades are level with no restrictions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

K4010.02 Barrier Free Entrances*

Main entrance has power assist door operator and associated devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

K4010.03 Barrier Free Interior Circulation*

Good access throughout except for mezzanine which is not accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-12

K4010.04 Barrier Free Washrooms*

Fully barrier free compliant washrooms provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

K4030.01 Asbestos*

None observed or indicated by on site staff, however older V.A. Tiles may contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12

K4030.02 PCBs*

None observed or reported by on-site staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12

K4030.04 Mould*

None observed or reported by on-site staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12

K4030.09 Other Hazardous Materials*

None observed or reported by on-site staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12

K5010.01 Site Documentation*

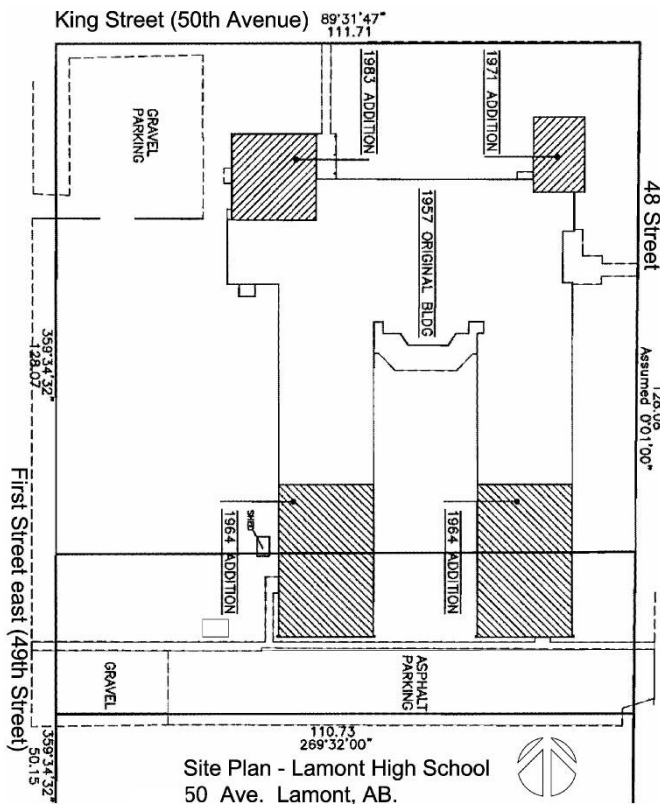
Site borders residential streets on three sides, 50th Avenue to the north, 48th Street to the east and 49th Street to the west. Access is provided from 49th Street to the north parking lot which is gravel. The south parking lot, which is paved, is accessed from 48th Street.

Concrete walks are provided to all the entries which extend directly onto the municipal walks. The south walk connects the two 1964 building entries and extends to the municipal walk on 48th Street.

Site Information
 Lamont High School
 50 Avenue
 Lamont, AB.

Viewed by: KOLIGER SCHMIDT architect engineer on November 22, 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12



Site Plan
 Lamont High School
 50 Avenue
 Lamont, AB.

Viewed by: KOLIGER SCHMIDT architect engineer on November 22, 2011.

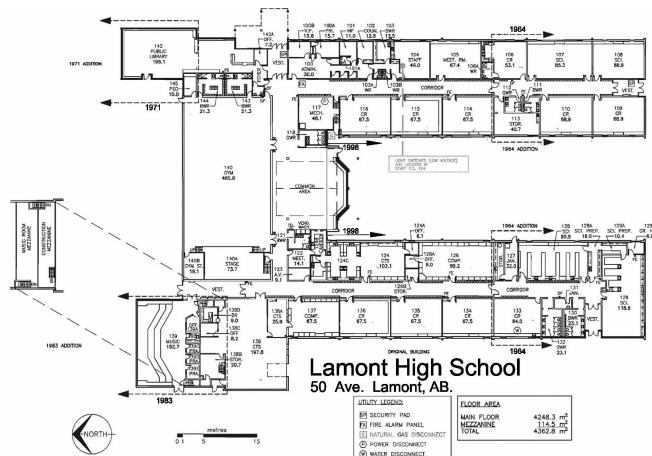
K5010.02 Building Documentation*

Lamont Junior/Senior High School (grades VII to XII) was constructed in 1957 (2658.1m²). It is a single storey masonry building with additions utilizing masonry construction in 1964 (1040.0m²), 1971 (147.4m²), 1983 (303.0m²) with a 115.0m² mezzanine, and 1998 (100.0m²) - atrium common student area addition. Modernization of this facility was undertaken in 1998. The total building area is 4363.5m². The Library is shared with the community and is called Lamont Public Library.

Floor Plans and Data Sheet.
 Lamont High School
 50 Avenue
 Lamont, AB.

Viewed by: KOLIGER SCHMIDT architect engineer on November 22, 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12



Main Floor Plan

Lamont High School
 50 Avenue
 Lamont, AB.

Viewed by: KOLIGER SCHMIDT architect engineer on November 22, 2011.