

RECAPP Facility Evaluation Report

Calgary School District #19



Ian Bazalgette Junior High School

B2677A

Calgary

Facility Details

Building Name: Ian Bazalgette Junior High S
Address: 3909 - 26 Avenue S. E.
Location: Calgary

Building Id: B2677A
Gross Area (sq. m): 5,692.90
Replacement Cost: \$15,264,942
Construction Year: 1960

Evaluation Details

Evaluation Company: DC Stewart Architect Limited
Evaluation Date: January 11 2011
Evaluator Name: Don Stewart

Total Maintenance Events Next 5 years: **\$375,000**
5 year Facility Condition Index (FCI): **2.46%**

General Summary:

This is a two storey building, of concrete and masonry construction, developed in 1960, with an addition in 1978. There is also a partial basement under the centre portion, and a crawl space under the two storey wing. There currently are three portable classroom units which have been abandoned and will be removed from the site this year. Total area of the building is 5692 square metres. This school provides classes in grades 7 to 9 with a total enrollment of 360 students. Good barrier free access is provided within this building. A major renovation was undertaken in 2007, and there are very few upgrades required. Overall, the condition of this school is acceptable.

Structural Summary:

This school's structural systems are comprised of cast in place concrete strip footings, concrete slabs on grade, and load bearing masonry interior and exterior walls. A partial second floor is comprised of precast tee beams supported on concrete columns and concrete block masonry. The concrete frame and slabs are sound and exhibit no movement. Roof is supported on open web steel joists and metal decking. There are arched glu-lam beams at the gymnasium, with steel support columns at walls. The structural systems of this school are, in general, in acceptable condition.

Envelope Summary:

The building envelope is primarily modular brick masonry, with glazed brick on the two storey wing. There are some stucco accents adjacent the front entrance. Entrance doors have been upgraded to flush steel in pressed steel frames. Utility doors have also been upgraded to either flush steel or wood solid core. The exterior windows are aluminum framed with sealed double glazing. The original asphalt and gravel roof was replaced with a two-ply SBS membrane. Overall, the condition of the building envelope is acceptable.

Interior Summary:

The interiors of this building are painted concrete block and gypsum board, with a combination of vinyl flooring and carpeting. Ceilings are suspended acoustic tee-bar. The doors are mostly solid core wood in pressed steel frames. Fire doors are flush steel in pressed steel frames. Cabinetwork is of plywood construction, mostly of acceptable quality, painted or natural finish. An hydraulic passenger elevator connects both floors in the building. There are approximately 500 half-height lockers in this school. Overall, and due to the recent renovations, the condition of the interiors is acceptable.

Mechanical Summary:

Heating to radiation, glycol coils, cabinet and unit heaters is provided by two hot water boilers. Five Air handling units serve the school. The school went through a entire renovation from 2004-2007. All areas were updated with exception of the gym. The steam boiler is still located in the basement mechanical room, but is not used. The overall condition is acceptable.

Electrical Summary:

The incoming electrical service was upgraded to 1200 amp, 120/208 volt, 3 phase, 4 wire. The fire alarm system is a Simplex 4010 addressable system installed in 2004. The data systems appear to be kept up with current technology. The light fixtures through out the facility were upgraded to T-8 technology, with the exception of the Gymnasium. The exit lights have been upgraded to LED style fixtures in all areas of the facility except the gym. The battery packs in this facility have been upgraded during the renovations. It is recommended to upgrade the following items in the next five years: Upgrade the T12 fixtures installed in the gymnasium and stage area to T8 technology, and Upgrade the exit lighting installed in the gymnasium to LED style fixtures.

Overall the electrical systems appear 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***

Reinforced concrete exterior foundation walls with strip footings.

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

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-11

A2020 Basement Walls (& Crawl Space)*

Reinforced concrete walls forming crawl spaces, mechanical room and storage areas.

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

B1010.01 Floor Structural Frame (Building Frame)*

Reinforced concrete columns supporting main and second floor precast concrete double tee slabs with concrete block loading bearing walls in some locations.

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

B1010.03 Floor Decks, Slabs, and Toppings*

Precast concrete double tee slabs main and second floors.

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

B1010.06 Ramps: Exterior*

Concrete ramp with steel handrails at main entrance.

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

B1010.07 Exterior Stairs*

Reinforced concrete stairs at front entrance.

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

B1010.10 Floor Construction Firestopping*

Where visible, any penetrations appear to be fire sealed.

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

B1020.01 Roof Structural Frame*

Steel joists and steel deck supported on steel columns, steel and concrete beams. Gymnasium wood decking on arched timber beams, supported on concrete piers.

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

B1020.04 Canopies*

Canopies are formed by recessed entrances with second floor or roof structure above.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick cladding throughout. Glazed brick on two storey wing.

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

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

Stucco finish around exterior columns and upper fascia panels.

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

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

Window and door frames are caulked to adjacent materials.

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

Event: Completed 2006 - Remove and re-caulk throughout

Concern:

*** This event is from the previous report and can not be changed ***

Recommendation:

Consequences of Deferral:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$16,050	Medium

Updated: APR-11

Event: Recaulk doors and windows (226 frames)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$32,000	Unassigned

Updated: APR-11

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

Gymnasium arched timber beams are metal clad, paint finish has failed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	15	APR-11

Event: Repaint 9 metal clad arches

Concern:

Paint on metal arches has failed.

Recommendation:

Remove existing paint, prime and repaint entire surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$9,000	Medium

Updated: APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Anodized aluminum wall grilles and louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Replace damaged louvers, grilles and exhaust canopies

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,256	Medium

Updated: APR-11

B2010.09 Exterior Soffits*

Metal soffits under new entrance area at administration and at entrances on the east classroom block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2003**

Aluminum framed windows - refer to element following.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	40	APR-11

Event: Completed 2008 - Caulk between aluminum sill and flashings. Inspect joints for insadequate seal and caulk

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$5,350	Low

Updated: APR-11

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

Anodized aluminum framed windows, sealed double glazing, with vented units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	APR-11

Event: Completed 2007 - Replace Aluminum windows throughout. Fill in girls washroom wall with proper fire rated assembly

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$150,162	High

Updated: APR-11

Event: Replace 215 aluminum framed windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$392,000	Unassigned

Updated: APR-11

B2020.03 Glazed Curtain Wall**

North and south elevations of east block, aluminum framed curtain wall at exits and stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	APR-11

Event: Replace aluminum framed curtain wall (45 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$6,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

Entrance and vestibule doors are flush steel in pressed steel frames, safety glazed, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace 11 pairs of storefront doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$58,000	Unassigned

Updated: APR-11

B2030.01.10 Wood Entrance Door**

Revised to flush steel doors in pressed steel frames. Refer to element B2030.01.02.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	30	APR-11

Event: Completed 2007 - Replace 11 original doors, frames and hardware with new hollow metal doors, frames and hardware

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$27,029	Low

Updated: APR-11

B2030.02 Exterior Utility Doors**

Combination of wood solid core and flush steel doors in pressed steel frames, some with wired glazing, pain finish.

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

Event: Replace 9 exterior utility doors

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

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

Deck vapour retarder and insulation is a part of element B3010.04.04.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Conduct roofing srudy to determine whether vapour barrier and insulation are required to be removed as part of roofing upgrade

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$4,280	High

Updated: APR-11

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

Built-up roofing revised to SBS membrane. Refer to element B3010.04.04.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	APR-11

Event: Completed 2007 - Replace BUR with SBS roof system

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$525,566	High

Updated: APR-11

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

Entire school re-roofed with SBS roof membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	APR-11

Event: Replace SBS membrane roof (5565 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$970,000	Unassigned

Updated: APR-11

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

Insulated steel roof access hatch, spring loaded, painted.

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Concrete block corridor and classroom walls, some metal stud and gypsum board partitions.

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

C1010.03 Interior Operable Folding Panel Partitions**

Accordion fabric partitions in workrooms between classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace 2 accordion partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$8,000	Unassigned

Updated: APR-11

C1010.05 Interior Windows*

Hollow metal frames with clear glass lites, in library, offices, workrooms, and many classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1010.07 Interior Partition Firestopping*

Penetrations, where visible, appear to be fire sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	APR-11

Event: Completed 2006 - Conduct code study to review fire separations and wall assembly construction to determine extent of upgrading required.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2009	\$7,490	Medium

Updated: APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors in pressed steel frames, painted. Some doors are natural finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1020.03 Interior Fire Doors*

Fire rated metal clad doors, frames and hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-11

Event: Completed 2006 - Conduct a building code review regarding fire separations and compartmentalization. Original building is not sprinklered.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$8,025	Medium

Updated: APR-11

Event: Completed 2008 - Replace hardware on fire doors in basement mechanical rooms

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$7,508	Low

Updated: APR-11

C1020.03 Interior Fire Doors*

Flush metal doors in pressed steel frames, labeled, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1020.04 Interior Sliding and Folding Doors*

Sliding glass storefront at office, library, and drama room. Anodized aluminum frame, clear single glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1020.05 Interior Large Doors*

Two rolling aluminum grilles between kitchen servery and bistro lunch room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1030.01 Visual Display Boards**

There are whiteboards and tackboards throughout the building; with the occasional black chalkboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	APR-11

Event: Replace 110 display boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$72,000	Unassigned

Updated: APR-11

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

Metal toilet compartments, some refinished some new, floor mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace 19 toilet compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$24,000	Unassigned

Updated: APR-11

C1030.05 Wall and Corner Guards*

Stainless steel corner guards at stairs and other gypsum board partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1030.08 Interior Identifying Devices*

Plastic wall mounted signage to identify rooms and washrooms. Plastic screened directional signage in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C1030.08 Interior Identifying Devices*

For signage, refer to element following.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Completed 2007 - Replace and add new signage as per school standards

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$7,508	Low

Updated: APR-11

C1030.10 Lockers**

Steel lockers - refer to element C1030.10** - 2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	APR-11

Event: Completed 2008 - Replace with new lockers

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$22,524	Low

Updated: APR-11

C1030.10 Lockers - 2008**

New pre-fabricated metal half height lockers, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	APR-11

Event: Replace 500 half-height lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$145,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Storage shelving is plywood construction, painted.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Wall mounted paper towel dispensers, soap dispensers, toilet paper holders, and stainless steel knurled grab bars in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	APR-11

C2010 Stair Construction*

Stairs are cast in place reinforced concrete construction.

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

C2010.04 Wood Stair Construction

Stage stairs and stairs to storage above stage wings.

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

C2020.05 Resilient Stair Finishes**

For resilient flooring, refer to element C2020.05** - 2006

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

Event: Completed 2006 - Replace rubber base ,replace VAT (suspected asbestos) tiles, rubber treads and risers

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,511	Medium

Updated: APR-11

C2020.05 Resilient Stair Finishes - 2006**

Full width sheet vinyl treads and risers, with rubber nosings.

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

Event: Replace stair finishes (60 treads)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$5,000	Unassigned

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

Existing painted steel guard and handrails have been adapted with stainless steel top rails. New stainless steel hand and guardrails at two storey wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C2020.11 Other Stair Finishes*

Concrete service stairs and basement stairs are painted.

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

C3010.01 Concrete Wall Finishes (Unpainted)* - storage area

Painted walls in basement storage areas (old Drama Room).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Completed 2007 - Paint walls to remove graffiti and secure doors to prevent access

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$10,700	Medium

Updated: APR-11

C3010.06 Tile Wall Finishes**

For tile wall finishes, refer to element C3010.06** - 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	40	APR-11

Event: Completed 2009 - Replace ceramic wall tile as part of washroom upgrade

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$10,700	Low

Updated: APR-11

C3010.06 Tile Wall Finishes - 2009**

Ceramic wall tile installed at urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	40	APR-11

Event: Replace ceramic wall tile (25 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2049	\$7,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Painted concrete block and gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

C3020.02 Tile Floor Finishes**

Floor tile floor finishes, refer to element C3020.02** - 2009

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	50	APR-11

Event: Completed 2009 - Replace floor tiles in boys and girls washrooms as part of washroom upgrade

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$6,420	Low

Updated: APR-11

C3020.02 Tile Floor Finishes - 2009**

Ceramic mosaic floor tile in main washrooms and in some of the smaller washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	50	APR-11

Event: Replace ceramic mosaic floor tile (110 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2057	\$28,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring**

Maple floating wood floor in gymnasium and stage.

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

Event: Replace gymnasium wood flooring (450 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$112,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring**

For resilient flooring, refer to element C3020.07** - 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	APR-11

Event: Completed 2006 - Replace missing and damaged base

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$4,505	Medium

Updated: APR-11

Event: Completed 2007 - Replace with sheet vinyl flooring throughout corridors and classrooms

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$150,162	Medium

Updated: APR-11

C3020.07 Resilient Flooring - 2007**

Mostly sheet vinyl flooring, although there is also some vinyl floor tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	APR-11

Event: Replace vinyl flooring (2700 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$210,000	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Level loop carpet in offices and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	15	APR-11

Event: Replace carpet flooring (500 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$33,000	Unassigned

Updated: APR-11

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

For acoustic ceilings, refer to element C3030.06** - 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	APR-11

Event: Completed 2009 - Replace ceiling tiles through main corridors

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$10,700	Medium

Updated: APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2009**

Fissured acoustic tile in suspended tee bar ceiling grid throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	APR-11

Event: Replace acoustic ceilings (3200 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$142,000	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Gypsum board and plaster ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-11

Event: Completed 2008 - Patch & Repair Home Economics and corridor ceiling

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,210	Low

Updated: APR-11

C3030.09 Other Ceiling Finishes*

305 x 305 perforated ceiling tile on gypsum board backing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	APR-11

Event: Completed 2006 - Remove perforated ceiling panels and replace with gypsum board and paint

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$3,210	Medium

Updated: APR-11

Event: Completed 2007 - Remove sufficient area to clean or replace gwb and replace missing and damaged tiles

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,013	High

Updated: APR-11

Event: Completed 2009 - Replace with suspended ceiling system and recessed lighting system (700 sq.m.)

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$107,000	Medium

Updated: APR-11

D1010.01.02 Hydraulic Passenger Elevators**

Hydraulic passenger elevator, connecting main and second floors, capacity 1590 kg.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace passenger elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$85,000	Unassigned

Updated: APR-11

S4 MECHANICAL

D2010.04 Sinks** - 2007

Double bowl SS sink - 6 Units
 Single bowl SS sink - 4 Units
 Triple bowl SS sink - 1 Unit
 Art sink large SS - 2 Units
 2 compartment Poly sink - 1 Unit
 600x900 floor mounted Poly sink - 1 Unit
 Single bowl SS science sink - 9 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace Sinks - 24 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$36,000	Unassigned

Updated: APR-11

D2010.04 Sinks** - Original 1960 building

Enameled steel sink - 2 Units
 Wall hung enameled steel janitor sink - 2 Units

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

Event: Replace Sinks - 4 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: APR-11

D2010.05 Showers** - 1960

Gym shower areas are not used two handle, no pressure balance, no mix valve.

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

Event: Replace showers - 10 units

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

Updated: APR-11

D2010.05 Showers - 2007**

Roll in HC shower with pressure balance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace Shower - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$2,500	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

SS drinking fountains - 8 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	APR-11

Event: Replace Drinking Fountains - 8 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$12,000	Unassigned

Updated: APR-11

D2010.09 Other Plumbing Fixtures*

2004 renovations, Western Double eyewash in science rooms and storage area.
Haws tempered water system for science rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

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

Wall hung China lav - 5 Units
Flush valve WC - 22 Units
Drop in SS lav - 21 Units
Wall hung urinal flush valve - 10 Units
Flush tank WC - 4 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	APR-11

Event: Replace Washroom Fixtures - 62 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$93,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

100mm water service from street replaced. Copper pipe distribution replaced galvanized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	APR-11

D2020.01.02 Valves: Domestic Water**

Each washroom group provided with isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	40	APR-11

Event: Replace Isolation Valves - 20 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$15,000	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventors installed for the domestic, fire line, equipment connections.

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

Event: Replace Backflow Preventors - 4 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$7,500	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

2004, Grundfos domestic hot water recirc pump.
1995 grundfor recirc pump in the 1960 mech room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	APR-11

Event: Replace Domestic Water Recirc Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$1,500	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

Two John Wood JW 40S34FV04 gas fire tanks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	APR-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	11x2	kW	

Event: Replace Domestic Water Heaters - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$9,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Piping covered with 25mm fibreglass

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

D2030.01 Waste and Vent Piping*

mix of MJ cast iron, hub cast iron, copper and ABS

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

D2030.02.04 Floor Drains*

Floor drains provided in the mechanical room and washrooms.

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

D2030.03 Waste Piping Equipment*

Sump with duplex pumps in the mechanical room for area and mechanical drains.
 Floor drains and cleanouts. Bottle traps fitted to the science room sinks.
 Sump in 1960 mechanical room for lower drains

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

D2040.01 Rain Water Drainage Piping Systems*

Internal rain water leaders to city storm system.

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

D2040.02.04 Roof Drains*

Cast Iron with domes.

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

D3010.02 Gas Supply Systems*

Gas meter relocated to exterior, PRV located inside the mechanical room. Steel piping supply to boilers, hot water tanks and roof top units. roof mounted gas distribution piping.

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

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

2004, Two Bryan hot water boilers RV350-W-FDG-KD4-RC, 3500 / 1750 MBH inshot gas burners. Low water cut offs, limits and other safety devices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	35	APR-11

Event: Replace Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$175,000	Unassigned

Updated: APR-11

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

2004 renovation, Insulated breechings into the existing steel chimneys

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

Event: Replace chimneys and combustion air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$30,000	Unassigned

Updated: APR-11

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

Water treatment plan in place, Glycol tank with pump. Large cartridge By pass filter. Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution - AHU-1**

2004 renovation, Renovated main school air handling unit. New glycol heating coil.

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

Event: Replace Air Handling Unit - AHU-1 Basement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$85,000	Unassigned

Updated: APR-11

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

1992, Engineered Air S-200 gas fired unit serving the Admin Area.

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

<u>Capacity Size</u>	<u>Capacity Unit</u>
1500	L/s

Event: Replace Air Handling Unit

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

Updated: APR-11

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

1960 Gym air handling unit, Mark Hot with glycol coil, supply, return and mixed air

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

Event: Replace Air Handling Unit - Gym

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

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution - Industrial Arts MUA**

2007 Engineered Air DJ-60 gas fired roof top unit, serving the industrial arts area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	176	kW	

Event: Replace MUA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$20,000	Unassigned

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution - Main RTU**

Eng A FWB 453/C/O roof top AHU. Glycol heating coil with cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	10380	L/s	

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$75,000	Unassigned

Updated: APR-11

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

Sheldons Return air fan in main mechanical room.

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

D3040.01.03 Air Cleaning Devices: Air Distribution*

Filters in all air handling units

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

D3040.01.04 Ducts: Air Distribution*

Galvanised sheet metal ducting, flex connections.
2004 renovation connected new ducting into the existing.

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

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Grilles and diffusers provided through out.

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

D3040.03.01 Hot Water Distribution Systems**

2004, Steel piping distribution to the new addition and connections to the existing system. Two Bell & Gosset primary hot water pumps, Two B & G general distribution pumps, Two B & G distribution to coils, Air eliminator, Expansion tanks, Valves, flow setters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	APR-11

Event: Replace Hot Water Distribution System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$500,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

6 domex exhaust fans and one utility exhaust fan provided on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace Exhaust Fans - 7 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$20,000	Unassigned

Updated: APR-11

D3040.04.02 Air Cleaning Devices: Exhaust*

Murphy shaker unit, twin drum dust collection system, recirculated air. Model MKAW-670-4D

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

<u>Capacity Size</u>	<u>Capacity Unit</u>
2284	L/s

D3040.04.03 Ducts: Exhaust*

Galvanized sheet metal, flex connections.
Industrial arts Perimeter bench exhaust not used.
Dark room exhaust canopy.

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

D3040.04.03 Ducts: Exhaust*

Two chemical storage cabinets with stainless steel venting and fan.
Fume hood with exhaust

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Grilles and louvers provided in washrooms and service areas.

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

D3040.05 Heat Exchangers**

ITT Glycol shell and tube heat exchanger for air handler air coils.

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

Event: Replace Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$10,000	Unassigned

Updated: APR-11

D3050.02 Air Coils**

Reheat coils provided for portions of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace Reheat Coils - 13 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$20,000	Unassigned

Updated: APR-11

D3050.03 Humidifiers**

2004, Humidifier cell in the Main school air handler

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	APR-11

Event: Replace Humidifier

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$12,000	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation - 1960**

Perimeter and high level gym radiation.

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

Event: Replace Finned Tube Radiation

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

Updated: APR-11

D3050.05.03 Finned Tube Radiation - 2004**

2004 renovation, hot water perimeter radiation

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

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$120,000	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

2004 renovation has Engineered Air cabinet unit heater in entrance ways and unit heaters in the industrial arts room.

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

Event: Replace Cabinet Heater and Unit Heater - 3 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$10,000	Unassigned

Updated: APR-11

D3050.05.07 Unit Ventilators**

Central unit ventilation system installed in 2006.

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

Event: Completed 2006 - Unit ventilator system in the 1960 south area should be replaced with a new ventilation system.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$135,146	Medium

Updated: APR-11

Event: Replace central ventilation system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$160,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

One Honeywell compressor and Devilbis refrigerated air dryer. Pneumatic radiation valves and stats in gym area.

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

Event: Replace Pneumatic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: APR-11

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

BMS to Highfield. Johnson controls. 3 way valves on AHU coils, glycol loop, boiler controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	APR-11

Event: Replace Building Systems Controls (BMCS, EMCS)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$125,000	Unassigned

Updated: APR-11

D4010 Sprinklers: Fire Protection*

Automatic fire protection sprinklers provided in the 2004 renovation, Mechanical room, offices and corridor. Siamese connection and fire hydrant at the main entrance. Gymnasium and stage areas are not included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall hung fire extinguishers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

S5 ELECTRICAL

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

The main service is a Siemens service entrance panel and was upgraded to 1200 amp 120/208 volt 3 phase 4 wire in 2007. The main distribution panel appears to have plenty of room for expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

<u>Capacity Size</u>	<u>Capacity Unit</u>
1200	amps

Event: Replace 1200 amp 120/208 volt 3 phase 4 wire Siemens Main Distibution panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$75,500	Unassigned

Updated: APR-11

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

The branch circuit panels appear to have all been replaced during the renovations of 2004 and 2007. The panels are all Siemens and appear to have adequate capacity. The only existing panel that was not replaced was the small sub panel located on the gymnasium stage. This panel is a FEP panel, and an additional panel was added to beside this panel for additional capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	APR-11

Event: Replace nineteen 120/208 volt threee phase 4 wire panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$44,500	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

The facility has loose starters installed in the basement mechanical room. The starters appear to be Cuttler Hammer(1996) and Siemens(2004).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	APR-11

Event: Replace 20 loose motor starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$9,000	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

The branch circuit wiring has been upgraded in 2009, in all areas that were noted updated during the 2004 renovation. All wiring has been installed with conduit and single conductor cable, and incorporates AC90 and flexible conduit to lights and motor connections. Some rooms such as the computer lab have also incorporated wiremold where the outlets change on a regular basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	APR-11

Event: Completed 2009 - Add circuitry and receptacles except for the 2004 renovated areas.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$16,050	Medium

Updated: APR-11

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

The interior lighting is controlled with combination of line voltage switches and occupancy sensors through out. The occupancy sensors are typically installed in areas such as washrooms and storage rooms. Typically each classroom is still controlled with the use of line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

The facility has some pendant mounted incandescent fixtures installed on the stage as well has keyless fixtures installed in the fan room attic space.

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

D5020.02.02.02 Interior Fluorescent Fixtures**

The facility has surface mounted, recessed mounted and pendant mounted T8 fluorescent fixtures through out the facility. Some of the fixtures were upgraded in 2004, and the remainder were upgraded in 2009 with the completion of the last renovation. The only fixtures remaining that are currently T12 are located in the gymnasium and the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	APR-11

Event: **Completed 2009 - Replace obsolete T-12 technology fixtures.**

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2009	\$101,650	Low

Updated: APR-11

Event: **Replace 100 T12 fixtures in the Gymnasium area**

Concern:

The gymnasium is the only area that has not been upgraded to T8 fixtures. These existing fixtures are not as energy efficient as T8 lamps.

Recommendation:

Replace the gymnasium fixtures with T8 lamps and and electronic ballasts.

Consequences of Deferral:

Increased maintenance costs with having to supply two different types of lamps, and high energy costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2014	\$35,000	Medium

Updated: APR-11

D5020.02.03 Emergency Lighting

Battery packs c/w remote heads. Renovated areas contain LED style exit lights connected to the battery packs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: **Completed 2007 - Upgrade emergency/exit lights except for the 2004 renovated areas.**

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$22,524	Medium

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

The facility has battery packs installed through out the facility. These battery packs appear to have been installed during the 2004 renovation and remainder during the renovation that was completed in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	APR-11

Event: Replace 15 battery packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$17,500	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

The facility appears to have upgraded all the exit lighting to LED style fixtures. These were installed in 2004 during the first renovation, and the remainder were installed in 2007 when the second renovation was completed. The only area that was not included at this point is the two Exit lights installed in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	APR-11

D5020.02.07 Dimming Control*

Stage lighting system complete with original portable strand dimming system in gymnasium.

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

D5020.03.01.03 Exterior Metal Halide Fixtures*

The facility has HID metal halide wall mounted fixtures installed at specific locations around the facility. These fixtures appear to be installed new in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	APR-11

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

The exterior lighting appears to be controlled with the use of a time clock, photocell and associated relays.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	APR-11

D5030.01 Detection and Fire Alarm**

The facility has a Simplex 4010 addressable system that was added in 2004. The system was expanded during the renovation in 2007 and the remaining devices have been completed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	APR-11

Event: **Replace Simplex 4040 addressable system with a modern technology system**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$110,500	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

The facility has a Silent Knight Regency security system. The system has motion sensors installed through out, and each door appears to be equipped with a door contact to monitor the door status.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	APR-11

Event: **Replace security system with modern technology system**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$45,500	Unassigned

Updated: APR-11

D5030.02.03 Security Access**

The facility has a keyfob access control system. The system is mainly used for staff entry, but is also used to lock down the school during school hours to limit unauthorized entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	APR-11

Event: **Replace Keyfob access controller**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,500	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

The facility has a Simplex clock system that is interconnected to the the paging system.

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

D5030.04.01 Telephone Systems*

The facility has a Nortel Norstar/Meridian phone system that us interconnected to the paging system. Each classroom and office has a handset that can be used for paging purposes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	APR-11

D5030.04.04 Data Systems*

The facility cabling was upgraded as part of the renovations in 2004 and 2007. The cabling consists of both CAT5 and CAT5E cabling. There is a combination of 4 port and 2 port outlets in each room. Alberta Supernet fiber has also been installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	APR-11

D5030.04.05 Local Area Network Systems*

The facility has a wireless network system installed. This consists of wireless routers installed through out the facility. Each wireless router is connected to the main data system with a CAT5 cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	APR-11

D5030.04.06 Door Answering Systems*

The facility has an after hours call button that is connected to the paging system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	APR-11

D5030.05 Public Address and Music Systems**

The facility has a Rauland PA system that is complete with a TOA amplifier and Sony tuner. The paging and music system is connected to the telephone system, so paging can be performed with any handset. The facility also has a Samson music system in the Library/PC Lab and music room. Each system is connected to speakers installed in the corresponding room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	APR-11

Event: Replace Rauland Paging system, Library Samson System and Music Room Samson system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$25,500	Unassigned

Updated: APR-11

D5030.07 Other Communications and Security Systems*

The facility has a Portable Rauland spectrum stereo system for gymnasium.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.07 Laboratory Equipment*

New equipment throughout the upgraded east wing, including vented fumehood and safety cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

E1090 Other Equipment

Pottery kiln located in separate vented room adjacent to Art room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

E1090.02 Solid Waste Handling Equipment

Wood framed garbage bin enclosures on south side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Completed 2007 - Install garbage enclosures to keep kids from playing around and in bins.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$10,700	Low

Updated: APR-11

E1090.03 Food Service Equipment*

Large cooler and warming oven in kitchen area, stainless steel dollies, cutlery holders, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

E1090.04 Residential Equipment*

Refrigerator and microwave in caretakers office.
 Refrigerator, stove and toaster in Food services outlet adjacent to Gymnasium.
 Microwaves, Stoves and dishwashers in Home Economics Lab.
 Stove and Refrigerator is Kitchen/Servery.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: **Completed 2006 - Relocate stove in servery to more suitable location**

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$1,070	Medium

Updated: APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Retractable and fixed basketball backboards in gymnasium, electronic scoreboard, wrestling mats on stage, balls, etc in gym storage.

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

E2010.02 Fixed Casework**

Millwork is clear stained birch veneer plywood with plastic laminate tops on counters. Stainless steel counters in kitchen, chem resistant laminate in laboratories. Very little fixed millwork in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	APR-11

Event: **Replace cabinetwork (140 lm)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$106,000	Unassigned

Updated: APR-11

E2010.02.05 Educational Facility Casework - Art room

Painted wood tables, benches and cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Replace with new casework

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$22,524	High

Updated: APR-11

E2010.02.09 Library Casework

Wood library shelving and cabinets, natural finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	35	APR-11

Event: Completed 2009 - Replace wall mounted vented shelving and millwork with new millwork

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$53,500	Low

Updated: APR-11

E2010.03.01 Blinds**

Prefinished horizontal venetian blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	APR-11

Event: Replace 170 horizontal window blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$32,000	Unassigned

Updated: APR-11

E2020 Moveable Furnishings

Mobile computer workstations in Library. Also a variety of classroom tables, desks and chairs throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	APR-11

F1010.02.04 Portable and Mobile Buildings**

Portables being removed - refer to element F1010.02.04** - 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	30	APR-11

Event: Completed 2006 - Replace ceiling tiles

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,502	Medium

Updated: APR-11

F1010.02.04 Portable and Mobile Buildings**

Portables being removed - refer to element F1010.02.04** - 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	APR-11

Event: Completed 2008 - Replace T-12 lights in portables

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$4,505	Low

Updated: APR-11

F1010.02.04 Portable and Mobile Buildings - 2010**

The last three remaining portable classrooms on site have been abandoned and will be removed from the site this year (2010).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	30	APR-11

F1010.02.05 Grandstands and Bleachers**

Retractable wood and metal bleacher seating in Gymnasium.

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

Event: Replace bleacher seating (200 seats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$84,000	Unassigned

Updated: APR-11

S7 SITE

G2040.06 Exterior Signs*

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Asphalt sidewalk to concrete walkway and ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Extend hard asphalt surface to ramp. Install ramp to school

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$25,680	High

Updated: APR-11

K4010.02 Barrier Free Entrances*

Front entrance door has auto-operator door opener. Ramp to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

K4010.03 Barrier Free Interior Circulation*

Main floor elevator access to second floor of east wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Install lift to provide wheelchair access to art and home economics labs

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$85,600	Medium

Updated: APR-11

K4010.04 Barrier Free Washrooms*

Second floor washrooms are accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Redesign and install new washrooms on main floor for accessibility

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$107,000	High

Updated: APR-11

K4020.03 Other Codes*

Travel distance, access to exit, and fire separations all appear to comply.

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

K4020.03 Other Codes* - Blocked Exit

Exit is no longer blocked by furniture.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Move mobile computer workstations and install screen and signs to prevent workstation from interfering with exit.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$1,070	High

Updated: APR-11

K4030.01 Asbestos*

No asbestos was noted or reported.

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

K4030.02 PCBs*

No PCB's noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Review and test light fixture ballasts to determine extent

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$4,505	Low

Updated: APR-11

K4030.04 Mould*

No mould was noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-11

Event: Completed 2006 - Investigate source of leak (likely roof), conduct hazardous materials study to determine mould type and extent, remove damaged materials and replace drywall and ceiling affected.

Concern:

*** This event is from the previous report and can not be changed ***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$5,350	High

Updated: APR-11

K4030.09 Other Hazardous Materials*

No lead paint was noted or reported.

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

Event: Completed 2006 - Conduct testing before repairs are made to any door , door frames or other woorwrok is made.

Concern:

*** This event is from the previous report and can not be changed ***

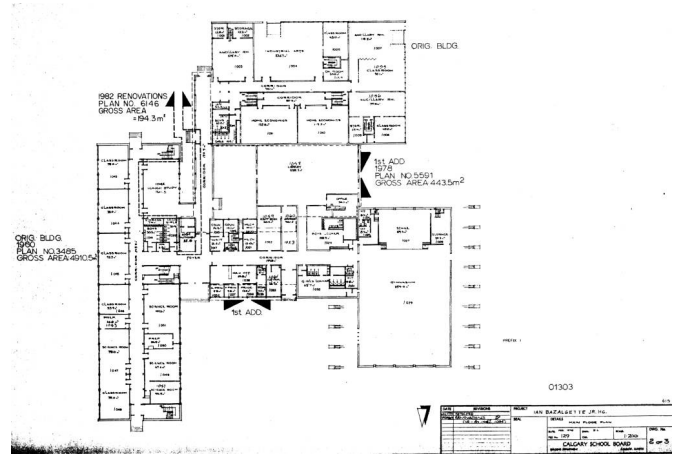
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$3,210	Low

Updated: APR-11

K5010 Reports and Studies*

Floor plan drawings provided by building management.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-11



Main Floor Plan