

RECAPP Facility Evaluation Report

Westwind School Division #74



Stirling School

B4108A

Stirling

Facility Details

Building Name: Stirling School
Address: 426 - 3 Street
Location: Stirling

Building Id: B4108A
Gross Area (sq. m): 3,985.97
Replacement Cost: \$13,278,000
Construction Year: 1957

Evaluation Details

Evaluation Company: Williams Engineering Canada Inc.
Evaluation Date: October 12 2011
Evaluator Name:

Total Maintenance Events Next 5 years: **\$1,019,395**
5 year Facility Condition Index (FCI): **7.68%**

General Summary:

The school has four main components. The original one storey school was built in 1957 with the gymnasium. There has been three other additions that followed starting in 1978, 1992 and 2001 which also included a modernization. The school is from K-12 with 285 students currently attending. Recent modernization in 2001 came with the addition of two portable class rooms on the northeast corner that is connected to the 1993 section by an interior ramp. The school is approximately 3985 m2.

Structural Summary:

The school is slab on grade with standard foundations with no basement and crawl space. The building frame is masonry construction with framed steel stud infill in the 1992 addition. The roof is supported with different structural systems from wood, open web steel joist and pre-stressed concrete. The portables are framed construction with a built up frame foundation attached to steel caisson that are anchored to grade.

Overall, the structural condition is satisfactory.

Envelope Summary:

The envelope is mainly painted concrete block with brick veneer and rock dash stucco with metal fascia throughout. Vinyl windows have recently replaced some of the original wood windows. The exterior windows are double glazed sealed anodized aluminum. There are some asbestos boards to the outside remaining from the 1978 additions.

Overall, the building envelope condition is satisfactory.

Interior Summary:

The interior walls of the school are mainly comprised of painted concrete and gypsum wall board. There is ceramic tiles in the bathrooms, painted concrete floors in the storage rooms and carpet throughout the classrooms. There is a shelve-a-duct system for some of the original section of the school that is still in use. There is T-bar and exposed gypsum board ceilings in the classrooms and corridors. There are some areas with vinyl wall covering. The flooring is mainly resilient flooring with VCT's and one or two small storage rooms still have VAT's. There are frequent signs of roof leaks throughout the building. There are numerous minor paint and flooring deficiencies as a result of typical school use. The building janitorial service has been diligent in keeping the surfaces waxed and clean to prolong the life cycle of the flooring finishes.

Overall, the building interiors are in acceptable condition.

Mechanical Summary:

Pressure natural gas service, 2-100 mm gravity sanitary drain and 50 mm diameter copper water service for building has adequate capacity and appears to be satisfactory. The 1993 addition is heated with hot water system and ventilation systems supplied by indoor air handler with variable frequency drive, system of ductwork and VAV terminal units. Furnaces with below slab supply ducts were used for 1982 addition. Original 7 classrooms (1957) are heated and ventilated with individual horizontal classroom furnaces, with supply ducts in shelving unit. Plumbing fixtures and related piping are adequate and functioning. Some concern exists with existing furnace systems which do not provide ventilation during non-heating modes.

Overall, the mechanical systems rating for the facility is good.

Electrical Summary:

The main electrical service is a Federal Pioneer 800 amp, 120/208 volt, 3 phase, 4 wire panel. There are 8 sub-panels installed in the facility to provide power for lighting and equipment. Some of these panels are past their useful life period. The interior of the building is lit with a combination of T8 fluorescent and incandescent fixtures. The exterior is lit with wall mounted HID fixtures and ceiling mounted incandescent fixtures. The building has eight emergency packs for emergency lighting and exit signs. The building has an EDWARDS EST 6616 fire alarm control panel and heat detectors, smoke detectors, pull-stations and bells throughout. The building is equipped with a Super Net, a telephone, BELL satellite TV and security systems.

Overall, the electrical systems are in acceptable condition.

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

S1 STRUCTURAL**A1010 Standard Foundations***

1957, 1978, 1992, 2001- Standard concrete foundation on grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

A1030 Slab on Grade*

1957, 1978, 1992, 2001- Slab on grade throughout all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

Event: Review Source of Water Infiltration**Concern:**

It has been noted that the below grade mechanical ducts in the 1978 addition have flowing water in spring. Air quality / mould is a concern.

Recommendation:

Conduct a study and do a camera inspection to determine the cause of water infiltration

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

Updated: MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

1957- Load bearing concrete masonry block and framed wall construction infill.
 1978-Load bearing concrete masonry block.
 1992-Load bearing concrete masonry block with O.W.S.J.
 2001-Load bearing framed wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

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

1957- Load bearing concrete masonry block.
 1978-Load bearing concrete masonry block.
 1992-Load bearing concrete masonry block.
 2001-Load bearing framed wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

B1010.05 Mezzanine Construction*

There is a mechanical Mezzanine above the staff lounge housing mechanical equipment. The Mezzanine is a reinforced concrete floor slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	MAR-12

B1010.07 Exterior Stairs*

2001-Wood framed exterior stairs to the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-12

B1010.10 Floor Construction Firestopping*

All fire stopping in 1992 Mezzanine appears to be in acceptable condition.

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

B1020.01 Roof Structural Frame*

1957- Load bearing concrete masonry block supporting wood joist with tongue and groove decking.
 1978 -Load bearing concrete masonry block supporting pre-stressed concrete deck.
 1982-Load bearing concrete masonry block and framed construction with steel deck and O.W.S.J.
 1993-Steel deck and O.W.S.J supporting the roof.
 2001-Load bearing framed wall construction.

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

B1020.02 Structural Interior Walls Supporting Roofs* - 1957

Load bearing concrete block partition walls.

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

B1020.06 Roof Construction Fireproofing*

1957- Gypsum wall board finish protecting roof assembly.
 1978- Pre-stressed concrete roof members.
 1982- Gypsum wall board finish over protecting roof assembly.
 1993-Load bearing concrete masonry block walls with O.W.S.J. and steel deck with fireproof spray.
 2001-Load bearing framed wall construction with gypsum wall board finish protecting roof assembly.

<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***

Face brick throughout the exterior envelope on the north side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-12

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

1957, 1978, 1992-Painted load bearing concrete masonry block. 1957 Block above main roof area at Gymnasium has significant cracking.

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

Event: Replace and retool cracked concrete Block (approx 10m2)**Concern:**

The area of prime concern is above the main level roof at the 1957 Gymnasium exterior walls. They have significant cracking and some blocks are deteriorated. There is some minor cracking in block walls around the building exterior throughout.

Recommendation:

Re-tool grouting and replace blocks, as necessary.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,764	Medium

Updated: MAR-12

B2010.01.06.03 Metal Siding**

1957, 1992, 2001- Pre-finished and painted metal fascia in these sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-12

Event: Replace metal siding (approximately 385 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$112,015	Unassigned

Updated: MAR-12

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

Rock dash stucco.

Repair hole by door on the east side of school where rock dash is damaged by pipe. Cost is under \$1,000.

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



Rock dash stucco needs to be repaired and closed up.

B2010.01.09 Expansion Control: Ext. Wall*

Expansion control joint between the different sections are provided for and caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	JAN-07

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

Exterior caulking along windows has dried out in some sections and needs to be removed and replaced. Exterior caulking for envelope needs to be addressed along building and on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-12

Event: Replace exterior caulking and sealants (325m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,458	Unassigned

Updated: MAR-12

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

Exterior is painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	MAR-12

Event: Repaint building exterior (491 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,573	Unassigned

Updated: MAR-12

B2010.01.99 Other Exterior Wall Skin* - 1992

There are insulated metal spandrel panels around the front and side of the administration section of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	MAR-12

B2010.01.99 Other Exterior Wall Skin* - Painted Asbestos Boards

1957,1978- Asbestos fascia boards around the perimeter of the building in these two sections of the school.

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

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

There is a combination of concrete block exterior walls and standard masonry at chimneys.

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

Event: Review Chimney Masonry**Concern:**

1957 Masonry Chimney is beginning to fail and pull away from adjacent exterior load bearing concrete block.

Recommendation:

Obtain the services of a qualified masonry consultant and review status of existing masonry chimney. Rehabilitate masonry and joints, as needed.

Consequences of Deferral:

Failure of chimney.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$5,000	Low

Updated: MAR-12

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

Existing 1957 exterior walls are painted masonry block, likely with a zonolite insulation within the cavities.

<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*

Grilles and screens are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	JAN-07

B2010.09 Exterior Soffits* - 1978

1982- Painted wood soffit. Select repair is required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-12

Event: Replace Wood Soffit (Approx 55 lin. M)**Concern:**

Existing wood soffit on west, south, and east faces has failed.

Recommendation:

Replace original wood soffit with new prefinished non-vented aluminum soffit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$6,500	Medium

Updated: MAR-12

B2010.09 Exterior Soffits* - 1992, 2001

Pre-finished metal soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1978 Section**

The aluminum windows are a mixture of fixed picture windows and lower awning panes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-12

Event: Replace sealed units (16)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$14,720	Unassigned

Updated: MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1992 Section**

The aluminum windows are a mixture of fixed picture windows and lower awning panes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-12

Event: Repair north staff work room damaged window (1)

Concern:

Window is cracked and there is moisture damage.

Recommendation:

Replace window.

Consequences of Deferral:

Continued water damage and energy loss.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,091	Low

Updated: MAR-12



2011-10-12 AI Sterling 094 (Medium).jpg

Event: Replace aluminum strip windows (156m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$170,196	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors**

Painted steel framed storefront entry (west) in the 1993 section.

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

Event: Replace doors (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$21,000	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1957 Section**

East entrance doors. The exterior doors are metal with glazed top and bottom inserts.

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

Event: Replace east entrance doors and hardware (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,800	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1978 Section**

South Entrance Doors. 3 Exterior doors and 3 vestibule doors. The exterior doors are metal with glazed top and bottom inserts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	40	MAR-12

Event: INSTALL KEYLESS ENTRY SYSTEM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$4,000	High

Updated: OCT-11

Event: Replace south entry doors and hardware (4)

Concern:

Slab on grade has sunk in SW corner of vestibule.

Recommendation:

Replace all doors and hardware. Provide new concrete topping to level floor surface.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$21,000	Low

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1992 Section**

The exterior doors are metal with glazed top and bottom inserts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-12

Event: Replace west doors (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$7,629	Unassigned

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

Newly installed PVC roof membrane in approx 65% of roof area. Remaining areas have failed roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	MAR-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1957 Section**

There is a small portion of original 1957 roof on the NE side of the Gymnasium that has failed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	25	MAR-12

Event: Replace roofing (approximately 20m2)**Concern:**

small portion of original 1957 roof on the NE side of the Gymnasium that has failed.

Recommendation:

Replace roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,720	High

Updated: MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1978, 1992 & 2001**

1978,1993,2001 - Torch on roofing membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	25	MAR-12

Event: Replace SBS roofing with PVC (approximately 429m2)

Concern:

Portions of the 1992 addition and the 1957 building have failed SBS roofing.

Recommendation:

Replace with new white PVC roofing to match recent renovations.

Consequences of Deferral:

Further water infiltration into the building.



2011-10-12 AI Sterling 314 (Medium).jpg

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$79,885	High

Updated: MAR-12

B3010.04.05 Membrane Roofing (pvc) - 2001, 1978, 1957 Section**

The majority of the 1992 addition and the west end of the 1957 section has had newly installed white PVC roofing. The intent is to re-roof the remaining areas with the same.

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

Event: Replace PVC roofing (approx 2500m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$466,642	Unassigned

Updated: MAR-12

B3010.07 Sheet Metal Roofing**

1993- Pre-fabricated standing seam steel roof. Gymnasium also has sloped metal roofing over the original tar and gravel installed at the same time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	40	MAR-12

Event: Repair flashing and fascia (approximately 204m)**Concern:**

There are numerous areas throughout the perimeter of the building, particularly at the roof level and the south side of the school where fascia, flashings, and misc. sheet metal are damaged, unfastened, or have paint peeling.

Recommendation:

Repair flashing and fascia as identified.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$2,448	Medium

Updated: MAR-12

Event: Repair staff room roof (1 location)**Concern:**

There is a roof leak along the structural beam lines on the vaulted staff room roof.

Recommendation:

Repair roof leak.

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

Updated: MAR-12

Event: Replace sheet metal roofing (approx 1160m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$261,568	Unassigned

Updated: MAR-12

B3010.08.02 Metal Gutters and Downspouts**

The perimeter gutters are provided but the downspouts have been removed in some areas and replaced elsewhere.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	30	MAR-12

Event: Replace metal gutters and downspouts (204m).**Concern:**

The missing gutters and downspouts are creating water problems on the sidewalks.

Recommendation:

Replace missing gutters and downspouts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,452	High

Updated: MAR-12

B3020.01 Skylights**

1992-There are metal framed skylights over the lobby area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	MAR-12

Event: Replace skylights (approximately 54m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$117,835	Unassigned

Updated: MAR-12

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

Roof access is through a man door on the roof.

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

Event: Remove non-functioning roof vent

Concern:

Roof vent on the south side of gymnasium does not appear to be functional. Vent material is failing.

Recommendation:

Remove vent, patch roof.

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

Updated: MAR-12



2011-10-12 AI Sterling 335 (Medium).jpg

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

Interior fixed partitions are concrete block walls and framed walls with gypsum wall board finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

There is a folding partition located in the gymnasium. Note: currently not used actively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-12

Event: Replace folding partition (approximatley 42m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,822	Unassigned

Updated: MAR-12

C1010.05 Interior Windows*

There are interior windows in the library and the staff offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

Single glazed interior windows with wire glass in steel frames throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

C1020.01 Interior Swinging Doors (& Hardware)*

Metal doors, solid core and hollow wood doors throughout. New doors added to replace existing ones from original school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

C1020.03 Interior Fire Doors*

Rated solid core and metal doors with panic bars, automatic closures and locking hardware.

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

C1030.01 Visual Display Boards**

White boards are throughout with some chalk boards still in use in some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	20	MAR-12

Event: Replace visual display boards.

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

Updated: MAR-12

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

Standard metal toilet and shower stall partitions.

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

Event: Replace Boys' Changeroom Partitions

Concern:

Damaged partitions in Boys' Changeroom.

Recommendation:

Replace washroom partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$4,626	Low

Updated: MAR-12

Event: Replace fabricated compartments installed in 1957 (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,173	Unassigned

Updated: MAR-12

C1030.06 Handrails*

Wall mounted handrails at fitness room.

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

C1030.08 Interior Identifying Devices*

Metal and vinyl plate names are used throughout the school attached to walls and doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

C1030.10 Lockers**

Full height and half height metal lockers in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-12

Event: Replace lockers (approximately 210)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$98,926	Unassigned

Updated: MAR-12

C1030.12 Storage Shelving*

Storage shelving are adjustable painted wood and some with clear finish. Shoe racks to be installed in south entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

All washrooms are equipped with soap dispensers, paper towel, toilet paper holders and mirrors.

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

C2010 Stair Construction*

Wood framed stairs from the main level to the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

C2020.01 Tile Stair Finishes*

Gymnasium backstage area stairs are tile finish. Minor tile damage and missing tile.

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

C2020.05 Resilient Stair Finishes**

Stairs to the stage finished with resilient vinyl finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	20	MAR-12

Event: **Replace resilient floor finishes (approximately 22m2)**

Concern:

Resilient flooring on stairs in exercise room have failed.

Recommendation:

Replace resilient stair finishes in exercise room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,760	Medium

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

Painted steel railings attached to wall with no balustrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

C2030 Interior Ramps* - Ramp Construction

Ramp leading to portables from the 1993 section is wood framed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	100	MAR-12

C2030 Interior Ramps* - Ramp Finishes

2001-Ramp leading from 1993 wing has carpet finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-12

C2030 Interior Ramps* - Ramp Railings

Painted steel railings attached to walls on either side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	50	MAR-12

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Painted gypsum wall finish throughout the school. Weight room block wall is cracking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

C3010.06 Tile Wall Finishes**

Ceramic tile finish in the bathroom and change rooms, lobby, vestibule and janitor mop rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-12

Event: Replace ceramic tile (approximately 150m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$36,004	Unassigned

Updated: MAR-12

C3010.09 Acoustical Wall Treatment**

Perforated wood panels attached to the walls are used as acoustical ballast in the gymnasium.

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

Event: Replace acoustical wall treatment in gymnasium (approximatley 308m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$67,208	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Acrylic paint used throughout the interior of the building. School interior was repainted in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-12

C3010.12 Wall Coverings*

Vinyl wall covering in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor in the mechanical rooms and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-12

C3020.02 Tile Floor Finishes**

Ceramic tile finish on the floors of the bathrooms and change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	MAR-12

Event: Replace ceramic floor tile (approximately 107m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$17,042	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring**

The gymnasium floor is wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-12

Event: Replace gymnasium flooring (approximatley 800m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$197,848	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring**

1978 Resilient flooring is used throughout the school. Remove damaged resilient flooring in the storage room, south entrance, janitor room and in front of north gymnasium entry and paint the floor. The cost of this is under \$1,000. Floor is settling in the south corner of south entrance. Southeast floor damage under the fountain. Minor repair to hallway baseboards throughout.

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

Event: Replace resilient flooring installed in 1982 (approximately 643m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$51,436	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring**

2001 Carpet flooring throughout the class rooms, library, administration, gymnasium equipment room and staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	15	MAR-12

Event: Replace carpet flooring (approximately 2,990m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$195,725	Unassigned

Updated: MAR-12

C3020.14 Other Floor Finishes*

VAT flooring in the storage room by the gymnasium.

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

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

A second ceiling has been installed in the library during the 2001 renovation.

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

Event: Repair gypsum board ceiling (approx 120m2)

Concern:

Damaged gypsum board ceiling from leaks needs to be repaired throughout the school.

Recommendation:

In conjunction with the damaged ceiling repair, repair the roof leaks that are attributed to this problem. Repair and finish damaged areas throughout.

Consequences of Deferral:

Continued water damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$4,364	Low

Updated: MAR-12

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

2001 Suspended T-bar in most areas of the school. Some acoustic ceiling panels are stained from water leaks. These panels require replacement. The cost is under \$1,000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-12

Event: Replace TBar panels (approximately 1,452m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$63,375	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

1957, 1978, 1992, 2001 Gypsum board ceilings throughout the school are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-12

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

Double stainless steel sink with swing spout supply trim in kitchen. Stainless steel single bowl sinks in science room c/w gooseneck supply trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	30	MAR-12

Event: Replace stainless steel sinks (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,200	Unassigned

Updated: MAR-12

D2010.04 Sinks - Science Room**

Stainless steel single bowl sinks in science room c/w gooseneck supply trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	30	MAR-12

Event: Replace sinks (2)

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

Updated: MAR-12

D2010.04 Sinks- Janitor Sinks**

2 Janitors floor mounted sinks. 1957 original and 1993 newer one. 610 x 910 molded stone c/w supply trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

Event: Replace 1957 floor mounted sink (1)

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

Updated: MAR-12

D2010.05 Showers**

Boy's shower room c/w heavy duty shower head and push button timer supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	30	MAR-12

Event: Replace showers (4)

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

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

Wall hung stainless steel cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	MAR-12

Event: Replace wall hung coolers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$4,795	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers - 1992**

Vitreous china wall-hung fountains (1 in 1992)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-12

Event: Replace 1992 fountain (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$1,900	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers - 2005 fountains**

Vitreous china wall-hung fountains (2 in 2005)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	35	MAR-12

Event: Replace 2005 fountains (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$3,800	Unassigned

Updated: MAR-12

D2010.09 Other Plumbing Fixtures*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

Event: Replace 1993 floor mounted sink (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$1,500	Unassigned

Updated: MAR-12**D2010.10 Washroom Fixtures (WC, Lav, Urnl)****

(1982) (1993)

Enamel on steel lavatory in vanities c/w knob handles. 100 mm supply trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	35	MAR-12

Event: Replace Lavs (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$13,500	Unassigned

Updated: MAR-12**D2010.10 Washroom Fixtures (WC, Lav, Urnl)****

(1982) (1993)

Stall urinal with flush valve or tank with flush pipes. One stall urinal cracked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	MAR-12

Event: Repair urinal (1)**Concern:**

One stall urinal cracked.

Recommendation:

Repair urinal.

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

Updated: MAR-12**Event: Replace urinals (6)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$18,000	Unassigned

Updated: MAR-12

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

(1982) (1993)

Tank type regular and elongated bowl with open front seat. One handicap water closet tank type with elongated seat open front cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	MAR-12

Event: Replace WCs (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,400	Unassigned

Updated: MAR-12

D2020.01 Water Supply Piping Systems*

Recessed and enclosed exterior hose bibbs.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper pipes for domestic hot and cold water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

D2020.01.02 Valves: Domestic Water**

Ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	40	MAR-12

Event: Replace valves (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,269	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Original backflow preventer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-12

Event: Replace backflow preventer (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,638	Unassigned

Updated: MAR-12**D2020.02.02 Plumbing Pumps: Domestic Water****

Grundfos domestic hot water recirculation for domestic hot water recirculation line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	20	MAR-12

Event: Replace pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,400	Unassigned

Updated: MAR-12**D2020.02.06 Domestic Water Heaters****

Gas fired hot water tank and heater. Bradford White 50 gal storage, 40.0 MBH Input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	20	MAR-12

Event: Replace hot water heater (1)

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

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

Gas fired hot water tank and heater A.O. Smith 75 gal with 67.5 MBH Input. State with 67.0 MBH Input and 75 gal used for shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-12

Event: Replace hot water tank & heaters (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,982	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Water supply lines are insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

D2030.01 Waste and Vent Piping*

Copper and plastic waste and vent line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

D2030.02 Waste Piping Specialties*

C.I. with grate in shower, washrooms and mechanical room.

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

D2030.02.04 Floor Drains*

Original floor drains with grilles.

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

D2030.03 Waste Piping Equipment*

Weeping tile drainage system pump. Water discharged to sanitary system.

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

D2030.03 Waste Piping Equipment*

Outdoor perimeter weeping tile drainage system has sump and pump.

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

D2040 Rain Water Drainage - Insulation*

(1957, 1978, 1982, 1993, 2001)

Drain lines insulated in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Rain water drains from roof drains to perimeter wall and down inside building next to wall and discharged 500 mm above grade.

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

D2040.02.04 Roof Drains*

(1978) (1982) (1993)

C. I. roof drains throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-12

D3010.02 Gas Supply Systems*

Medium pressure gas distribution on roof c/w low pressure regulator - low pressure gas line to gas burning equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

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

Raypak (E1826 WTD - N-2P) water tube boiler capacity: Input 1,642.0 MBH. Complete with strainer, air separator, and glycol fill system, diaphragm type TACO expansion tank and flow control devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	MAR-12

Event: Replace boiler and accessories (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$160,000	Unassigned

Updated: MAR-12

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

Vent and breeching. Combustion air insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	MAR-12

Event: Replace chimney (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$145,000	Unassigned

Updated: MAR-12**D3020.02.03 Water Treatment: H. W. Boiler***

Pot feeder, micron filter and site glass provided. Glycol fill tank system provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

D3020.03.01 Furnaces - Lennox gas-fired counterflow**

Lennox gas fired counterflow furnace for gym and interior offices.

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

Event: Replace counterflow furnaces (6)

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

Updated: MAR-12

D3020.03.01 Furnaces - Lennox horizontal unit**

New Lennox horizontal unit for classrooms replaced original furnaces. Furnaces in shelve-a-duct system. Air conditioning has been added in 2011

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	MAR-12

Event: Install new controls (all furnaces (11))

Concern:

No outdoor air supply to classrooms other than operable windows. The window units provide fresh air.

Recommendation:

Modify controls and operators for new furnaces and existing furnaces to provide ventilation during both heating and non heating modes.

Consequences of Deferral:

Stuffy and hot rooms. No outside air supply.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$9,220	High

Updated: MAR-12

Event: Replace furnace (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$48,000	Unassigned

Updated: MAR-12

D3020.03.01 Furnaces - Lennox upflow furnace**

Lennox up-flow furnace gas fired for hall, office, etc. Ventilation provided only during heating mode.

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

Event: Replace furnace (1)

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

Updated: MAR-12

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

Double wall vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	JAN-07

D3040.01.01 Air Handling Units: Air Distribution**

Medium pressure air handler in fan room c/w variable frequency drives for supply and return fan. Unit c/w wet cell, preheated coil, filter section, mixing section, centrifugal supply fan 30 H.P Return axial fan - 10 H.P.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-12

Event: Replace AHU (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$339,727	Unassigned

Updated: MAR-12

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

Medium pressure ductwork with VAV boxes and low pressure ductwork with ceiling diffuser. Lack of air supply, kitchen area is hot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	0	MAR-12

Event: Ventilation study (1)**Concern:**

Kitchen is hot, lack of air circulation

Recommendation:

Perform a study to determine the cause of inadequate ventilation.

Consequences of Deferral:

Cause of problem is not known, kitchen will continue to be inadequately served.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$3,000	Medium

Updated: MAR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

50 mm thick pleated filters in air handler. Standard filters in furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

D3040.01.04 Ducts: Air Distribution*

Distribution ducts for furnaces and air handler in ceiling space or at ceiling.

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

D3040.01.04 Ducts: Air Distribution* - 1982 zone

Supply ducts buried below floor slab in 1982 interior zone.

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

D3040.01.06 Air Terminal Units: Air Distribution (VAV/CV Box)**

15 VAV boxes installed on air distribution system for all areas supplied by air handler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-12

Event: Replace VAV boxes (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$21,000	Unassigned

Updated: MAR-12

D3040.03.01 Hot Water Distribution Systems**

One Grundfos in-line circulation pump in primary loop and two in-line Grundfos pumps installed in secondary loop to supply water to all hot water heating terminals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	MAR-12

Event: Replace hot water distribution system (3,986 m^2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$375,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

(1957) (1978)

Roof top exhaust fans provided for washroom and dressing room. Gymnasium has two sidewall exhaust fans.

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

Event: Replace exhaust fans (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,514	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Duct work at ceiling for washroom and dressing room c/w exhaust grilles at ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Grid type exhaust grilles at ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

D3050.01.01 Computer Room Air Conditioning Units**

Air conditioning units installed in 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2010	30	MAR-12

Event: Repair air conditioning unit (1)**Concern:**

One of the computer rooms is reported to get hot.

Recommendation:

Repair air conditioning unit.

Consequences of Deferral:

Room will be uncomfortably hot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,000	Medium

Updated: MAR-12

Event: Replace air conditioning units (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$12,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units**

Ceiling mounted fan coil unit c/w duct, supply and return grilles at ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-12

Event: Replace fan coil unit (1+ accessories)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$16,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Perimeter finned tube radiation in 1993 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	MAR-12

Event: Replace finned tube radiation (1000 m^2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$46,600	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

Horizontal unit heater to heat combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-12

Event: Replace unit heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$4,000	Unassigned

Updated: MAR-12

D3050.07 Other Terminal and Packaged Units*

Variable volume boxes for air distribution system installed in 1993 addition. Two RTU for modular units in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-12

D3060.02.01 Electric and Electronic Controls**

(1957) (1978)
Thermostats for furnaces.

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

Event: Replace thermostats (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,200	Unassigned

Updated: MAR-12

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

BMS controls classroom furnaces, new air handler, VAV boxes, and radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-12

Event: Replace BMS (3986 m^2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$104,000	Unassigned

Updated: MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted cabinets with lockable glass doors.

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

D4090.02 Carbon Dioxide Fire Extinguishing Systems**

(1978) (1982) (1993)

CO2 fire extinguisher in recessed cabinet and also wall mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-12

Event: Replace CO2 fire extinguishers (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$3,000	Unassigned

Updated: MAR-12

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

225 kVA padmount utility transformer c/w underground conduit and wire for both primary and secondary sides. Transformer is new as of latest building addition. This equipment is located outside adjacent to the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	40	JUN-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225	kVA	

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

Main CDP is Federal Pioneer 120/208V, 800A, 3 phase, 4 wire Federal Pioneer panel, and is located in mechanical room. This equipment distributes power to local branch circuit panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-12

Event: Replace main electrical switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$14,145	Unassigned

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1968**

There are two electrical panels (panel EB and EC) installed in the hallway by classrooms 107 and 103. They are 120/208V, 3 phase, 4 wire, 125A Federal Pioneer panels. They are past their life expectancy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

Event: Replace electrical branch circuit panels (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,471	Unassigned

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1986**

There are two electrical panels (panel EA and ED) installed in the furnace room and janitor closet. They are 120/208V, 3 phase, 4 wire, 125A Federal Pioneer panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace electrical branch circuit panels (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,471	Unassigned

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1992**

There are three new electrical panels (panel NA, NB and ND) installed in the electrical room and one (panel NC) in the computer lab. They are 120/208V, 3 phase, 4 wire, 225A Federal Pioneer panels. Two 120/208V, 1 phase, 3 wire, 150A Federal Pioneer panels were installed in portable units #1 and #2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-12

Event: Replace electrical branch circuit panelboards (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$28,412	Unassigned

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

There are 5 motor starters in different mechanical rooms for fans and other mechanical equipment.

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

Event: Replace moter starters (5).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$7,500	Unassigned

Updated: MAR-12

D5010.07.03 Variable Frequency Drives**

There are two Siemens VFD's installed in mechanical room for AHU Supply Fan and AHU Exhaust Fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-12

Event: Replace VFD's (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$16,804	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring* - 1957 and 1968

Conduit and wire throughout most areas. Teck cable feeds portable units. Armored cable used for device drops.

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

D5020.01 Electrical Branch Wiring* - 1986 and 1992

Conduit and wire throughout most areas. Teck cable feeds portable units. Armored cable used for device drops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

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

Local switches control lighting in most areas. Occupancy sensors are installed in some rooms. Low voltage switching control for certain areas. These areas include the kitchen, the library and classroom 106 (the old main entry to the school).

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

D5020.02.02.01 Interior Incandescent Fixtures*

Keyless incandescent fixtures are installed in the furnace room, closets and other small rooms. Incandescent pot light fixtures are installed at entry points, as well as in the library and the administration areas.

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

D5020.02.02.02 Interior Fluorescent Fixtures**

Fluorescent light fixtures are installed throughout most areas of the school. Both recessed and surface mounting are used. Both direct and indirect lighting applications can be seen. Most fixtures are installed with T8 lamps. The surface mounted 2X4 fluorescent fixtures in the gymnasium use T5 lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-12

Event: Replace Interior Florescent Fixtures (460)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$179,175	Unassigned

Updated: MAR-12

D5020.02.02.03 Interior Metal Halide Fixtures*

2 - 70W 120V metal halide pole lights in the main common area outside of the administration area. Also, metal halide ceiling pendants are installed in the administration lounge.

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

D5020.02.03.02 Emergency Lighting Battery Packs**

A variety of battery packs and remote heads are installed throughout the different phases of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-12

Event: Replace emergency lighting battery packs (8)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$9,226	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

Exit signs are installed throughout all areas of the school. A variety of fixture types are used.

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

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent downlights are installed in the soffit around some of the building perimeter.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Three HPS wall packs are installed for the exit doors.

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

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

A photocell / timeclock system controls the exterior lights. The timeclock is located in the electrical room.

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

D5030.01 Detection and Fire Alarm**

EDWARDS EST 6616 Main fire alarm control panel is located at the main entry near the administration area. Bells and pull stations are installed throughout all common areas. Smoke detectors and heat detectors are installed in certain required rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-12

Event: Replace fire alarm control panel (1) and devices (40)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$20,000	Unassigned

Updated: MAR-12

D5030.02.02 Intrusion Detection**

Security system is installed. The main keypad is located at the main entrance. Remote motion sensors and cameras are installed throughout. NAPCO MA3000 security system cabinet c/w battery back-up is located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-12

Event: Replace intrusion detection system (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$25,000	Unassigned

Updated: MAR-12

D5030.03 Clock and Program Systems*

Class bells are run through a timer located in the electrical room. Clocks are battery operated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-12

D5030.04.01 Telephone Systems*

Telephone system is in place. Main phone distribution arrives in the electrical room. Phone cable is distributed / free-aired throughout the school.

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

D5030.04.03 Call Systems**

Paging system is in place. System includes announcement speakers in common areas and 2-way speakers in the classrooms. Classroom speakers vary in type. Main Telecor amp and Telecor handset are located in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-12

Event: Replace call system (1)

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

Updated: MAR-12

D5030.04.04 Data Systems*

Main data server is located in the library. Fibre Optic internet service runs through the electrical room and feeds this server. CAT5e cabling runs throughout the facility. Cabling is run free-air and is sleeved directly through the brick walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-12

D5030.05 Public Address and Music Systems**

Music system installed in the gymnasium and in the workout room adjacent to the gymnasium. This system is controlled locally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-12

Event: Replace music system (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,000	Unassigned

Updated: MAR-12

D5030.06 Television Systems*

Bell Satellite TV system is installed. Coax cabling is distributed to certain areas in the school. Some classrooms are equipped with television sets. Main coax splitter cabinet is located in the library.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.07 Laboratory Equipment*

Chemicals are stored in the science lab.

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

Event: Replace chemical fume hood (1).

Concern:

Fume hood is retrofitted to exterior window. This does not meet code. Fume hood itself does not meet CSA standards.

Recommendation:

Update to code.

Consequences of Deferral:

Safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$13,820	Medium

Updated: MAR-12



2011-10-12 AI Sterling 248 (Medium).jpg

E1090.03 Food Service Equipment*

Kitchen and equipment is in good condition in the canteen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball backstops and rims in the gymnasium are in working order.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

E2010.02 Fixed Casework**

Shelve and duct combination in the 1957 portion of the school.

Millwork in the girls washroom in the 1957 section is lifting and needs to be repaired. The cost is under \$1,000.

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

Event: Replace fixed casework installed in 1957 approx 75m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$39,517	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

Wood Shutters have been installed in most classrooms. Likely to reduce heat gain in warm temperatures.

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

Event: Replace wood shutters (approximatley 297m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,880	Unassigned

Updated: MAR-12

E2010.05 Fixed Multiple Seating**

Fixed seating at the gathering area in front of the library and the administration section of the school. Seats are solid pine bench type with metal supports.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-12



Fixed seating in front of the 1993 gathering area.

Event: Replace wood seating (44 seats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$15,362	Unassigned

Updated: MAR-12

E2010.06 Fixed Interior Landscaping*

There are interior planters installed in the main common area.

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

F1010.02.04 Portable and Mobile Buildings - 2001 Portables**

Architectural:

The two portables are set on steel beams with a concrete pillar that is anchored to grade. They are pre-manufactured portables with wood frame construction and gypsum wall board finish, T-bar ceiling with carpet flooring and double glazed aluminum windows. Exterior is stucco with pre-finished metal fascia with SBS single ply roofing. Wood framed exterior stairs and double steel doors set in metal frame.

Overall, the portable is in good condition. Protection board is pulling away from the building and minor stucco repairs are required. There are minor settlement issues requiring the entry doors to be adjusted seasonally.

Mechanical:

Each unit has a packaged heat/cool/vent unit model R4GA-036C096C complete with economizer section. Air supplied through ceiling diffusers and controlled from respective space thermostat. Roof drains with lines in the ceiling space to RWL and then to grade.

Electrical:

Electrical wiring is unseen. Lighting is provided by recessed fluorescent fixtures, consistent with the remainder of the school. Portable classrooms are provided with a local telephone line, a Cat5e cable for data which connects to the local server. There is a 120/208V, 1 phase 3 wire 100A, 30 circuits panel for power distribution for each. Heat detector, bell and pull station of fire alarm system devices are installed also. Overall, electrical systems are in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-12

Event: Replace Mechanical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$10	Unassigned

Updated: MAR-12

Event: Replace Electrical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$10	Unassigned

Updated: MAR-12

Event: Replace Envelope

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$10	Unassigned

Updated: MAR-12

Event: Replace Interior

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$10	Unassigned

Updated: MAR-12

Event: Replace portable units (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$650,000	Unassigned

Updated: MAR-12

F1010.02.05 Grandstands and Bleachers**

Wood bleachers in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-12

Event: Replace wood bleachers (250 seats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$65,920	Unassigned

Updated: MAR-12

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

On street parking is provided in front of the school at grade level with roll curbs is connected to the concrete walkway to the front entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

K4010.02 Barrier Free Entrances*

Main entrance has had push buttons and auto operators installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	MAR-12

Event: Install automatic door operator.

Concern:

There is no automatic door operator provided at the main entry of the school.

Recommendation:

Provide an automatic door operator for the front entry door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$6,586	Low

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

The school is all at one level with a ramp leading to the portables in the 2001 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are provided for in the school complete with grab bars and accessible millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	0	JAN-07

K4030.01 Asbestos*

There are VAT tiles in one of the storage rooms in the 1957 section of the school. To the exterior there are painted asbestos boards along the 1957 section extending to the 1982 addition of the school. None of the boards are damaged or broken.

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

K4030.02 PCBs*

No PCB's in this facility.

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

K4030.03 Mercury*

No mercury in this facility.

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

K4030.09 Other Hazardous Materials*

There is an ant and rodent problem in the original portion of the building.

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

K5010.01 Site Documentation*

Site plan and photo attached. School could not release drawings for copying.

Prime Consultant: Williams Engineering Canada Inc.
 Site Review Date: October 10, 2011.

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



Snipped_Stirling School Google Earth.JPG

K5010.02 Building Documentation*

School could not release drawings for copying.

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