

# **RECAPP Facility Evaluation Report**

**Edmonton School District No. 7**



**Parkview Elementary / Junior High School**

B3247A  
Edmonton

**Facility Details**

**Building Name:** Parkview Elementary / Junio  
**Address:** 14313 - 92 Avenue  
**Location:** Edmonton  
  
**Building Id:** B3247A  
**Gross Area (sq. m):** 7,656.70  
**Replacement Cost:** \$16,687,567  
**Construction Year:** 1955

**Evaluation Details**

**Evaluation Company:** Francis Ng Architect Ltd.  
**Evaluation Date:** October 19 2007  
**Evaluator Name:** Francis Ng

**Total Maintenance Events Next 5 years:** **\$3,611,449**  
**5 year Facility Condition Index (FCI):** **21.64%**

**General Summary:**

The school for Grade K through Grade 9 was originally built in Edmonton in 1955. School faces two public streets. It is under the jurisdiction of Edmonton School District No.7.

The original 2,716.10 square metres building was built in 1955. A first addition of 1,048.70 square metres was built in 1957. A second addition of 3,576.70 square metres was built in 1967. A third addition of 315.20 square metres was built in 1988. The total building area is 7,656.70 square metres.

The 1955 and 1957 building were modernized in 1988. (1955) Home Economics solarium and Multipurpose area extension, (1967) Library extension, Connection between 1955 Section and 1957 Section; and Connection between 1957 Section and 1967 Section were constructed in conjunction with 1988 modernization.

**Structural Summary:**

(1955) Original Building - has concrete foundation walls on continuous concrete strip footings; crawl space; steel columns with wood studs for exterior walls. Roof has plywood deck on wood joists on steel trusses; interior wood stud walls along Corridors and between Classrooms.

(1957) Addition - has concrete foundation walls on continuous concrete strip footings; crawl space; steel columns with wood studs for exterior walls. Roof has plywood deck on wood joists on steel trusses; interior wood stud walls along Corridors and between Classrooms.

(1967) Addition - has concrete gradebeams on concrete piles along perimeter and under interior walls; concrete slab on grade; steel columns and steel studs for exterior walls; concrete pilasters for Gymnasium. Roof has concrete topping on metal deck on OWSJ on steel beams on steel column for Classroom area; roof has concrete topping on single Tee precast concrete slabs on concrete pilasters; interior has light weight concrete blocks.

(1988) Addition - Connection between 1955 Section and 1957 Section - has concrete slab on grade; steel deck on OWSJ on steel columns and on concrete pilasters.

(1988) Addition - Connection between 1957 Section and 1967 Section - has concrete slab on grade; steel deck on steel channels on steel columns.

Overall structural system rating is acceptable.

**Envelope Summary:**

(1955) Original Building - has SBS roofing, stucco, metal frame storefronts, glazed curtain walls; metal utility doors and metal frames and fibreglass windows. (1988 modernization)

(1957) Addition - has SBS roofing, stucco, metal frame storefronts, glazed curtain walls; metal utility doors and metal frames and fibreglass windows. (1988 modernization)

(1967) Addition - has SBS roofing; facing bricks; precast concrete fascia; aluminum storefront windows; steel framed storefront doors; metal utility doors and metal frames.

(1988) Addition - Connection between 1955 Section and 1957 Section - has built-up roofing c/w gravels; fibreglass windows, steel framed storefront doors; metal utility doors and metal frames.

(1988) Connection between 1957 Section and 1967 Section - has built-up roofing c/w gravels; fibreglass windows, steel

framed storefront doors.

Recommendations for future action -repair metal roof; replace ramp; provide steps to Home Economics exit door; replace facing brick supports; remove graffiti and repair facing bricks.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1955) Original Building - Classrooms has plastered ceiling and suspended wood framed grids; vinyl wall covering, vinyl tile flooring. Corridors have suspended T-bar ceiling; sheet vinyl flooring; Gymnasium and Stage has wood flooring and acoustical wall panels; Washrooms have drywall ceiling, ceramic wall tiles and ceramic floor tiles; wood doors and metal frames; chalkboards, whiteboards and projection screens. (1988 modernization)

(1957) Addition - Classrooms has plastered ceiling and suspended wood framed grids; vinyl wall covering, vinyl tile flooring. Corridors have suspended T-bar ceiling; sheet vinyl flooring; wood doors and metal frames; chalkboards, whiteboards and projection screens. (1988 modernization)

(1967) Addition - Classrooms have fibreboard ceiling tiles, concrete block walls, vinyl asbestos tile flooring; Corridors have suspended T-bar ceiling, sheet vinyl flooring; Gymnasium has fibreboard ceiling tiles, wood flooring; Administration area has suspended T-bar ceiling and carpet; wood doors and metal frames; chalkboards, whiteboards and projection screens. (partially modernized in 1988)

(1988) Addition - Connection between 1955 Section and 1957 Section - Mechanical Room has metal deck ceiling, concrete block walls, painted concrete flooring; Corridors have rubberized flooring; Washrooms have painted drywall ceiling, ceramic wall tiles and ceramic floor tiles; wood door and metal frames.

(1988) Connection between 1957 Section and 1967 Section - has suspended T-bar ceiling; rubberized flooring.

Recommendations for future action include - replace wood doors in 1967 section; replace lockers; replace vinyl asbestos tiles in 1967 Section; replace fibreboard ceiling tiles; replace stage curtains; replace acoustic ceiling tiles; replace sprayed fire rated material.

Overall interior system rating is acceptable.

**Mechanical Summary:**

Standard domestic water, sanitary sewer, storm sewer and natural gas systems. Heating and ventilation mainly provided from rooftop ventilation units. Conventional plumbing fixtures. Portable fire extinguishers in cabinets. Fire hose cabinets in Gymnasium.

Overall Mechanical systems in acceptable condition.

**Electrical Summary:**

The school has been provided with a 400A, 347/600V, 3 phase, 4 wire service obtained from an on-site pad mounted transformer. A main distribution centre has been provided in the electrical room, with branch circuit breaker panels located throughout the school. Dry type step down transformers have been provided. Interior lighting is provided by fluorescent fixtures which are primarily with T8 lamps and electronic ballasts The electrical systems in the school are in good to excellent 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 - 1955 Section\*

(1955) school - has 200 mm concrete wall on concrete strip footings along perimeters and along interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

### A1010 Standard Foundations - 1957 Section\*

(1957)school - has 200 mm concrete wall on concrete strip footings along perimeters and along interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-08

### A1010 Standard Foundations - 1967 Section\*

(1967) school - has concrete gradebeams on concrete piles along perimeters and interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

### A1010 Standard Foundations - 1988 Section\*

Connection between 1955 Section and 1957 Section - has concrete gradebeams on concrete piles along perimeters and under interior walls.

Connection between 1957 Section and 1967 Section - has concrete gradebeams on concrete piles along perimeters.

(1955) Home Economics 18 Greenhouse Addition - has concrete gradebeams on concrete piles along perimeters.

(1955) Multipurpose 6 Addition - has concrete gradebeams.

(1955) ECS 26 Classroom Addition - has concrete gradebeams on concrete piles along perimeters.

(1967) Library 54 Addition - has concrete gradebeams on concrete piles along perimeters

(1967) Staff Room 96 Addition - has concrete gradebeams on concrete piles along perimeters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

### A1030 Slab on Grade - 1955 Section\*

(1955) Basement Storage 106 - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

### A1030 Slab on Grade - 1967 Section\*

Gymnasium - has 125 mm concrete slab on grade.

Classroom area - has 100 mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08



**A1030 Slab on Grade - 1988 Section\***

Connection between 1955 Section and 1957 Section - Arts - has 150 mm concrete slab on 10 mm hardboard, 50 mm void former.

Connection between 1955 Section and 1957 Section -Mechanical Room, Corridor - has 100 mm concrete slab on grade.

Connection between 1957 Section and 1967 Section - has 100 mm concrete slab on grade.

(1955) Multipurpose 6 Addition - crawl space has concrete slab on grade.

(1955) Home Economics 18 Solarium Addition - crawl space has 50 mm sand on 6 mil poly vapour barrier on compacted sub soil.

(1967) Library 54 Addition - has 100 mm concrete slab on grade.

(1967) Staff Room 96 Addition - has 100 mm concrete slab on grade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**A2020 Basement Walls (& Crawl Space) - 1955 Section\***

(1955) Basement Storage 106 - has concrete foundation walls and 200 mm concrete blocks. (1988 modernization)

(1955) Gymnasium 7 - has crawl space.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

**A2020 Basement Walls (& Crawl Space) - 1957 Section\***

(1957) school - has crawl space.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-08

**A2020 Basement Walls (& Crawl Space) - 1988 Section\***

(1988) ECS Classroom 26 Addition - has crawl space.

(1955) Home Economics 18 Solarium Addition - crawl space

(1988) Multipurpose 6 Addition - has crawl space under sunk steps.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1955 Section\***

(1955) Industrial Arts, Home Economics, Gymnasium, Classrooms - have wood joists.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1957 Section\***

(1957) School - has wood joists.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-08

### **B1010.01 Floor Structural Frame (Building Frame) - 1967 Section\***

Gymnasium - has 200 mm light weight concrete blocks on upper walls, 250 mm light weight concrete block in middle band and both 200 mm and 100 mm light weight concrete blocks for lower walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

### **B1010.01 Floor Structural Frame (Building Frame) - 1988 Section\***

(1955) Multipurpose 6 Addition - has 38x235 mm wood joists at 400 mm o.c., on 4-38x235 mm wood joists on adjustable teleposts at 3000 mm o.c.

(1955) ECS Classroom 26 Addition - has 38x235 mm wood joists at 400 mm o.c.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

### **B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1955 Section\***

(1955) Industrial Arts Basement 106 - has wood joists on 200 mm concrete blocks.

(1955) school - has wood joists on steel trusses on steel columns on concrete foundation walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

### **B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1957 Section\***

(1957) school - has steel columns.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-08

### **B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1967 Section\***

Classroom area - has steel beams on steel columns.

Gymnasium 72 - has single Tee precast concrete roof slabs on concrete pilasters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

### **B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1988 Section\***

Connection between 1955 Section and 1957 Section - has steel columns along Corridors; on concrete pilasters for Mechanical Room.

Connection between 1957 Section and 1967 Section - has steel channels on steel columns.

(1955) Multipurpose 6 Addition - has steel channels on steel columns.

(1955) Special Education 53 - has 3-38x140 mm wood posts at 400 mm o.c.

(1967) Library 54 Addition - has steel channels and steel beams on steel columns.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1955 Section\***

Plywood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1957 Section\***

Plywood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1967 Section\***

Classroom area - has 75 mm thick concrete slab on metal deck.

Gymnasium 72 - has 75 mm thick concrete topping on single Tee precast concrete roof slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1988 Section\***

Connection between 1955 Section and 1957 Section - has 38 mm steel deck.

Connection between 1957 Section and 1967 Section - has 38 mm steel deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.05 Mezzanine Construction - 1955 Section\***

(1955) ECS 26 - has raised floor c/w 38x140 mm wood hoists on 38x89 mm wood studs at 400 mm o.c. (1988 modernization)

(1955) Stage 9 - has wood joists on wood beams on concrete pedestals on foundation footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-08

**B1010.05 Mezzanine Construction - 1967 Section\***

(1967) Gymnasium stage area 78 - has platform c/w 16 mm T &amp; G plywood on 38x89 mm joists at 400 mm o.c., on 38x89 mm wood posts and plywood face. (1988 modernization)

(1967) Classroom 85 (drama) - has wood stage platform.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	100	MAR-08

### B1010.06 Ramps: Exterior - 1955 Section\*

(1955) East Entrance - has concrete ramp and metal pipe handrails. (1988 modernization)  
 (1955) South Entrance - has a wood ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

#### **Event:** Replace the wood ramp. ( 1 ramp)

##### **Concern:**

(1955) South Entrance - the wood ramp is steep and does not have proper handrails.

##### **Recommendation:**

Replace the wood ramp. ( 1 ramp)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,720	Low

**Updated:** APR-08



(1955) South Entrance - a wood ramp is steep and does not have proper handrails.

### B1010.07 Exterior Stairs - 1955 Section\*

(1955) East Entrance - has concrete stair and metal pipe handrails. (1988 modernization)  
 (1955) Gymnasium 7 - has concrete stair and metal pipe handrails.  
 (1955) South Entrance has concrete stair and metal pipe handrails.  
 (1955) Classrooms 10, 11, 12, 13, 25, 38, 39, 49, 50, Arts 24, ECS 26 - has wood decks and steps.  
 (1955) Home Economics 18 - exterior exit door does not have steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	40	MAR-08

#### **Event:** Repair wood deck and steps. (11 decks)

##### **Concern:**

(1955) Classrooms 10, 11, 12, 13, 25, 38, 39, 49, 50, Arts 24, ECS 26 - wood decks and steps are loose and damaged.

(1955) Home Economics 18 - exterior exit door does not have steps.

##### **Recommendation:**

Repair wood deck and steps. (11 decks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$12,584	Low

**Updated:** MAR-08



(1955) Classroom 50 has damaged wood deck.



**B1010.07 Exterior Stairs - 1957 Section\***

(1957) West Entrance - has concrete stair and metal pipe handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**B1010.07 Exterior Stairs - 1988 Section\***

(1988) Connection between 1955 Section and 1957 Section - Corridor and Mechanical Room 20 - have wood decks and steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**B1020.01 Roof Structural Frame - 1955 Section\***

Plywood deck on wood joists on steel joists on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**B1020.01 Roof Structural Frame - 1957 Section\***

(1957) School - has wood joists on steel trusses on steel columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-08

**B1020.01 Roof Structural Frame - 1967 Section\***

Classroom area - has 75 mm thick concrete slab on metal deck on steel beams on steel columns.

Gymnasium 72 - has 75 mm thick concrete topping on single Tee precast concrete roof slabs on concrete pilasters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1020.01 Roof Structural Frame - 1988 Section\***

Connection between 1955 Section and 1957 Section - has 38 mm steel deck on OWSJ on steel columns facing Courtyard; on concrete pilasters.

Connection between 1957 Section and 1967 Section - has 38 mm steel deck on steel channels on steel columns.

(1955) Multipurpose 6 Addition - has HSS trusses on steel channels on steel columns.

(1955) Special Education 53 - has wood joists on 130x380 mm glulams on 3-38x140 mm wood posts at 400 mm o.c.

(1967) Library 54 Addition - has 38 mm steel deck on steel channels and steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1020.04 Canopies - 1955 Section\***

(1955) East Entrance near Classroom 10 - has built-up roofing on 12.7 mm plywood, 38 mm metal deck, steel channels, on hollow metal pipe and metal ties. (installed in 1988)

(1955) West Entrance of Gymnasium 7 - has prefinished metal standing seam roof, building paper, 12.7 mm plywood sheathing, 38x89 mm studs at 406 mm o.c. (installed in 1988)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B1020.04 Canopies - 1957 Section\***

(1957) West Exit - has prefinished metal standing seam roof, building paper, 12.7 mm plywood sheathing, 38x89 mm studs at 406 mm o.c. (installed in 1988)

(1957) SCI 81 - has canvas canopy c/w awning rope and standard pipes over South windows. (installed in 1988)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1998	0	MAR-08

**B1020.04 Canopies - 1967 Section\***

(1967) North Main Entrance - has concrete canopy c/w SBS roofing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

**S2 ENVELOPE****B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1955 Section\***

(1955) Special Education, Multipurpose - has facing brick. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	75	MAR-08

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1967 Section\***

Classroom area - has 90 mm facing brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	75	MAR-08

**Event:** **Remove graffiti from facing brick and repair supports.. (approx. 50 linear metres)**

**Concern:**

Graffiti from facing brick.  
Corners have damaged facing brick.

**Recommendation:**

Remove graffiti from facing brick and repair supports.. (approx. 50 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$11,440	Low

**Updated:** MAR-08

(1967) graffiti on facing brick.

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1988 Section\***

Connection between 1955 Section and 1957 Section (South side of Mechanical Room 20) - has facing bricks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	75	MAR-08

**B2010.01.06.03 Metal Siding - 1955 Section\*\***

(1955) Upper Gymnasium 7, Upper Industrial Arts 17 - have vertical prefinished metal siding on 100mm steel studs at 610 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** Replace metal siding. (approx. 450 square metres)

**Recommendation:**

Replace metal siding. (approx. 450 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$772,200	Unassigned

**Updated:** MAR-08

**B2010.01.06.03 Metal Siding - 1967 Section\*\***

(1967) Upper Gymnasium 72 - has vertical prefinished metal siding on 100mm steel studs at 610 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08

**Event:** Replace metal siding. (approx. 400 square metres)

**Recommendation:**

Replace metal siding. (approx. 400 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,640	Unassigned

**Updated:** APR-08



**B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1955 Section\***

(1955) Classrooms - have stucco, building paper, 50 mm rigid insulation c/w Z bars, 4 mil poly vapour barrier, 9.5 plywood, 38x89 mm studs at 406 mm o.c., 12.7 mm drywall. (1988 modernization)

(1955) Gymnasium - has stucco on wire mesh, 50 mm rigid insulation, 9.5 mm plywood, 19 mm sheathing, 38x140 mm studs at 403 mm o.c., 50 mm rockwool batt insulation, 12.7 mm furring at 403 mm o.c., 19 mm shipslap, 19 mm backing, 9.5 mm plywood. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	75	MAR-08

**Event: Repair stucco. (approx. 20 square metres)**

**Concern:**

(1955) South wall of Home Economics 18 - has damaged stucco.

**Recommendation:**

Repair stucco. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$6,864	Low

**Updated:** MAR-08



(1955) South wall of Home Economics 18 - has damaged stucco.

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1957 Section\***

(1955) Classrooms - have stucco, building paper, 50 mm rigid insulation c/w Z bars, 4 mil poly vapour barrier, 9.5 plywood, 38x89 mm studs at 406 mm o.c., 12.7 mm drywall. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	75	MAR-08

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1988 Section\***

Connection between 1955 Section and 1957 Section (North side) - has stucco, building paper, 50 mm rigid insulation c/w Z bars, 4 mil poly vapour barrier, 9.5 plywood, 38x89 mm studs at 406 mm o.c., 12.7 mm drywall.

(1955) Multipurpose 6 Addition lower wall facing courtyard - has stucco on wire mesh, 50 mm rigid insulation, 9.5 mm plywood, 9.2 mm metal studs at 406 mm o.c., 12.7 mm drywall.

(1955) Multipurpose 6 Addition on North roof gable end - has stucco on wire mesh, 50 mm rigid insulation, 9.5 mm plywood, 9.2 mm metal studs at 406 mm o.c., steel truss.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	75	MAR-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1955 Section\***

(1955) stucco has expansion joints. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1957 Section\***

(1957) stucco has expansion joints. (1988 modernization)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1967 Section\***

(1967) Facing brick has expansion joints.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1988 Section\***

Connection between 1955 Section and 1957 Section (South side Mechanical Room) - facing bricks have expansion joints.

Connection between 1955 Section and 1957 Section (North side) - stucco has expansion joints.

(1955) Multipurpose 6 Addition lower wall facing courtyard - stucco has expansion joints. (1988 modernization)

(1955) Multipurpose 6 Addition on North roof gable end - stucco has expansion joints. (1988 modernization)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1988	0	MAR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1955 Section\*\***

(1955) stucco expansion joints have caulking. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	20	MAR-08

**Event: Repair caulking. (approx. 10 linear metres)****Concern:**

(1955) North Entrance door jamb separated from brick wall.

**Recommendation:**

Repair caulking. (approx. 10 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$1,144	Low

**Updated:** MAR-08

(1955) North Entrance door jamb separated from brick wall.

**Event: Repair caulking. (approx. 200 linear metres)****Recommendation:**

Repair caulking. (approx. 200 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Unassigned

**Updated:** APR-08**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1957 Section\*\***

(1957) stucco expansion joints have caulking. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event: Repair caulking. (approx. 70 linear metres)****Recommendation:**

Repair caulking. (approx. 70 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,006	Unassigned

**Updated:** APR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1967 Section\*\***

(1967) facing brick expansion joints have caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-08

**Event:** Repair caulking. (approx. 150 linear metres)

**Recommendation:**

Repair caulking. (approx. 150 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,870	Unassigned

**Updated:** APR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1988 Section\*\***

Connection between 1955 Section and 1957 Section (South side Mechanical Room 20) - expansion joints have caulking.  
 Connection between 1955 Section and 1957 Section (North side Corridors) - expansion joints have caulking.  
 (1955) Multipurpose 6 Addition lower wall facing courtyard - expansion joints have caulking. (1988 modernization)  
 (1955) Multipurpose 6 Addition on North roof gable end - expansion joints have caulking. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event:** Repair caulking. (approx. 70 linear metres)

**Recommendation:**

Repair caulking. (approx. 70 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,006	Unassigned

**Updated:** APR-08



**B2010.01.13 Paints (& Stains): Exterior Wall - 1955 Section\*\***

(1955) Stucco has paint. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-08

**Event:** **Repaint stucco. (approx. 1070 square metres)****Recommendation:**

Repaint stucco. (approx. 1070 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$91,806	Unassigned

**Updated:** APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1957 Section\*\***

(1957) Stucco has paint. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-08

**Event:** **Repaint stucco. (approx. 460 square metres)****Recommendation:**

Repaint stucco. (approx. 460 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$39,468	Unassigned

**Updated:** APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1988 Section\*\***

Connection between 1955 Section and 1957 Section (North side) - stucco has paint.

(1955) Multipurpose 6 Addition lower wall facing courtyard - stucco has paint.

(1955) Multipurpose 6 Addition on North roof gable end - stucco has paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-08

**Event:** **Repaint stucco. (approx. 150 square metres)****Recommendation:**

Repaint stucco. (approx. 150 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,870	Unassigned

**Updated:** APR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1967 Section\***

Classroom area - has 90 mm facing brick, 25 mm rigid insulation, 200 mm light weight concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event: Repair mortar joints. (approx. 20 square metres)****Concern:**

Mortar joints at window sills crack.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$4,576	Low

**Updated:** MAR-08



Mortar joints at window sills crack.

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1988 Section\***

Connection between 1955 Section and 1957 Section (South side Mechanical Room 20) - has facing bricks, 50 mm rigid insulation, torched on air barrier, 200 mm concrete block.

(1967) Staff Room 96 Addition - has 90 mm facing brick, 50 mm rigid insulation, torched on air barrier, 200 mm light weight concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall - 1988 Section\***

(1955) Multipurpose 6 Addition - has stucco on wire mesh, 50 mm rigid insulation, 9.5 mm plywood, 9.2 mm metal studs at 406 mm o.c., 12.7 mm drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.02.05 Wood Framing : Ext. Wall Const. - 1955 Section\***

Gymnasium - has stucco on stucco wire, building paper, 19 mm sheathing, 38x140 mm studs at 403 mm o.c., 50 mm rockwool batt insulation, 12.7 furring at 403 mm o.c., 19 mm shiplap, 6 mm plywood.

(1955) Special Education 3 - has facing brick, 25 mm air space, building paper, 50 mm rigid insulation, vapour barrier, 9.5 plywood, 19 mm sheathing, 38x140 mm studs at 406 mm o.c., 12.7 mm drywall. (1988 modernization)

(1955) Classrooms - have stucco, building paper, 50 mm rigid insulation c/w Z bars, 4 mil vapour barrier, 9.5 plywood, 38x89 mm studs at 406 mm o.c., 12.7 mm drywall. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**B2010.02.05 Wood Framing : Ext. Wall Const. - 1957 Section\***

(1957) Classrooms - have stucco, building paper, 50 mm rigid insulation c/w Z bars, 4 mil poly vapour barrier, 9.5 plywood, 38x89 mm studs at 406 mm o.c., 12.7 mm drywall. (1988 modernization)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-08

**B2010.02.05 Wood Framing : Ext. Wall Const. - 1988 Section\***

Home Economics 18 Solarium Addition - has stucco, 50 mm rigid insulation, 9.5 mm plywood, 38x89 mm studs at 406 mm o.c., 12.7 drywalls. (1988 modernization)

Connection between 1955 Section and 1957 Section (North side) - has stucco, building paper, 50 mm rigid insulation c/w Z bars, 4 mil poly vapour barrier, 9.5 plywood, 38x89 mm studs at 406 mm o.c., 12.7 mm drywall.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1955 Section\***

(1955) school - has building paper, rigid insulation, vapour barrier. (1988 modernization)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1957 Section\***

(1957) school - has building paper, rigid insulation, poly vapour barrier. (1988 modernization)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1967 Section\***

Classroom area - has rigid insulation.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1988 Section\***

(1955) Home Economics 18 Solarium Addition - has rigid insulation.

Connection between 1955 Section and 1957 Section (North side) - has building paper, rigid insulation, poly vapour barrier.

Connection between 1955 Section and 1957 Section (South side) - has rigid insulation, torched on air barrier.

(1967) Staff Room 96 Addition - has rigid insulation, torched on air barrier.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1955 Section\***

(1955 ) Storage 14 - has mechanical exhaust hood on East wall. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1967 Section\***

Classroom area - has metal unit ventilators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1988 Section\***

Connection between 1955 Section and 1957 Section - Mechanical Room 20 - has metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.09 Exterior Soffits - 1955 Section\***

(1955) South Entrance - has prefinished perforated aluminum soffit. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.09 Exterior Soffits - 1957 Section\***

(1957) West Entrance - has prefinished perforated aluminum soffit. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	50	MAR-08

**B2010.09 Exterior Soffits - 1967 Section\***

Northwest Entrance, South Entrances - have cement plaster soffits on metal lath on steel beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08



**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows - 1955 Section\*\***

(1955) school has fibreglass windows. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** Replace fibreglass windows. (approx. 39 windows)**Recommendation:**

Replace fibreglass windows. (approx. 39 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$66,924	Unassigned

**Updated:** MAR-08**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows - 1957 Section\*\***

(1957) school has fibreglass windows. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** Replace fibreglass windows. (15 windows)**Recommendation:**

Replace fibreglass windows. (15 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$42,900	Unassigned

**Updated:** APR-08**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows - 1988 Section\*\***

(1967) SCI 66, 81- have fibreglass windows for greenhouse purpose.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** Replace fibreglass windows. (2 windows)**Recommendation:**

Replace fibreglass windows. (2 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,720	Unassigned

**Updated:** APR-08

**B2020.02 Storefronts: Windows - 1967 Section\*\***

(1967) school - has aluminum framed storefront windows c/w upper porcelain enamel panel, upper double sealed fixed glazed panes, awning, lower fixed double sealed glazed panes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08

**Event:** Replace aluminum framed storefronts. (approx. 26 storefronts)

**Recommendation:**

Replace aluminum framed storefronts. (approx. 26 storefronts)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$152,851	Unassigned

**Updated:** APR-08

**B2020.03 Glazed Curtain Wall - 1988 Section.\*\***

(1955) Multipurpose 6 Addition - has aluminum framed curtain wall system.

(1967) Staff Room 96 Addition - has aluminum sloped glazed window and side glazed panels. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** Replace curtain wall system. (approx. 30 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$51,480	Unassigned

**Updated:** APR-08

**B2020.03.06 Sloped Glazing Assemblies - 1967 Section**

(1967) Staff Room 96 Addition - has sloped glazed window and side glazed panels. (1988 modernization).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2030.01.02 Steel-Framed Storefronts: Doors - 1957 Section\*\***

(1957) South Entrance - has steel framed storefront doors. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace steel-framed storefronts: doors. (2 doors)****Recommendation:**

Replace steel-framed storefronts: doors. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Unassigned

**Updated:** APR-08**B2030.01.02 Steel-Framed Storefronts: Doors - 1955 Section\*\***

(1955) East Entrance, South Entrance, North Entrance - have steel framed storefront doors. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace steel-framed storefronts: doors. (6 doors)****Recommendation:**

Replace steel-framed storefronts: doors. (6 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$13,728	Unassigned

**Updated:** APR-08**B2030.01.02 Steel-Framed Storefronts: Doors - 1967 Section\*\***

(1967) West Entrance, South Entrances, North Entrances - have steel framed storefront doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event: Replace steel-framed storefronts: doors. (10 doors)****Recommendation:**

Replace steel-framed storefronts: doors. (10 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$22,880	Unassigned

**Updated:** APR-08

**B2030.01.02 Steel-Framed Storefronts: Doors - 1988 Section\*\***

Connection between 1955 Section and 1957 Section - Corridor - has steel framed storefront doors.  
 Connection between 1957 Section and 1967 Section - Corridor - has steel framed storefront doors.  
 (1967) Library 54 Addition - has steel framed storefront doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace steel-framed storefronts: doors. (12 doors)****Recommendation:**

Replace steel-framed storefronts: doors. (12 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$27,456	Unassigned

**Updated:** APR-08

**B2030.02 Exterior Utility Doors - 1955 Section\*\***

(1955) Home Economics 18, Industrial Arts 17, Gymnasium 7 - have painted metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	MAR-08

**Event: Replace metal doors and frames. (4 doors)****Recommendation:**

Replace metal doors and frames. (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Unassigned

**Updated:** APR-08

**B2030.02 Exterior Utility Doors - 1967 Section\*\***

(1967) Boiler Room 87 - has wood exit door and metal frame.

(1967) Classrooms 65, 82, Storage 94 - has metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08

**Event:** **Replace metal doors and frames. (4 doors)****Recommendation:**

Replace metal doors and frames. (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Unassigned

**Updated:** APR-08**B2030.02 Exterior Utility Doors - 1988 Section\*\***

Connection between 1955 Section and 1957 Section - Mechanical 20 - has metal door and metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** **Replace metal doors and frames. (1 door)****Recommendation:**

Replace metal doors and frames. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$2,288	Unassigned

**Updated:** APR-08**B3010.01 Deck Vapor Retarder and Insulation - 1955 Section\***

(1957) roof has insulation. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1957 Section\***

(1957) roof has insulation. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1967 Section\***

(1967) roof has insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1988 Section\***

(1988) roof has insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1988 Section\*\***

Connection between 1955 Section and 1957 Section - has built-up roofing c/w gravels.

Connection between 1957 Section and 1967 Section - has built-up roofing c/w gravels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event:** Replace built-up roofing. (approx. 200 square metres)**Recommendation:**

Replace built-up roofing. (approx. 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$34,320	Unassigned

**Updated:** APR-08**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1955 Section\*\***

(1955) Classrooms 37, 38, 39, 50, 51, 52, Special Education 3, 53, CNS 1, 2, Storages 34, 35, 36 - have SBS roofing. (installed in 2001)

(1967) other area - has SBS roofing. (installed in 2003)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-08

**Event:** Replace SBS roofing. (approx. 2,716 square metres)**Recommendation:**

Replace SBS roofing. (approx. 2,716 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$466,066	Unassigned

**Updated:** APR-08



**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1957 Section\*\***

(1957) building - has SBS roofing. (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-08

**Event:** Replace SBS roofing. (approx. 1,048 square metres)**Recommendation:**

Replace SBS roofing. (approx. 1,048 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$179,837	Unassigned

**Updated:** APR-08**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1967 Section\*\***

(1967) Gymnasium 72, Staff Room 96, Conference 95, PEO 74,75, Storage 73, 76, 93, 94, Studio 71 - have SBS roofing. (installed in 2001)

(1967) other area - has SBS roofing. (installed in 2005)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-08

**Event:** Replace SBS roofing. (approx. 3,577 square metres)**Recommendation:**

Replace SBS roofing. (approx. 3,577 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$613,813	Unassigned

**Updated:** APR-08

**B3010.07 Sheet Metal Roofing - 1988 Section\*\***

(1955) Multipurpose 6 Addition - has metal standard seam roofing on Z bars, 50 mm rigid insulation, 4 mil poly vapour barrier, 12.7 mm drywall, metal deck, steel channel purlin, steel trussesunk wood steps c/w wood sleepers.

(1967) Library 54 Addition - has sheet metal roofing.

Connection between 1957 Section and 1967 Section - has sheet metal roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	40	MAR-08

**Event: Repair metal roof. (approx. 200 square metres)****Concern:**

(1955) Multipurpose 6 Addition - metal standard seam roofing is damaged.

**Recommendation:**

Repair metal roof. (approx. 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$34,320	Low

**Updated:** MAR-08



(1955) Multipurpose 6 Addition - metal standard seam roofing is damaged.

**Event: Replace sheet metal roofing. (approx. 105 square metres)****Recommendation:**

Replace sheet metal roofing. (approx. 105 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$18,018	Unassigned

**Updated:** MAR-08

**B3010.08.02 Metal Gutters and Downspouts - 1955 Section\*\***

Building - has roof drains entering the building and through downspouts to storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-08

**Event:** Replace roof drains and downspouts. (approx. 70 linear metres)

**Recommendation:**

Replace roof drains and downspouts. (approx. 70 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,020	Unassigned

**Updated:** APR-08

**B3010.08.02 Metal Gutters and Downspouts - 1957 Section\*\***

Building - has roof drains entering the building and through downspouts to storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-08

**Event:** Replace roof drains and downspouts. (approx. 10 linear metres)

**Recommendation:**

Replace roof drains and downspouts. (approx. 10 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,288	Unassigned

**Updated:** APR-08

**B3010.08.02 Metal Gutters and Downspouts - 1967 Section\*\***

Building - has roof drains entering the building and through downspouts to storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event:** Replace roof drains and downspouts. (approx. 100 linear metres)

**Recommendation:**

Replace roof drains and downspouts. (approx. 100 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

**Updated:** APR-08

**B3010.08.02 Metal Gutters and Downspouts - 1988 Section\*\***

Building - has roof drains entering the building and through downspouts to storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event:** Replace roof drains and downspouts. (approx. 70 linear metres)

**Recommendation:**

Replace roof drains and downspouts. (approx. 50 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$11,440	Unassigned

**Updated:** APR-08

**B3020.01 Skylights - 1955 Section\*\***

(1955) Classroom 52, Special Education 53 - have square skylights. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	25	MAR-08

**Event: Replace skylights. (3 skylights)****Recommendation:**

Replace skylights. (3 skylights)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,864	Unassigned

**Updated:** MAR-08**B3020.01 Skylights - 1967 Section\*\***

(1967) Corridor near Work Room 97 - has square skylight. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace skylight. (1 skylight)****Recommendation:**

Replace skylight. (1 skylight)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$4,576	Unassigned

**Updated:** MAR-08**B3020.01 Skylights - 1988 Section\*\***

(1955) Multipurpose 6 Addition - has 1800x1800 mm skylight. (1988 modernization)

(1967) Staff Room 96 Addition - has sloped sealed unit skylight. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace skylights. (2 skylights)****Recommendation:**

Replace skylights. (2 skylights)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,152	Unassigned

**Updated:** MAR-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1955 Section\***

(1955) Storage Room 34 - has cat ladder and roof hatch .

(1967) Janitor 90 - has cat ladder and roof hatch .

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08



**S3 INTERIOR****C1010.01.03 Unit Masonry Assemblies: Partitions -**

(1967) Corridors - have 200 mm light weight concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**C1010.01.07 Framed Partitions (Stud) -**

(1955) Corridors - have 12.7 mm Type X drywall on plaster, 38x89 mm studs at 403 mm o.c., 12.7 mm Type X drywall, vinyl wall finish. (1988 modernization)

(1957) Corridors - have 12.7 mm Type X drywall on plaster, 38x89 mm studs at 403 mm o.c., 12.7 mm Type X drywall, vinyl wall finish. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**C1010.05 Interior Windows - \***

(1955) Industrial Arts 17 - has wood framed windows c/w plain glass. (1988 modernization)

(1967) General Office 101, Library 54 - have steel framed interior windows along Corridor. (1988 modernization)

(1967) CNF 95, Infirmary 103, Library 54 Study Rooms - have wood frame windows. (1988 modernization)

(1967) Janitor Staff 86 - has metal framed window c/w wired glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

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

(1955) school has wood doors c/w wired glass vision panels and metal frames. (1988 modernization)

(1957) school has wood doors c/w wired glass vision panels and metal frames. (1988 modernization)

(1967) school has wood doors and metal frames. (9 doors were replaced in 1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	40	MAR-08

**Event: Replace wood doors. (approx. 50 doors)****Concern:**

(1967) school has original wood doors and metal frames are worn out.

**Recommendation:**

Replace wood doors and hardware. (approx. 50 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$28,600	Low

**Updated:** MAR-08

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

(1955) Served 4 - has rolling shutter over counter.

(1967) Boiler Room 87 - has fire rated metal door and metal frame.

(1988) Connection between 1955 Section and 1957 Section - Corridors, Mechanical Room - have fire rated metal doors and metal frames.

(1988) Connection between 1957 Section and 1967 Section - Corridor - has fire rated metal door and metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**C1020.07.01 Access Doors and Panels**

(1955) Storage 35 - has access panel to crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-08

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

(1955) Classrooms have green chalkboards, tackboards, whiteboards, projection screens. (1988 modernization)

(1957) Classrooms have Smart boards, green chalkboards, tackboards, whiteboards, projection screens. (1988 modernization)

(1967) Classrooms have Smart boards, green chalkboards, tackboards, whiteboards, projection screens.

(1967) CNF 95, Staff Room 96 - have Smart board, whiteboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-08

**Event:** Replace visual display boards. (approx. 138 boards)

**Recommendation:**

Replace visual display boards. (approx. 18 green chalkboards, 19 whiteboards, 13 projection screens in 1955 Section; 2 Smart boards, 18 green chalkboards, 17 whiteboards, 7 projection screens in 1957 Section; 2 Smart boards, 9 green chalkboards, 22 whiteboards, 11 projection screens in 1967 Section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$157,872	Unassigned

**Updated:** APR-08

**C1030.02 Fabricated Compartments(Toilets>Showers) - \*\***

(1955) Boys Washrooms 30, 33, Girls Washrooms 31, 32 - have prefinished toilet partitions. (8 partitions) (1988 modernization)  
 (1967) Staff Washrooms 99 - has prefinished toilet partitions. (2 partitions) (1988 modernization)  
 (1967) Girls Washroom 69, 90, Boys Wsshroom 70, 92 - have prefinished toilet partitions. (11 partitions)  
 (1967) Girls Change Room 77, Boys Change Room 79 - have prefinished toilet partitions. (2 partitions)  
 (1988) Connection between 1955 Section and 1957 Section Washrooms - has prefinished metal toilet partitions. (3 partitions)  
 Some partitions were replaced in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-08

**Event:** **Replace prefinished toilet partitions. (approx. 26 partitions)**

**Recommendation:**

Replace prefinished toilet partitions. (approx. 26 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$29,744	Unassigned

**Updated:** APR-08

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

All rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

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

(1955) Corridor near Home Economics 18 - has 28 single tiered prefinished metal lockers.  
 (1955) Corridor along Classrooms 37 to 39 - has 159 single tiered prefinished metal lockers. (1988 modernization)  
 (1955) Basement Storage 106 - has 6 double tiered prefinished metal lockers. (1988 modernization)  
 (1957) Corridor - has 192 single tiered prefinished metal lockers. (1988 modernization)  
 (1957) Classrooms 44 - has 5 double tiered prefinished metal lockers.  
 (1967) Girls Change Room 77 - has 35 single tiered prefinished metal lockers.  
 (1967) Boys Change Room 79 - has 45 double tiered prefinished metal lockers.  
 (1967) Staff 86 - has 5 single tiered prefinished metal lockers.  
 (1967) PEO 74 - has 2 single tiered prefinished metal lockers.  
 (1967) Corridor along Staff Room 96 - has 31 single tiered prefinished metal lockers. (1988 modernization)  
 (1967) East Corridor along Classrooms 60 to 65 - has 107 single tiered prefinished metal lockers. (1988 modernization)  
 (1967) West Corridor along Classrooms 82 to 89 - has 97 single tiered prefinished metal lockers. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	30	MAR-08

**Event: Replace prefinished metal lockers. (approx. 28 lockers)****Concern:**

(1955) Corridor near Home Economics 18 - original 28 single tiered prefinished metal lockers have worn out.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$16,016	Low

**Updated:** MAR-08**Event: Replace prefinished metal lockers. (approx. 680 lockers)****Recommendation:**

Replace prefinished metal lockers. (approx. 680 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$388,960	Unassigned

**Updated:** APR-08**C1030.12 Storage Shelving - \***

(1955) Storage 28, 35, GYM Storage 8 - have wood shelves.  
 (1967) Audio Visual 56, Library Storage 55, Utility 80, Storage 93, Studio 71 - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

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

(1955) ECS Washroom, Classroom 27 Washroom - have toilet accessories. (1988 modernization)  
 (1955) Boys Washrooms 30, 33, Girls Washrooms 31, 32 - have toilet accessories. (1988 modernization)  
 (1957) Classroom 45 Washroom - has toilet accessories. (installed in 2006)  
 (1967) Staff Washrooms 99, 100, Infirmary Washroom 103 - have toilet accessories. (1988 modernization)  
 (1967) Girls Washrooms 69, 90, Boys Washrooms 70, 92 - have toilet accessories.  
 (1967) Girls Change Room 77, Boys Change Room 79 - have shower and toilet accessories.  
 (1967) PEO 74,75 - have both toilet and shower accessories.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

**C2010 Stair Construction - \***

(1955) Multipurpose 6 Addition - has sunken wood steps c/w wood sleepers. (1988 modernization)  
 (1955) Industrial Arts 17 to Basement Storage 106 - has wood stair. (1988 modernization)  
 (1955) ECS 26 - has wood stairs to mezzanine.  
 (1955) ECS 26 - has sunken reading area.  
 (1967) Classroom 52 - has raised wood platforms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

**C2020.06 Carpet Stair Finishes\*\***

(1955) ECS 26 - wood stairs to mezzanine and sunken reading area have carpet finish.  
 (1955) Multipurpose 6 Addition - sunken wood steps have carpet finish.  
 (1967) Classroom 52 - raised wood platforms have carpet finish.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	10	MAR-08

**Event:** **Replace stair carpet. (approx. 120 square metres)**

**Recommendation:**

Replace stair carpet. (approx.120 square metres)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$20,592	Unassigned

**Updated:** MAR-08

**C2020.08 Stair Railings and Balustrades - \***

(1955) ECS 26 - wood stairs to mezzanine have metal pipe railings.  
 (1955) Industrial Arts 17 to Basement Storage 106 - has metal pipe railing. (1988 modernization)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-08

**C2030.01 Ramp Construction - 1967 Section\***

(1967) Corridor near North Main Entrance has a concrete ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**C2030.02 Ramp Finishes - 1967 Section\***

(1967) Corridor near North Main Entrance - a concrete ramp has rubber flooring finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**C2030.03 Ramp Railings - 1967 Section\***

(1967) Corridor near North Main Entrance - a concrete ramp has metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-08

**C3010.02 Wall Paneling - \*\***

(1955) Special Education 3 - has wood wall panels.

(1955) Gymnasium 7 - has wood dado.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	30	MAR-08

**Event: Repair wall panels. (approx. 100 square metres)****Concern:**

(1955) Special Education 3 - wood wall panels have been scratched.

**Recommendation:**

Repair wall panels. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$5,720	Low

**Updated:** MAR-08**Event: Replace wood wall panels. (approx. 250 square metres)****Recommendation:**

Replace wood wall panels. (approx. 250 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,600	Unassigned

**Updated:** APR-08



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

(1955) Boys Washrooms 30, 33, Girls Washrooms 31, 32 - have ceramic wall tiles. (1988 modernization)  
 (1967) Girls Change/Shower 77, Boys Change/Shower 79 - have ceramic wall tiles.  
 (1988) Connection between 1955 Section and 1957 Section - Washrooms - have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08

**Event:** Replace ceramic wall tiles. (approx. 50 square metres)

**Recommendation:**

Replace ceramic wall tiles. (approx. 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,580	Unassigned

**Updated:** APR-08

**C3010.09 Acoustical Wall Treatment - \*\***

(1955) Gymnasium 7 - has acoustic wood band along the walls. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event:** Replace acoustic wall treatment. (approx. 70 square metres)

**Recommendation:**

Replace acoustic wall treatment. (approx. 70 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,012	Unassigned

**Updated:** APR-08

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

(1967) school has interior wall painting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	10	MAR-08

**C3010.12 Wall Coverings - \***

(1955) Classrooms - have vinyl wall coverings. (1988 modernization)  
 (1957) Classrooms - have vinyl wall coverings. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	15	MAR-08

**C3020.01.02 Paint Concrete Floor Finishes - \***

(1967) Boiler Room 87, Janitor Office 88 - have unpainted concrete floor.

(1988) Connection between 1955 Section and 1957 Section - Mechanical Room 20 - has painted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	10	MAR-08

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

(1955) Boys Washrooms 30, 33, Girls Washrooms 31, 32 - have ceramic floor tiles. (1988 modernization)

(1967) Girls Change/Shower 77, Boys Change/Shower 79 - have ceramic floor tiles.

(1967) North Main Entrance Lobby, Northwest Entrance, Storage 94 - have quarry floor tiles. (1988 modernization)

(1988) partial Arts 24 - has quarry floor tiles.

(1988) Connection between 1955 Section and 1957 Section - Washrooms - have ceramic floor tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-08

**Event:** Replace tile flooring. (approx. 100 square metres)

**Recommendation:**

Replace tile flooring. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Unassigned

**Updated:** APR-08

**C3020.03 Terrazzo Floor Finishes - \***

(1967) Girls Washrooms 69, 90, Boys Washrooms 70, 92 - have terrazzo floor finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	75	MAR-08

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

(1955) Gymnasium 7, Stage 9 - have wood strip flooring on wood sleepers on resilient cushions. (repainted in 1988 modernization)

(1967) Gymnasium 72 - has wood strip flooring on wood sleepers on resilient cushions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event:** Replace wood flooring. (approx. 630 square metres)

**Recommendation:**

Replace wood flooring. (approx. 290 square metres in 1955 Section; 340 square metres in 1967 Section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$108,108	Unassigned

**Updated:** APR-08

**C3020.07 Resilient Flooring - (1955, 1957)\*\***

(1955) Classroom 15, Home Economics 18, partial Arts 24, partial ECS 26, Storage 14, 28,34, 35, 36, Janitor 29, ECS Washroom, Classroom 27 Washroom - have vinyl floor tiles. (1988 modernization)

(1955) partial Industrial Arts 17, Multipurpose Room 6, Gymnasium Storage 8, 14, Corridors- have sheet vinyl flooring. (1988 modernization)

(1957) Classrooms 44 - has vinyl floor tiles. (installed in 2006)

(1957) Corridor - has sheet vinyl. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event:** Replace resilient flooring. (approx. 1385 square metres)

**Recommendation:**

Replace resilient flooring. (approx. 1180 square metres in 1955 Section; 205 square metres 1957 Section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$237,666	Unassigned

**Updated:** APR-08

**C3020.07 Resilient Flooring - (1967, 1988)\*\***

(1967) Classrooms 60, 61, 62, 63, SCI 64, 65, 66, 81, Preparation Room 67, PEO 74, 75, Audio Visual 56, Library Storage 57, Utility 80, Girls Change Room 77, Boys Change Room 79 - have vinyl floor tiles.

(1967) Partial General Office 101, Corridors - have sheet vinyl flooring. (1988 modernization)

(1967) Work Room 97, Staff Washrooms - have vinyl floor tiles. (1988 modernization)

(1988) Connection between 1955 Section and 1957 Section - Corridor - has rubberized flooring.

(1988) Connection between 1957 Section and 1967 Section - Corridor - has rubberized flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	20	MAR-08

**Event:** Replace resilient flooring. (approx. 1150 square metres)

**Concern:**

(1967) Classrooms 60, 61, 62, 63, SCI 64, 65, 66, 81, SCI Preparation Room 67, Utility 80, Girls Change Room 77, Boys Change Room 79, Storage 68, 73, 76, 93, Janitor 90, PEO 74, 75 - original vinyl asbestos floor tiles.

**Recommendation:**

Replace resilient flooring. (approx. 1150 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$197,340	Low

**Updated:** MAR-08

**Event:** Replace sheet vinyl flooring. (approx. 660 square metres)

**Recommendation:**

Replace sheet vinyl flooring. (approx. 660 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$113,256	Unassigned

**Updated:** MAR-08

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

(1955) Classrooms 10, 11, 12, 13, 15, 25, 27, 37, 38, 50, 51, 52, CNS 1,2, Special Education 3, 53 - have carpet. (1988 modernization)  
 (1957) Classrooms 40, 41, 42, 43, 47, 48, 49 - have carpet. (1988 modernization)  
 (1967) Library Study Rooms, General Office 101, VP 105, PRI 104, Infirmary 103, Business 98, Staff Room 96, CNF 95, Classrooms 82, 85 89, Studio 71, Practice Rooms 83, 84 - have carpet. (1988 modernization)  
 (1967) Library 54 - has carpet. (installed in 2001)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-08

**Event:** Replace carpet flooring. (approx. 1425 square metres)

**Recommendation:**

Replace carpet flooring. (approx. 1070 square metres in 1955 Section; 355 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$244,530	Unassigned

**Updated:** APR-08

**C3030.01 Concrete Ceiling Finishes (Unpainted) - \***

(1967) Boiler Room 87, Janitor Office 88 - have unpainted concrete ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	100	MAR-08

**C3030.02 Ceiling Paneling (Wood) - \***

(1955) East Entrance - has partial wood deck ceiling. (1988 modernization)  
 (1967) Library 54 - has partial wood deck ceiling. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	60	MAR-08

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - (1955, 1957, 1967, 1988)\*\***

(1955) Boys Washrooms 30, 33, Girls Washrooms 31, 32, Corridors - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (1988 modernization)  
 (1957) Classrooms 44 and Washroom - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (installed in 2006)  
 (1967) Library 54, Library Study Rooms, General Office 101, VP 105, PRI 104, Infirmary 103, Business 98, Staff Room 96, CNF 95, Classrooms 32, 64, 89, Work Room 97, Corridors - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (1988 modernization)  
 (1988) Connection between 1957 Section and 1967 Section - Corridor - has suspended T-bar ceiling system c/w acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	25	MAR-08

**Event: Replace acoustic ceiling tiles (approx. 300 tiles)****Concern:**

(1955) (1957) (1967) Corridors - have stained acoustic ceiling tiles.

**Recommendation:**

Replace acoustic ceiling tiles (approx. 300 tiles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$5,148	Low

**Updated:** MAR-08

**Event: Replace suspended T-bar system. (approx.2975 square metres)****Recommendation:**

Replace suspended T-bar ceiling system and acoustic ceiling tiles. (approx. 600 square metres in 1955; 295 square metres in 1957; 2080 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$170,170	Unassigned

**Updated:** APR-08



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

(1955) Gymnasium 7, Stage 9, Home Economics 18, partial Arts 24, Industrial Arts 17 - have painted plastered ceiling and exposed steel trusses. (1988 modernization)

(1955) Classrooms 10, 11, 12, 13, 15, 25, 27, 37, 38, 50, 51, 52, ECS 26, partial Home Economics 18, Special Education 3, partial Multipurpose Room 6 - have painted plastered ceiling, exposed wood grids and wood beams. (1988 modernization)

(1955) Dark Room 15, Storage 4, 14, 28, 34, 35, 36, Janitor 29, CNS 1, 2, Special Education 3, Served 4 - have painted plaster ceiling. (1988 modernization)

(1957) Classrooms 40, 41, 42, 43, 47, 48, 49 - have painted plastered ceiling, exposed wood grids and wood beams. (1988 modernization)

(1957 Classroom 44 Washroom - has painted drywall ceiling. (installed in 2006)

(1967) Storage 68, 73, 76, 93, Janitor 90, Audio Visual 56, Library Storage 57, Utility 80, Girls Change Room 77, Boys Change Room 79 - have painted drywall ceiling.

(1988) partial Arts 24 - has painted metal deck. (1988 modernization)

(1988) Connection between 1955 Section and 1957 Section - Washrooms - have painted drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	20	MAR-08

**C3030.09 Other Ceiling Finishes (Fibreboard Ceiling Tiles) - 1967 Section\***

(1967) Gymnasium 72, Classrooms 60, 61, 62, 63, SCI 65, 66, 81, 82, 89, SCI Preparation Room 67, PEO 74, 75, Practice Rooms 83, 84 - have fibreboard ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-08

**Event:** Replace with suspended T-bar system. (approx. 2090 square metres)

**Concern:**

(1967) Gymnasium 72 Classroom 60, 61, 62, 63, SCI 64, 65, 66, 81, 82, 89, SCI Preparation Room 67, PEO 74, 75 - original fibreboard ceiling tiles are stained, missing or loose.

**Recommendation:**

Replace with suspended T-bar system. (approx. 2090 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$237,952	Low

**Updated:** MAR-08

**C3030.09 Other Ceiling Finishes (Sprayed Fire Rated Material)\***

(1967) Classroom 82, Janitor Office 88 - have sprayed fire rated material on steel beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event:** Replace sprayed fire rated material. (approx. 100 square metres)

**Concern:**

(1967) Classroom 82, Janitor Office 88 - sprayed fire rated material on steel beams is loose

**Recommendation:**

Replace sprayed fire rated material. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$11,440	Low

**Updated:** MAR-08

## S4 MECHANICAL

### D2010.03 Lavatories - 1999

Stainless steel, countertop lavatories with conventional faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-08

### D2010.04 Sinks - \*\*

Mainly single and two compartment stainless steel sinks throughout school. Mop service sinks in Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

#### Event: Replace 20 sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$11,440	Unassigned

**Updated:** APR-08

### D2010.05 Showers - \*\*

Bradley, stainless steel column showers in Boys & Girls shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

#### Event: Replace 2 column showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,440	Unassigned

**Updated:** APR-08

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

Various wall mounted, single & double bubbler, vitreous china drinking fountains throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

#### Event: Replace 6 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$10,296	Unassigned

**Updated:** APR-08

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1988 \*\***

Vitreous china water closets, floor mounted with flush valves & tanks.  
 Vitreous china, enamelled steel countertop lavs with conventional faucets.  
 Vitreous china wall mounted & stall urinals with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace 12 water closets, 8 lavatories and 6 Urinals**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$57,200	Unassigned

**Updated:** APR-08

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

Mainly insulated copper domestic water piping. Solder joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Various gate & ball valves throughout building. Mainly isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace 50 domestic water gate & ball valves.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$22,880	Unassigned

**Updated:** APR-08

**D2020.01.03 Piping Specialties (Backflow Preventors) - \*\***

Ames double check valve backflow preventors on boiler make up water lines - both Mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-08

**Event: Replace 2 boiler make up line backflow preventors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$11,440	Unassigned

**Updated:** APR-08

**D2020.02.06 Domestic Water Heaters - East boiler room\*\***

John Wood, model JW 40S34 FV-04 / 40 Gal storage capacity, 34 MBtuh input capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event:** Replace east mechanical room domestic water heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,860	Unassigned

**Updated:** APR-08

**D2020.02.06 Domestic Water Heaters - West boiler room\*\***

A.O.Smith, model BTRC 120 110 / 71 Gal storage capacity, 120 MBtuh input capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-08

**Event:** Replace west mechanical room domestic water heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$11,440	Unassigned

**Updated:** MAR-08

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

Mainly preformed fiberglass pipe insulation. Canvas jacket in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Cast iron, copper, ABS piping throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

(1955)(1957)(1967):

Roofs sloped to roof drains, rainwater leaders to U/G combined sanitary / storm drainage system. Discharge to mains in street.

Weeping tile sump & pump in basement of Industrial Arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-08

**D2040.02.04 Roof Drains - \***

(1988)(2001)(2003) Conventional roof drains. Dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-08

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

(1988)(2001)(2003) Schedule 40 steel piping connecting incoming supply to rooftop air handling units, boilers & domestic water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - East Boiler Room\*\***

2 Gas fired hot water boilers: Raypak. Model E-3500T, 3150 Mbtuh rated input each. Located in east Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace east Mechanical room Heating Boilers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$91,520	Unassigned

**Updated:** APR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - West Boiler Room\*\***

2 Gas fired hot water boilers: Bastian-Morley. Model unknown, 1925 Mbtuh rated input each. Located in west Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event: Replace west Mchanical room Heating Boilers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$91,520	Unassigned

**Updated:** MAR-08

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

Individual insulated metal chimneys up to weather caps on roof. Combustion air duct - terminating in arctic trap in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace chimney and vent connectors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$22,880	Unassigned

**Updated:** APR-08

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

Insulated metal chimney and vent connectors up to weather cap on roof. Combustion air duct - terminating in arctic trap in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event: Replace chimney & vent connectors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

**Updated:** MAR-08

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

(1967)(1988) Chemical pot feeders serving east & west Mechanical room hydronic loops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-08



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

Engineered Air Rooftop Air Handling Units, various sizes & capacities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace 8 rooftop units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$91,520	Unassigned

**Updated:** MAR-08

**D3040.01.01 Air Handling Units: Air Distribution - West Boiler Room\*\***

Dunham Bush Air Handling unit, located in the west Mechanical room, c/w heating coil, S/R fans, filters, mixing sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event: Replace west boiler room Air Handling Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

**Updated:** APR-08

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

N.R.Murphy dust collector, located outside Industrial arts area. Model unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Mainly overhead & sidewall, galvanized steel, low velocity ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Various square ceiling diffusers, single & double deflection, eggcrate sidewall supply & return grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Serving entrance force flow heaters and perimeter radiation, air handling unit coils. Insulated Schedule 40 steel piping - threaded joints. Copper piping - soldered joints.

H.F.Clarke & Armstrong circulating pumps, model unknown. ITT shell & tube heat exchanger, providing glycol to the air handling unit coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event:** **Replace heating circulation pumps, heat exchanger and approx. 150 m of heating piping**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$228,800	Unassigned

**Updated:** APR-08

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

Various ceiling exhaust fans & roof mounted centrifugal exhausters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event:** **Replace 8 Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$17,160	Unassigned

**Updated:** APR-08

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

Galvanized steel, low velocity - connecting exhaust grilles to exhaust fans & outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Various sidewall & ceiling exhaust grilles / registers, ducted to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**D3050.03 Humidifiers - \*\***

Fulton steam boiler, located in Mechanical room. Currently unused, but appears to be in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace Fulton steam boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$11,440	Unassigned

**Updated:** APR-08

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

Ceiling mounted force flow heaters in entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace 6 entrance force flow units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$22,880	Unassigned

**Updated:** APR-08

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

Perimeter radiation, located throughout school. Sloped & flat top. Various enclosure heights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace approx. 150 m of finned tube radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$114,400	Unassigned

**Updated:** APR-08

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

Mark Hot vertical projection unit heater in west Boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event: Replace Unit Heater in west Boiler room**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,860	Unassigned

**Updated:** MAR-08

**D3050.05.07 Unit Ventilators\*\***

Dunham Bush unit ventilators in 1967 wing classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event: Replace 20 Unit Ventilators**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,640	Unassigned

**Updated:** MAR-08

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

Electric controls of entrance force flow units and unit heater in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace force flow & unit heater controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$11,440	Unassigned

**Updated:** MAR-08

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

Pneumatic control of heating and ventilation systems. DeVilbiss air compressor in west boiler room. Honeywell air compressor in east boiler room. Refrigerated air dryers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Heating and Vent system controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

**Updated:** MAR-08

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

Honeywell DDC system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	20	MAR-08

**Event: Replace building DDC system****Concern:**

System is unreliable and is showing signs of system failure.

**Recommendation:**

Replace DDC system

**Consequences of Deferral:**

Lack of automation in building control system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$114,400	Medium

**Updated:** MAR-08**D4020 Standpipes - \***

Firehose cabinets in Gymnasium, c/w hose, valve, rack &amp; fire extinguisher.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	60	MAR-08

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

Portable dry chemical fire extinguishers throughout building. Wall mounting brackets and fully recessed extinguisher cabinets. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**S5 ELECTRICAL****D5010.02 Secondary Electrical Transformers (Interior)\*\***

Dry type step down transformers have been provided in the electrical room that step the voltage down to 120/208V, 3 phase 4 wire, from the incoming 600V system. Each transformer is rated at 150kVA. The secondaries of the transformer feed 208V, 3 phase, 4 wire CDP's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	40	MAR-08

**Event:** **Replace interior step down transformers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$22,880	Unassigned

**Updated:** MAR-08

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

A Square "D", 2 cell main distribution centre has been provided, that is fed from an on-site pad-mounted transformer located in the north east corner of the property. The distribution centre is rated at 400A, 347/600V, 3 phase, 4 wire and is complete with an 400A main breaker. Step down dry type transformers have been provided. The distribution section is complete with feeder breakers that feed the various loads within the school. The main distribution centre is located in the electrical room . All feeder breakers are identified and there is ample spare breaker capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	40	MAR-08

**Event:** **Replace Main Electrical Switchboards (Main Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$250,193	Unassigned

**Updated:** APR-08

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

Central distribution panels and branch circuit breaker panel boards have been provided. The central distribution panels, (CDP's) are located in the electrical room. The branch circuit panel boards are located strategically throughout the school including classroom wings and service rooms. Branch circuit panels are approximately 75% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-08

**Event:** **Replace approx 30 Electrical Branch Circuit Panelboards (Secondary Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$62,920	Unassigned

**Updated:** APR-08

**D5010.07.01 Switchboards, Panelboards, and Motor Control Centers\*\***

Furnas 2 section motor control centre has been provided for motor control and is located in the mechanical room. It is complete combination type magnetic motor starters, pilot lights and hand off auto selector switches. The motor control centre has spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	APR-08

**Event:** Replace motor control center.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$28,600	Unassigned

**Updated:** MAR-08

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

All branch wiring is copper and is in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

**D5020.02.01 Lighting Accessories (Lighting Controls) - \***

Interior lighting is controlled by line voltage switches. A GE low voltage switching system has been provided for the gymnasium and the corridors. All areas are locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

**D5020.02.02.02 Interior Florescent Fixtures - \*\***

Lighting is primarily provided by fluorescent fixtures. Fixtures are either surface mounted or recessed mounted depending on the ceiling system. All fixtures are with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-08

**Event:** Replace approx. 1500 Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$457,600	Unassigned

**Updated:** APR-08

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

Emergency lighting is provided by battery packs and remote heads, all strategically located to illuminate paths and points of egress in the event of a utility power failure. All paths and points of egress are well covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

**Event:** Replace approx. 40 battery pack Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$45,760	Unassigned

**Updated:** APR-08

**D5020.02.03.03 Exit Signs - \***

LED type exit lights have been over each required point of egress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-08

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

Wall mounted fixtures have been provided around the building perimeter. Fixtures are complete with 150 Watt H.P. Sodium lamps. All entrances are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

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

All exterior lighting is controlled by photo cell, time clock and manual override. Lights turn on by the photo cell and are turned off at a pre-set time by the time clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08



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

A Simplex 4002 fire alarm system has been provided. The system is hard wired and is complete with heat and smoke detectors, manual pulls stations, audible signal appliances. The system is zoned. The main control panel is located in the main office with a remote annunciator located in the principal entrance of the building. The system is externally monitored and tested annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-08

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$91,520	Unassigned

**Updated:** APR-08

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

A DSC Maxsys PC4020 intrusion alarm system has been provided. The system is complete with motion detectors and door contacts. The main control panel is located in the electrical office with keypads at the entrances used by the staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-08

**Event: Replace Intrusion Detection System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$62,920	Unassigned

**Updated:** APR-08

**D5030.04.01 Telephone Systems - \***

The telephone service to the school is underground and terminates in the electrical room. A telephone terminal board has been provided. A Nortel Meridain telephone system has been provided. Telephone sets have been provide in the administration area including the offices and in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	25	MAR-08

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

Cat 5 data cabling has been provided throughout the school with data outlets in each classroom and in the administration area. Local area network is located in the library and is complete with a wall mounted rack containing patch panels, hubs etc..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-08

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

The paging system is the product of Bogen and is located in the general office. The system is interfaced with the telephone system. Telephone sets have been provided in each classroom. Ceiling mounted speakers have been provided throughout the school including each classroom, corridors, and the wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	MAR-08

**Event: Replace Public Address and Music Systems]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$74,360	Unassigned

**Updated:** APR-08

**D5030.06 Television Systems - \***

Cable TV has been provided and is underground with the service backboard located in the electrical room. TV outlets have been provided in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

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

(1967) Library 54 - has book shelves, study corals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**E1020.03 Theater and Stage Equipment - \***

(1955) Stage 9 - has stage curtains and tracks.

(1967) Classroom 85 (drama) - has stage curtain and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-08

**Event: Replace stage curtain2. (2 curtains)****Concern:**

(1955) Stage 9 - has stage curtains and tracks.

**Recommendation:**

Replace stage curtains. (2 curtains)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$20,592	Low

**Updated:** MAR-08

(1955) Stage 9 - stage curtains are damaged.

**E1020.07 Laboratory Equipment - \***

(1955) Industrial Arts 17 - has flammable cabinets.

(1955) Arts 24 - has kiln.

(1967) Preparation Room 67 - has fume hood, flammable cabinet.

(1967) Science 65 - has eyewash station, fire blanket.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**E1090.01.01 Vacuum Cleaning Systems\***

(1955) Industrial Arts 17 - has exterior dust collector. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**E1090.03 Food Service Equipment - \***

(1955) Servery 4 - no information.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**E1090.04 Residential Equipment - \***

(1955) Home Economics 18 - has microwaves, fridges, ranges, washer, dryer. (1988 modernization)  
 (1957) Classrooms 41, 44 - have microwave, fridge, range c/w exhaust fan, washer, dryer. (installed in 2006)  
 (1967) Staff Room 96 - has microwaves, dishwasher, fridge, vending machine.  
 (1967) Storage 73 - has fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

(1955) Gymnasium 7 - has climbing ropes, fold-up basketball backstops.  
 (1967) Gymnasium 72 - has curtain divider, side folded basketball backstops, scoreboard, fold-up basketball backstops, rock climbing wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**E2010.02 Fixed Casework - (Display Cases)\*\***

(1955) Corridors near Storage 38, 35 - have display cases. (1988 modernization)  
 (1967) Corridors near Storage 76, North Main Entrance - have display cases. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace display cases. (approx. 12 linear metres)****Recommendation:**

Replace display cases. (approx. 6 linear metres in 1955 Section; 6 linear metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,592	Unassigned

**Updated:** APR-08

**E2010.02 Fixed Casework - (Millwork)\*\***

(1955) Classrooms have millwork. (1988 modernization)  
 (1957) Classrooms have millwork. (1988 modernization)  
 (1967) classrooms have millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event: Replace millwork. (approx. 310 linear metres)****Recommendation:**

Replace millwork. (approx.120 linear metres in 1955 Section;  
 80 linear metres in 1957 Section; 110 linear metres in 1967  
 Section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$531,960	Unassigned

**Updated:** APR-08**Event: Replace millwork. (approx. 40 linear metres)****Concern:**

(1955) Arts 24 - has damaged millwork.  
 (1957) Classrooms 41, 42, 47 - have damaged millwork.

**Recommendation:**

Replace millwork. (approx. 40 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$68,640	Low

**Updated:** MAR-08**E2010.02 Fixed Casework - (Reception Counters)\*\***

(1967) Library 54, General Office 101 - have reception counters. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace reception counters. (approx. 22 linear metres)ent**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$37,752	Unassigned

**Updated:** MAR-08

**E2010.02 Fixed Casework - (Vanities)\*\***

(1955) ECS Washroom, Classroom 27 Washroom, Boys Washrooms 30, 33, Girls Washrooms 31, 32 - have plastic laminated vanities. (1988 modernization)

(1957) Classroom 45 Washroom - has plastic laminated vanity. (installed in 2006)

(1967) Staff Washrooms 99, 100, Infirmary Washroom 103 - have plastic laminated vanities. (1988 modernization)

(1967) Girls Washrooms 69, 90, Boys Washrooms 70, 92 - have plastic laminated vanities.

(1967) Girls Change Room 77, Boys Change Room 79 - have plastic laminated vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event: Replace vanities. (approx. 22 linear metres)****Recommendation:**

Replace vanities. (approx. 22 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,168	Unassigned

**Updated:** MAR-08

**E2010.03.01 Blinds - \*\***

(1955) Classrooms - have horizontal venetian blinds over windows.

(1957) Classrooms - have horizontal venetian blinds over windows.

(1967) Classrooms - have horizontal venetian blinds over windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-08

**Event: Replace blinds. (approx.80 blinds)****Recommendation:**

Replace blinds. (approx. 39 blinds in 1955 Section; 15 blinds in 1957 Sections; 26 blinds in 1967 Section)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$36,608	Unassigned

**Updated:** APR-08

**E2010.03.06 Curtains and Drapes\*\***

(1955) Dark Room 15 - has curtain and track. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**F1010.02 Pre-Engineered Structures - Solarium - 1955 Section**

(1955) Home Economics 18 addition - has a solarium. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**F1020.02 Special Purpose Rooms - Industrial Arts**

(1955) Industrial Arts 17 - has drill press, band saw, sander, lathe, paint station, table saw, metal work table, jag saw. (1988 modernization)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**F2020.01 Asbestos - \***

(1967) Classroom 60, 61, 62, 63, SCI 64, 65, 66, 81, SCI Preparation Room 67,, Utility 80, Girls Change Room 77, Boys Change Room 79, Storage 68, 73, 76, 93, Janitor 90, PEO 74, 75, Audio Visual 56, Library Storage 57 - original vinyl floor tiles contain asbestos materials. (based on Asbestos Building Material Survey Report - Parkview Elementary &amp; Junior High School prepared by PHH Environmental Limited dated December 12, 2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event: Remove vinyl asbestos floor tiles.****Concern:**

(1967) Classroom 60, 61, 62, 63, SCI 64, 65, 66, 81- the original vinyl floor tiles may contain asbestos materials.

**Recommendation:**

Remove vinyl asbestos floor tiles. (cost included under C3020.07 Resilient Flooring\*\* - (1967))

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2010	\$11,440	Unassigned

**Updated:** MAR-08**F2020.04 Mould - \***

No apparent mould observed in School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**F2020.09 Other Hazardous Materials - \***

No hazardous materials observed in School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**S8 FUNCTIONAL ASSESSMENT****K4010.01 Barrier Free Route: Parking to Entrance - \***

Building has barrier free route from parking lot to Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**K4010.02 Barrier Free Entrances - \***

(1967) North Main Entrance - has electric powered access controls. (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-08

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

(1967) Corridor near North Main Entrance has a concrete ramp.  
Building - Corridors are wide enough for wheelchairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

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

(1955) Boys Washrooms 30, 33, Girls Washrooms 31, 32 - have handicap toilet cubicles.  
(1957) Classroom 44 Washroom - has handicap toilet cubicle. (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08

**K4020 Building Code -**

ABC Group A Division 2 - School. The building is one storey, unsprinklered; and has combustible and non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-08



# RECAPP Facility Evaluation Report



**Parkview Elementary / Junior High School**

S3247  
Edmonton

**Facility Details****Building Name:** Parkview Elementary / Junio**Address:****Location:** Edmonton**Building Id:** S3247**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** Francis Ng Architect Ltd.**Evaluation Date:** October 19 2007**Evaluator Name:** Francis Ng, Paul Fung, Kan Jhass**Total Maintenance Events Next 5 years:** **\$1,059,230****5 year Facility Condition Index (FCI):** **0%****General Summary:**

School has 92nd Avenue on the North side and 143rd Street on the West side. These are public roadways. School bus loading and unloading zone along 92nd Avenue.

Grass grows on the South and West sides of the building. Lawn is on the North and East sides. School has trees along the North and East sides. Staff parking lots are on the Southeast side. Chain link fence and gate were installed along the property lines. Concrete sidewalks along the North and East sides. Concrete unit pavers along the South side Multipurpose Area.

**Mechanical:**

Sanitary & Storm sewer, domestic water for the building are from municipal mains in the adjacent streets. Natural gas is from utility mains - entering the building on the east side. No significant problems reported nor observed at the time of our inspection.

Recommendations for future action include - repair asphalt parking lot; provide parking markings.

**Structural Summary:****Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****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.

**S7 SITE****G1030 Site Earthwork (Site Grading)\***

Negative grading around the perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	50	APR-08

**Event:** Regrade around building.

**Concern:**

(1955)(1957)(1967) - soil settled along the perimeter of building.

**Recommendation:**

Provide new grade around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$34,320	Low

**Updated:** APR-08



(1967) West side of building - has settlement.

**G2010.02.02 Flexible Pavement Roadway (Asphalt) - \*\***

School has 92nd Avenue on the North side, 143rd Street on the West side. These are public roadways. School bus loading and unloading zone along 92nd Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	25	APR-08

**Event:** Replace public flexible pavement roadway (Asphalt). (approx. 1300 square metres)

**Recommendation:**

Replace public flexible pavement roadway (Asphalt). (approx. 1300 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$148,720	Unassigned

**Updated:** APR-08

**G2010.05 Roadway Curbs and Gutters - \***

Public roadways have concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2020.02 Flexible Paving Parking Lots(Asphalt) - \*\***

Southeast parking lot is asphalt paved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	25	APR-08

**Event:** **Repair asphalt paved parking lot. (approx. 200 square metres)**

**Concern:**

Parking lot asphalt pavement needs damaged spots repaired.

**Recommendation:**

Repair asphalt paved parking lot. (approx. 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$22,880	Low

**Updated:** APR-08



Parking lot has damaged asphalt paved spots.

**Event:** **Replace asphalt paved parking lot. (approx. 1700 square metres)**

**Recommendation:**

Replace asphalt paved parking lot. (approx. 1700 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$194,480	Unassigned

**Updated:** APR-08

**G2020.05 Parking Lot Curbs and Gutters - \***

Southeast parking lot has concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2020.06.01 Traffic Barriers - \***

Southeast parking lot - has metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2020.06.02 Parking Bumpers - \***

Parking lot - has concrete bumpers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2020.06.03 Parking Lot Signs - \***

Parking lots have parking signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2020.06.04 Pavement Markings - \***

Southeast parking lot does not have parking lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	APR-08

**Event:** **Provide pavement markings. (approx. 57 parking stall markings)**

**Concern:**

Southeast parking lot does not have parking lines.

**Recommendation:**

Provide pavement markings. (approx. 56 parking stall markings and 1 handicap stall)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$13,042	Low

**Updated:** APR-08



**G2030.03 Pedestrian Unit Pavers\*\***

(1988) Multipurpose Area 6 addition - has concrete pavers along South side.  
North of 1967 Section has concrete slab pavers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	APR-08

**Event:** **Replace concrete slab pavers. (approx 100 square metres)**

**Recommendation:**

Replace concrete slab pavers. (approx 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,720	Unassigned

**Updated:** APR-08

**G2030.04 Rigid Pedestrian Pavement (Concrete) - \*\***

(1955) building - has concrete sidewalk along North and East sides.  
(1967) building - has concrete sidewalk along the North side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	25	APR-08

**Event:** **Repair concrete sidewalk. (approx. 50 square metres)**

**Concern:**

(1967) North and South Entrance have damaged concrete sidewalks.

(1967) Outside Boiler Room 87 - concrete sidewalk settled.  
The unlevelled sidewalk will be a safety issue to users.

**Recommendation:**

Repair concrete sidewalk. (approx. 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$8,580	Low

**Updated:** APR-08



Picture 138.jpg

**Event:** **Replace concrete sidewalk. (approx. 280 square metres)**

**Recommendation:**

Replace concrete sidewalk. (approx. 280 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$48,048	Unassigned

**Updated:** APR-08

**G2030.06 Exterior Steps and Ramps - \***

(1955) East Entrance - has concrete ramp and metal pipe handrails. (1988 modernization)  
 (1955) South Entrance - has a wood ramp. (see B1010.06 Ramps: Exterior - 1955 Section)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2040.02.01 Chain Link Fences and Gates\***

School has chain link fence along property lines. (repaired in 2003)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	APR-08

**G2040.03 Athletic and Recreational Surfaces - \*\***

South of (1957) building - has outdoor basketball court on concrete pad.  
 South open field has soccer goal posts..  
 Southeast corner of the open field has baseball diamond.  
 West side of school has tennis courts and outdoor rink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	25	APR-08

**Event:** Replace athletic and recreational surfaces.  
(approx. 5000 square metres)

**Recommendation:**

Replace athletic and recreational surfaces. (approx. 5000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$572,000	Unassigned

**Updated:** APR-08

**G2040.05 Site and Street Furnishings - \***

North Main Entrance - has wood bench.  
 Courtyards - have picnic tables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2040.05.04 Bicycle Racks**

Southeast area - has bicycle racks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-08

**G2040.06 Exterior Signs - \***

North side of Gymnasium 7 of 1955 Section - has a free standing signage on lawn.  
School has exterior signage at Main Entrance on North wall of 1967 Section.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	APR-08

**G2040.08 Flagpoles - \***

North Main Entrance of 1967 Section - has a flagpole.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	APR-08

**G2040.12.07 Garbage Disposal**

South of Multipurpose Room 18 of 1955 Section - has a garbage container.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	APR-08

**G2050.04 Lawns and Grasses - \***

School has lawn along the North and East sides and grass on South and West sides.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	APR-08

**G2050.05 Trees, Plants and Ground Covers - \***

School has trees along the North and West sides; and shrubs along South side.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	APR-08



**G2050.07 Planting Accessories - \***

Northwest corner of 1967 Section has brick planter.  
North Main Entrance has brick planters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	APR-08

**Event: Replace brick planters. (approx. 20 linear metres)****Concern:**

Brick planters are damaged.

**Recommendation:**

Replace brick planters. (approx. 20 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$11,440	Low

**Updated:** APR-08



Brick planters are damaged.

**G3010.02 Site Domestic Water Distribution - \***

Incoming water service from municipal mains in adjacent 143rd street, around the north side of the building to water service entry point on east side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	APR-08

**G3020.01 Sanitary Sewage Collection - \***

Outgoing sanitary sewer to municipal in adjacent 92nd Avenue. Sanitary main exit point on the southeast corner of the school. Sanitary sewer combined with the storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	APR-08

**G3030.01 Storm Water Collection - \***

Roof drainage collected by conventional roof drains & scuppers - connected to rainwater leaders and underfloor storm drainage system. Main storm drain exit point combined with sanitary sewer at southeast corner of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	APR-08

**G3060.01 Gas Distribution - \***

Incoming gas service to service entry point on the east side of building. Natural gas main routed around the north side of the building from City mains in 143rd Street.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	APR-08

**G4010.04 Car Plugs-ins - \***

Pedestal mounted car plug-in receptacles have been provided for staff use. Receptacles are time and temperature controlled.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	0	APR-08

**G4020.01 Area Lighting - \***

Pole mounted lighting fixtures have been provided in the parking lot. Fixtures are 400W, H.P. Sodium and are photo cell/time clock controlled along with the rest of the other exterior lighting.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	0	APR-08