

# RECAPP Facility Evaluation Report

Medicine Hat S Dist #76



**Vincent Massey School**

B3787A

Medicine Hat

**Facility Details**

**Building Name:** Vincent Massey School  
**Address:** 901 Hargrave Way N. W.  
**Location:** Medicine Hat

**Building Id:** B3787A  
**Gross Area (sq. m):** 3,314.05  
**Replacement Cost:** \$10,697,000  
**Construction Year:** 1960

**Evaluation Details**

**Evaluation Company:** DC Stewart Architect Limited  
**Evaluation Date:** November 2 2011  
**Evaluator Name:** Don Stewart

**Total Maintenance Events Next 5 years:** **\$2,054,500**  
**5 year Facility Condition Index (FCI):** **19.21%**

**General Summary:**

Vincent Massey School was developed, in 1960, with an area of 2208 sm. An addition of classrooms was added to the original school in 1965, and a gymnasium storage area in 1986, resulting in a total area of 3314 sm. The building is one storey, although the gymnasium rises higher than the other parts of the building. Part of the roof is shallow sloped, and is finished in the original asphalt and gravel membrane, which requires continual repairs. The balance of the roof is a two ply SBS membrane. The exterior of the school is a combination of brick masonry veneer, anodized aluminum windows and aluminum doors and frames. The interior is constructed of durable materials and has been well maintained. The capacity of this school is 475 students and the current enrollment is 285, in grades K to 6. Overall, this school is in acceptable condition.

**Structural Summary:**

Foundations for this school building are primarily concrete spread footings and reinforced concrete grade beams, with concrete slab floors on grade. Walls are primarily concrete block masonry, with some gypsum board partitions. The roof structure is primarily steel columns and beams, with exposed cedar tongue and groove decking. The 1986 Addition has metal deck on steel joists supported by loadbearing concrete block walls. No major upgrade work, associated with the structural components, was identified with this building. Overall, the structure of this school building is in acceptable condition.

**Envelope Summary:**

The exterior of this school building has a finish of modular brick masonry veneer, on concrete block supporting wall construction. The window units are double glazing on the original and sealed double glazed units on the addition, in anodized aluminum frames, with some vents in classrooms and offices. Exterior entrance doors are safety glazed anodized aluminum, in aluminum frames. Service doors are flush steel in pressed steel frames, with a paint finish. The original built-up asphalt roof remains on the gymnasium, while the rest of the roofing was upgraded to a two ply SBS membrane. Overall, the building envelope is in acceptable condition.

**Interior Summary:**

Interior division in this facility is mostly concrete block masonry, with some partitions constructed of wood stud framing and gypsum board finish. All interior walls and partitions are painted. Flooring is mostly vinyl asbestos tiles, with some classrooms and offices finished with carpet. There is some ceramic tile in the washrooms, and quarry tile in the entrances. The gymnasium is provided with a wood sports floor finish. Ceilings are primarily glue-on acoustic tile. Washrooms, janitor rooms, storage rooms, and locker rooms are painted gypsum board ceilings. Interior doors are mostly solid core wood in a wood frame, painted. There is a considerable amount of plywood millwork throughout, finished with plastic laminate and paint. Overall, the interiors of this facility are in acceptable condition.

**Mechanical Summary:**

The school has had very little new mechanical equipment installed since the original construction in 1960 and addition in 1965. Vitreous china fixtures are used in the washrooms with Bradley sinks installed in the student washrooms in the 1965 wing. Stainless steel sinks with bubblers are installed in classrooms. The domestic water isolation valves need replacement. A single tank type domestic water heater with a circulation pump provides domestic hot water to the school. The school is not fire sprinkled but has multi-purpose dry type fire extinguishers and fire hose cabinets throughout.

The school's heating is provided with hot water heating boilers installed in 2008. This boiler plant replaced two separate heating plants from 1960 and 1965. The school ventilation is provided by ceiling mounted constant volume air handlers. Air handlers serving the 1960 portion utilize a combustible return air plenum. The air handlers and

corresponding condensing units require replacement. The gymnasium does not have a ventilation system. Exhaust fans are recommended for replacement.

An older electric control system controls the 1960 school and a pneumatic system controls the mechanical systems in the 1965 school. Pneumatic components have started to fail. The controls system should be replaced. Major equipment problems are driving the need for ancillary system replacements.

Overall, the mechanical systems are in marginal condition.

**Electrical Summary:**

The school has a 600 amp 120/208 volt 3 phase 4 wire Federal Pioneer main service that was installed in 2002. The service is fed from a 150 KVA utility owned pad mounted transformer. The branch circuit panelboards installed through out the facility have surpassed their service life, are obsolete and should be replaced. The lighting throughout the facility consists of T12 fluorescents in the corridors, offices and classrooms. Gymnasium lighting consists of metal halide high bay fixtures. It is recommended that the T12 lighting be upgraded to T8 to reduce energy costs. The incandescent exit lights include self contained battery packs. The emergency lighting utilizes battery packs throughout.

The fire alarm system is an Edwards 2820, and has surpassed its expected service life. The system is no longer manufactured and replacement should be considered. The telephone system and paging were upgraded in 2005. The telephone system is a VOIP system complete with handsets in each classroom and office.

Several components within the school have surpassed the expected lifecycle replacement dates. Although there were no visible signs of deterioration noted, increased maintenance costs should be expected.

Overall, the electrical systems are rated as in acceptable condition.

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

## S1 STRUCTURAL

### A1010 Standard Foundations\*

Reinforced concrete foundation walls, on concrete strip footings, and reinforced concrete piers on concrete pad footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### A1030 Slab on Grade\*

Reinforced concrete slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Concrete block masonry walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### B1020.01 Roof Structural Frame\*

Structural steel columns and beams supporting tongue and groove cedar decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### B1020.03 Roof Decks, Slabs, and Sheathing\*

The 1960 and 1965 flat roof deck is assembled of cedar tongue and groove decking, supported on steel beams. The small 1986 addition roof deck is constructed of ribbed steel decking, supported on open web steel joists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### B1020.04 Canopies\*

Structural steel columns and beams, supporting tongue and groove cedar roof decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

Modular clay brick masonry throughout. Lower portions have been painted to obscure graffiti.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### B2010.01.06.03 Metal Siding\*\*

Prefinished metal, vertical ribbed panels under windows of original building, and over glass block windows of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	APR-12

#### Event: Replace 130 sm prefinished metal siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$38,000	Unassigned

**Updated:** APR-12

### B2010.01.09 Expansion Control: Ext. Wall\*

Expansion control joints located in brick masonry at appropriate locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Joints caulked around window frames, door frames, and between dissimilar materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	APR-12

#### Event: Replace 1300 lm joint caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$38,000	Unassigned

**Updated:** APR-12

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

Brick masonry walls are backed up with concrete block masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**B2010.02.03.04 Glass Masonry Units (Glass Block): Ext. Wall Const.**

Glass block wall between main entry doors. Glass block exterior windows in gymnasium are covered by exterior metal panels.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

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

Brick veneer with air space and semi-rigid fiberglass cavity wall insulation on vapor barrier adhesive on loose fill insulated concrete block.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

**B2010.06 Exterior Louvers, Grilles, and Screens\***

Painted metal mechanical wall louvers.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

**B2010.09 Exterior Soffits\***

Exposed cedar roof deck, at entrances, with exposed, painted steel beams.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

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

Double glazed vertically hung windows, anodized aluminum frames.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	40	APR-12

**Event: Replace 134 double glazed window units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$263,000	Unassigned

**Updated:** APR-12

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1965 Section**

Sealed double glazing, in anodized aluminum frames, some awning vents.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1965	40	APR-12

**Event: Replace 24 sealed double glazed windows**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$47,000	Unassigned

**Updated:** APR-12

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\***

Insulated aluminum doors and sidelights, with sealed glazing in top half, insulated aluminum panels in lower half. Thermally broken aluminum frames. Rim panic hardware.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1991	30	APR-12

**Event: Replace 14 glazed aluminum entrance doors**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2021	\$45,000	Unassigned

**Updated:** APR-12

**B2030.02 Exterior Utility Doors\*\***

Exterior utility doors are flush steel in pressed steel frames, paint finish.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	40	APR-12

**Event: Replace 3 flush steel utility doors**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$3,000	Unassigned

**Updated:** APR-12

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

Built-up asphalt and gravel roofing, to gymnasium and to 1986 gymnasium storage addition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1980	25	APR-12

**Event: Replace 500 sm asphalt and gravel roofing**

**Concern:**

Roofing is worn, bubbled and uneven. Leakage has been noted.

**Recommendation:**

Replace roofing with upgraded insulation and 2 ply SBS roofing membrane.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2013	\$84,000	Medium

**Updated:** APR-12

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

Two ply SBS roofing installed on balance of roof, except for gymnasium.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2000	25	APR-12

**Event: Replace 2400 sm SBS roof membrane**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2025	\$402,000	Unassigned

**Updated:** APR-12

**B3010.08.02 Metal Gutters and Downspouts\*\***

Prefinished metal gutters and downspouts at long sides of gymnasium roof.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	30	APR-12

**Event: Replace 75 lm gutters and downspouts**

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

**Updated:** APR-12



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

Double domed acrylic skylight on aluminum curbs in original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	25	APR-12

**Event: Replace 14 plastic domed skylights**

**Recommendation:**

Replace skylight domes, ( 10 units ).

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

**Updated:** APR-12

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

Concrete block masonry walls, and wood studs partitions with gypsum board both sides.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

#### C1010.03 Interior Operable Folding Panel Partitions\*\*

Vinyl clad, steel framed, acoustic moveable wall between classrooms in the 1965 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	APR-12

#### Event: Replace 100 sm folding panel partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$109,000	Unassigned

**Updated:** APR-12

#### C1010.05 Interior Windows\*

Single glazed, in wood frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

#### C1010.07 Interior Partition Firestopping\*

Where visible, penetrations of partitions appear to be fire sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

#### C1010.08 Other Partitions\*

Glazed brick walls in playground entrance mudrooms and in student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Original solid core wood doors in wood frames, paint finish. Worn, but still serviceable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Rated flush metal and wood doors in pressed steel frames, to storage and mechanical rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

**C1020.07 Other Interior Doors\***

Steel rollup shutter to kitchen opening off gymnasium. Small steel rollup shutter at floor level to gymnasium storage room to move large gymnastic mat into gymnasium.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	0	APR-12

**C1030.01 Visual Display Boards\*\***

Whiteboards and tack boards in aluminum frames. No chalkboards.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2006	20	APR-12

**Event: Replace 90 visual diaplay boards**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2026	\$56,000	Unassigned

**Updated:** APR-12

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

Prefinished metal toilet partitions in student washrooms, floor mounted, overhead braced.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	30	APR-12

**Event: Replace 15 steel toilet partitions**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$17,000	Unassigned

**Updated:** APR-12

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

Engraved plastic and metal door signs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

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

Prefinished steel, half height lockers, located in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-12

**Event: Replace 150 prefinished steel lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$71,000	Unassigned

**Updated:** APR-12

**C1030.12 Storage Shelving\***

Painted and varnished wood shelving in storage and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Chrome, single roll toilet tissue dispensers. Plastic liquid soap dispensers. Enameled steel paper towel dispensers. Chrome framed glass mirrors. Stainless steel grab bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**C1030.17 Other Fittings\***

Prefinished metal, fold down boot racks in vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**C3010.04 Gypsum Board Wall Finishes (Unpainted)\***

Gypsum board on wood and metal stud walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**C3010.06 Tile Wall Finishes\*\***

Glazed ceramic wall tile on furred out section where wall hung" Bradley" washbasins are installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	40	APR-12

**Event: Replace 10 sm ceramic wall tile**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$2,000	Unassigned

**Updated:** APR-12

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

Concrete block walls and gypsum board partitions are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-12

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

Painted concrete floors in mechanical and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-12

**C3020.02 Tile Floor Finishes\*\***

Original quarry tile flooring in entries and washrooms of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	50	APR-12

**Event: Replace 300 sm quarry tile flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$76,000	Unassigned

**Updated:** APR-12

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

Cushioned hardwood sports flooring in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-12

**Event: Replace 450 sm hardwood flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$112,000	Unassigned

**Updated:** APR-12

**C3020.07 Resilient Flooring\*\***

Original vinyl asbestos tile, with rubber base, in hallways and classrooms throughout. Tile appears sound and not broken or cracked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	APR-12

**Event: Replace 1800 sm vinyl asbestos tile flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$92,000	Unassigned

**Updated:** APR-12

**C3020.08 Carpet Flooring\*\***

Level loop carpet in administration areas and in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	15	APR-12

**Event: Replace 250 sm carpet flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,000	Unassigned

**Updated:** APR-12

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

Gypsum board ceilings and bulkheads, and exposed steel beams and varnished sections of exposed wood roof deck in corridors, are all painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**C3030.09 Other Ceiling Finishes\* - Glued Acoustic Tile**

Mineral fibre acoustic ceiling tile, adhesive applied to backup.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	25	APR-12

**C3030.09 Other Ceiling Finishes\* - Mechanical Room**

Asbestos cement boards on ceiling in 1960 Section mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1960	0	APR-12

**Event: Remove and replace cement asbestos board ceilings**

**Concern:**

Hazardous material could be disturbed when doing renovating work in mechanical room such as drilling to install pipe hangers.

**Recommendation:**

Replace asbestos cement boards with fire rated gypsum board.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2013	\$10,000	High

**Updated:** APR-12

## S4 MECHANICAL

### D2010.04 Sinks\*\*

Stainless steel sink - 11 Units  
 Enameled steel sink - 8 Units  
 Janitor poly sink - 2 Units  
 Wall hung SS sink - 2 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-12

#### Event: Replace Sinks - 23 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,000	Unassigned

**Updated:** APR-12

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

Wall mounted electric cooled drinking fountains - 3 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	35	APR-12

#### Event: Replace Drinking Fountains - 3 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$9,000	Unassigned

**Updated:** APR-12

### D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1960

WC flush valve - 16 Units  
 Urinal floor mounted - 9 Units  
 Lav wall hung China - 2 Units  
 Lav drop in China - 10 Units  
 Lav drop in enameled steel - 2 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	APR-12

#### Event: Replace Washroom Fixtures - 39 Units

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

**Updated:** APR-12



**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1965 Student W/R's**

Bradley wall mounted infrared wash fountains - 2 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	35	APR-12

**Event: Replace Bradley Sinks - 2 Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$6,000	Unassigned

**Updated:** APR-12

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

Copper distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Gate valves where exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	40	APR-12

**Event: Replace Valves - 12 Units**

**Concern:**

Valves no longer hold.

**Recommendation:**

Replace with ball valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$8,000	Low

**Updated:** APR-12

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

Backflow preventers provided for domestic water and fire protection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	APR-12

**Event: Replace Backflow Preventors - 2 Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,000	Unassigned

**Updated:** APR-12

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

Inline type, domestic hot water circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	APR-12

**Event: Replace Recirc Pump - 1 Unit**

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

**Updated:** APR-12

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

Tank type natural gas, natural draft. John Wood model JW40S34V-04 with 13.2kW input, 150 litre tank, and 109 l/hr recovery.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	APR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
12	kW

**Event: Replace Domestic Water Heater - 1 Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,000	Unassigned

**Updated:** APR-12

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

Fiberglass insulation with jacket.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Cast iron and DWV where exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	JAN-07

**D2030.02.04 Floor Drains\***

Floor drains are provided in the mechanical room, washrooms and utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Rain water is collected internally and ties into the municipal service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

**D2040.02.04 Roof Drains\***

Roof drains are provided.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

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

Natural gas meter and regulator assembly located outside the boiler room. Steel natural gas piping throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	JAN-07

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

Heating boiler upgrade in 2008 combined two old boiler plants into one. Two Lochinvar Power Fin hot water boilers provided, model PBN1302. Each boiler has a circulation pump. Grundfos building heating pumps were also provided at the time of the upgrade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	35	APR-12
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	380x2	kW	

**Event: Replace HW Boiler and Accessories - 2 Boilers**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2043	\$120,000	Unassigned

**Updated:** APR-12

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

Each boiler is vented individually with double wall stainless steel venting. Each boiler has a direct combustion air duct.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	35	APR-12

**Event: Replace Boiler Venting - 4m Each, Two Vents**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2043	\$15,000	Unassigned

**Updated:** APR-12

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

Chemical pot feeders and micron filters provided. Water treatment program followed. Chemical/water feed tank and pump provided, Axiom model.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-12

**D3030.06.02 Refrigerant Condensing Units\*\***

Rebuilt 1967 condensing unit serves 1960 classroom air handlers.  
Rebuilt 1967 condensing unit serves 1965 addition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
2 - Poor	1967	25	APR-12

**Event: Replace Refrigerant Condensing Units - 2 Units**

**Concern:**

Condensing units have far exceeded their life expectancy. Reliability and operating costs are a concern.

**Recommendation:**

Replace both condensing units with new units.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2013	\$18,000	Medium

**Updated:** APR-12

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1960**

There are three constant volume air handlers with supply fans, heating coils, cooling coils and filters. Two units are installed above T-bar ceiling and have poor maintenance access.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1960	30	APR-12

**Event: Replace Air Handling Units - 2 Units**

**Concern:**

Existing air handling units have far exceeded their life expectancy and reliability is a concern. It is also difficult to access as the 1960 units as they are located in a ceiling plenum.

**Recommendation:**

Provide new air handlers on the roof.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2013	\$50,000	High

**Updated:** APR-12

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1965**

Constant volume air handler with supply fan, heating coil, cooling coil and filters. The air handler in the 1965 portion is located in a penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	APR-12

**Event: Replace 1965 Penthouse AHU**

**Concern:**

Existing air handling unit has exceeded its life expectancy, reliability is a concern.

**Recommendation:**

Replace air handling unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$25,000	Medium

**Updated:** APR-12

**D3040.01.03 Air Cleaning Devices: Air Distribution\***

Disposable filter media is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Galvanized steel supply ducts, corridor return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1960	0	APR-12

**Event: Duct R/A to AHU (based on GFA of 3,314 sm)**

**Concern:**

Air handling units in the 1960 portion utilize a combustible return air plenum.

**Recommendation:**

Duct the R/A to the 1960's air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2013	\$15,000	High

**Updated:** APR-12

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

Sidewall supply grilles, door or above door grilles transfer air to the corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	JAN-07

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

Steel and copper piping throughout, generally gate valve used for isolation purposes. New heating piping was installed in 2008 to inter-connect the original boiler plants. Portions of the heating distribution in the 1960 portion of the school is located in a crawlspace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-12

**Event: Replace Hydronic Heating Distribution System (GFA)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$300,000	Unassigned

**Updated:** APR-12

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

Roof mounted gymnasium exhaust and washroom exhaust fans, mushroom cap style - 12 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	APR-12

**Event: Replace Exhaust Fans - 12 Units**

**Concern:**

Exhaust fans have surpasses their life expectancy, weather has deteriorated the fans.

**Recommendation:**

Replace all exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$30,000	Medium

**Updated:** APR-12

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

Exhaust ducts are constructed of galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Exhaust grilles are provided in utility rooms and washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

**D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)\*\***

Lennox packaged gas heating and DX cooling RTU serves classroom 113 and 118. Model GS164111005P.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1991	30	APR-12
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	14	kW	

**Event: Replace RTU - 1 Unit**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2021	\$7,500	Unassigned

**Updated:** APR-12

**D3050.05.01 Convectors\*\***

Convectors installed in corridors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	40	APR-12

**Event: Replace Convectors - 6 Units**

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

**Updated:** APR-12

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

Surface mounted cabinet heaters in entrance vestibules.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	30	APR-12

**Event: Replace Cabinet Heaters - 5 Units**

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

**Updated:** APR-12

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

Slope top cabinets installed on perimeter walls and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	APR-12

**Event: Replace Finned Tube Radiation (GFA)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$150,000	Unassigned

**Updated:** APR-12

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

Propeller driven hot water unit heater in the old mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-12

**Event: Replace Unit Heater - 1 Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,500	Unassigned

**Updated:** APR-12

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

Electric controls installed in the 1960 classrooms to control perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	APR-12

**Event: Replace Control System (1960 Terminal Heating Control)**

**Concern:**

Replacement control components are no longer available, no energy saving features.

**Recommendation:**

Replace terminal heating controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$20,000	Medium

**Updated:** APR-12



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

Pneumatic controls installed on the 1965 classrooms to control perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	40	APR-12

**Event: Replace Pnuematic Controls (1965 Terminal Heating Control)**

**Concern:**

Pneumatic system is unreliable, parts are difficult to locate.

**Recommendation:**

Replace pneumatic controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$25,000	Medium

**Updated:** APR-12

**D4020 Standpipes\***

Fire hose cabinets throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Multipurpose, dry type, fire extinguishers throughout. Fire extinguishers are on an annual service plan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	APR-12

## S5 ELECTRICAL

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

The facility is fed from a 150kVA 13800:120/208 volt utility owned pad mount transformer.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	40	APR-12
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	150	kVA	

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

The main service was upgraded in 2002 to a 600A, 208/120VAC, three phase four wire main main fused disconnect that feeds a federal pioneer 600 amp Central Distribution Panel (CDP). There is limited room for expansion.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	40	APR-12
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	600	amps	

**Event:** **Replace 600 amp Fusible Disconnect and 600 amp Central Distribution Panel**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2042	\$65,500	Unassigned

**Updated:** APR-12

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

Several branch circuit panels are installed throughout the facility. All the panels appear to be Federal Pioneer.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1960	30	APR-12

**Event:** **Replace panelboards (Approx 10 Panels)**

**Concern:**

The existing panel boards have far surpassed their exoected service life and replacement beakers are obsolete.

**Recommendation:**

Replace branch circuit panels.

**Consequences of Deferral:**

The risk of extended power outages exist as breakers are no longer readily available, if a failure occurs.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2013	\$35,500	Medium

**Updated:** APR-12

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

Several loose starters are installed throughout the facility. The starters are from the original 1960 construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	APR-12

**Event: Replace motor starters (Approx 10 starters)**

**Concern:**

The existing motor starters have far surpassed their expect service life and are no longer manufactured. Finding replacement parts will be very difficult.

**Recommendation:**

Replace the starters.

**Consequences of Deferral:**

The equipment controlled by the starters may not be operational for extended period of time while replacements are obtained, should the starters fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$7,500	Medium

**Updated:** APR-12

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

Branch circuit wiring consists of single conductor cable in conduit. Teck cable is used for some panel feeders, AC90 cable for light fixture drops, and flexible conduit is used for connection of mechanical equipment. The use of PVS conduit, complete with single conductor cable, was noted for installations on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-12

**Event: Replace the PVC conduit on the Roof with EMT**

**Concern:**

The PVC conduit is pulling apart at the couplings and joints, which then exposes the branch circuit conductors.

**Recommendation:**

Replace all conduit with EMT complete with Rain tight Fittings.

**Consequences of Deferral:**

The conductors that are exposed to the elements could fail over time, which would cause the equipment that is controlled by those conductors to be in operable.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$10,000	Low

**Updated:** APR-12

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

Interior lighting is controlled with line voltage toggle switches throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**D5020.02.02 Interior Fluorescent Fixtures\*\***

T12 fluorescent lighting complete with magnetic ballasts throughout, including surface mounted fixtures with acrylic lenses in the corridor and suspended eggcrate style fixtures in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	APR-12

**Event: Replace T12 fluorescent fixtures (Approx. 395 Fixtures)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$98,500	Unassigned

**Updated:** APR-12

**Event: Retrofit T12 fixtures with T8 lamps and electronic ballasts (Approx. 395 Fixtures)**

**Concern:**

The existing T12 lamps and magnetic ballasts are energy inefficient.

**Recommendation:**

Retrofit the existing lamps and ballasts with T8 and electronic ballasts, replace damaged light control devices and clean fixtures.

**Consequences of Deferral:**

Increased energy costs and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$75,500	Low

**Updated:** APR-12

**D5020.02.02.03 Interior Metal Halide Fixtures\***

The facility has metal halide high bay fixtures installed in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**Event: Replace Metal Halide Fixtures With T5 High Output Fixtures (Approx. 20 Fixtures)**

**Concern:**

Metal halide fixtures are not as energy efficient as the new T5 fluorescent high output fixtures.

**Recommendation:**

Replace the metal halide fixtures with T5 fluorescents throughout the gymnasium.

**Consequences of Deferral:**

Increased energy costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$15,500	Low

**Updated:** APR-12

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

There are several remote mounted emergency lights with integral battery packs. These fixtures were installed in 1982.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	APR-12

**Event: Replace approx. 10 battery packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,500	Unassigned

**Updated:** APR-12

**D5020.02.03.03 Exit Signs\***

Incandescent exit lights are installed throughout the facility. Each exit light has a self contained battery pack to provide emergency power during loss of power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	APR-12

**D5020.03.01.01 Exterior Incandescent Fixtures\***

Surface mounted, decorative bronze down lighting cans are installed around the main entrance to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Some wall mounted high pressure sodium fixtures are installed above the doors that are not covered by the incandescent down lighting. Some surface mounted high pressure sodium fixtures are also installed under the soffit near some exit doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

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

The exterior lighting is controlled with a photocell.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1960	0	APR-12

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

The fire alarm in this facility is an Edwards 2280 non-addressable system. Notification is provided by 10 inch bells throughout. The system includes manual pull stations, and heat and smoke detectors throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	25	APR-12

**Event: Replace fire alarm system (Based on 3300 SQM)**

**Concern:**

The existing fire alarm system has surpassed the expected lifecycle replacement. As the existing system is no longer manufactured, finding replacement parts will be difficult.

**Recommendation:**

Replace the fire alarm devices and control panel with new equipment.

**Consequences of Deferral:**

If the fire alarm system does fail, the system will be in operable for an extended amount of time while the system is replaced or repaired.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Preventative Maintenance	2013	\$71,000	High

**Updated:** APR-12

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

A DSC PC 3000 control panel monitors passive infrared motion sensors and door contacts. Numeric keypad arms and disarms system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	25	APR-12

**Event: Replace DSC 3000 Security System (Based on 2300 SQM)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$18,500	Unassigned

**Updated:** APR-12

**D5030.02.03 Security Access\*\***

The facility has a Galaxy door access control system. The staff entrance door utilizes a card access controller to release the door magnets for school board staff entry.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2010	25	APR-12

**Event: Replace Access Control On Staff Door (1 Door)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2035	\$4,000	Unassigned

**Updated:** APR-12

**D5030.03 Clock and Program Systems\***

The facility has a Simplex clock controller located in the main administration office.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	APR-12

**D5030.04.01 Telephone Systems\***

The facility has a VOIP telephone system with handsets in all classrooms and offices.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	2005	0	APR-12

**D5030.04.04 Data Systems\***

Data cabling in this facility consists of Category 5 and 5E horizontal service. The installation of Alberta SuperNet was also completed in 2000.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2000	0	APR-12

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

A wireless network is installed throughout the facility. Each wireless access point is connected to the closest data rack with a CAT5E cable.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2005	0	APR-12

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

An Inter M PAM-120 public address amplifier is installed in the main administration office. The paging speakers are the original wall mounted speakers. Paging can be completed through the VOIP telephone system, and from each handset.

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

**Event: Replace Paging System (Based on 3300 SQM)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2025	\$35,500	Unassigned

**Updated:** APR-12



## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1090.04 Residential Equipment\*

Residential refrigerators, stoves and dishwashers in staff room and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Plywood basketball backboards on steel frames, paint finish. Motorized winch and pulley system to move large gymnastic mats from gymnasium storage room addition through a floor level, shuttered opening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### E2010.02 Fixed Casework\*\*

Varnished wood cabinets with plastic laminate countertops. Painted wood display case with sliding glass doors in lobby. Painted wood cabinets in classrooms, with plastic laminate counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	APR-12

#### Event: Replace 150 lm cabinets and casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$113,000	Unassigned

**Updated:** APR-12

### E2010.03.01 Blinds\*\*

Vertical louver blinds on exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	APR-12

#### Event: Replace 158 vertical window blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$32,000	Unassigned

**Updated:** APR-12

### E2020.02.03 Furniture\*

Desks, chairs and tables of various types and ages.

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

## S8 SPECIAL ASSESSMENT

### K3020.04 Air Quality (Exhaust, Ventilation & Humidity)\*

The gymnasium has no ventilation provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-12

**Event:** Add gymnasium ventilation (1 AHU & ducting)

**Concern:**

No ventilation provided in the gymnasium.

**Recommendation:**

Provide a dedicated air handling unit for the gymnasium.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2013	\$50,000	Medium

**Updated:** APR-12

### K4010.01 Barrier Free Route: Parking to Entrance\*

Level access from parking lots and drop off areas to entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

### K4010.02 Barrier Free Entrances\*

No power operators on any of the entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-12

**Event:** Install 2 power door operators

**Concern:**

No power operators on main entry doors.

**Recommendation:**

Install power door operators to one set of exterior and vestibule doors (two doors ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$10,000	Low

**Updated:** APR-12

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

Corridors are wide and unobstructed. School is all on one level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

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

Barrier free access to one set of student washrooms. Wheelchair accessible toilet stalls with grab bars and vanity sinks have electronic, hands free faucets. Staff washrooms are not barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	APR-12

**K4030.01 Asbestos\***

Asbestos cement board on ceiling of mechanical room, removal costs identified in C3030.09 (Mechanical Room Ceiling). Vinyl asbestos floor tile throughout, however, it is sound and not damaged and does not require removal at this time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	APR-12

**K4030.04 Mould\***

No conditions supporting mould growth were noted or reported in our site inspection.

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

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

No other hazardous materials were noted or reported in our site inspection.

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

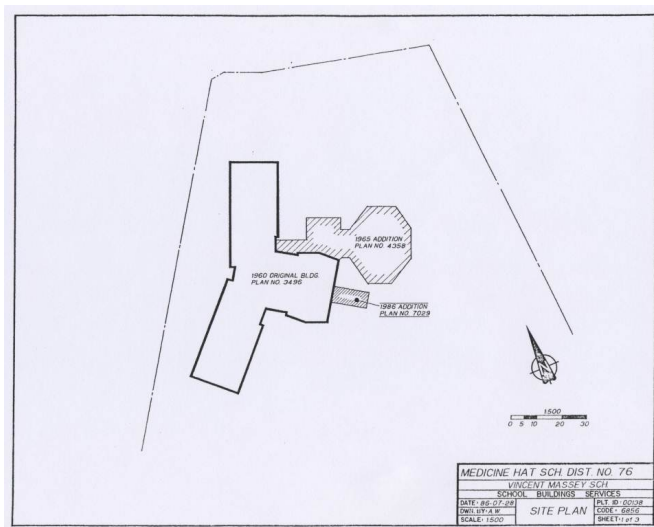
**K5010.01 Site Documentation\***

Site plan drawing provided from Alberta Infrastructure records.

Prime Consultant: Don Stewart - DC Stewart Architect Limited.

Evaluation Date: Nov. 2, 2011.

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



Site Plan

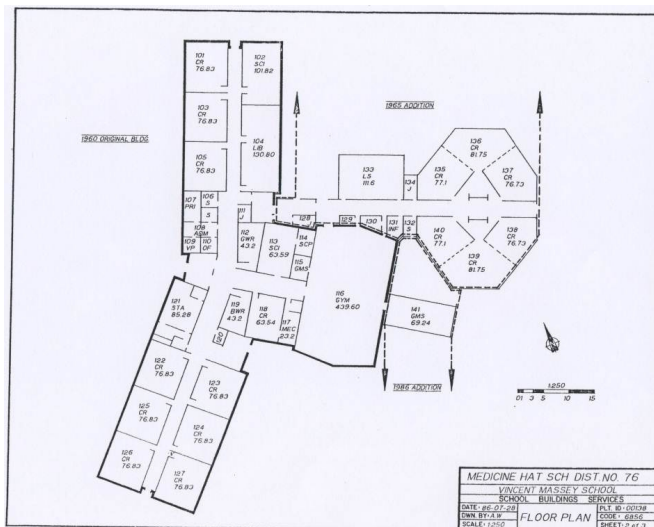
**K5010.02 Building Documentation\***

Floor plan drawing provided from Alberta Infrastructure records.

Prime Consultant: Don Stewart - DC Stewart Architect Limited.

Evaluation Date: Nov. 2, 2011.

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



Floor Plan