

# **RECAPP Facility Evaluation Report**

**Peace River School Div #10**



**E. E. Oliver Elementary School**

B3391A

Fairview

**Facility Details**

**Building Name:** E. E. Oliver Elementary School  
**Address:** P. O. Bag 2525  
**Location:** Fairview  
  
**Building Id:** B3391A  
**Gross Area (sq. m):** 4,388.90  
**Replacement Cost:** \$12,435,133  
**Construction Year:** 1960

**Evaluation Details**

**Evaluation Company:** Manasc Isaac Architects  
**Evaluation Date:** January 30 2008  
**Evaluator Name:** Roland Hoath

**Total Maintenance Events Next 5 years:** **\$2,151,980**  
**5 year Facility Condition Index (FCI):** **17.31%**

**General Summary:**

Elementary school with a current student capacity of 350 students. Contains classrooms, science rooms, staff/administration areas, washrooms, full industrial kitchen, stage. (Used for community events)

Original building (1960)- wood frame construction - modernized in 1992- 1,036 sqm  
 (1980) Addition- wood frame construction- modernized in 1991- 1,358 sqm  
 (1981) Addition- wood frame construction- modernized in 1991- 440 sqm  
 (1991) Addition- masonry and steel roof- 1,555 sqm

Total area: 4,389 sqm

**Structural Summary:**

Grade beams and piles throughout. Crawl space under whole building, including additions. Stick frame construction throughout original building and 1980/1981 additions. Masonry (concrete block) in 1991 addition. Combustible roof structure in original building, and open webbed steel joists in additions. Mezzanine in the 1991 addition housing the mechanical room. Building at grade from the north and has exterior concrete stairs from the south.

Crawl space is humid and has large accumulations of water (water lines show accumulations up to 8'). Significant mould growth has been identified in the crawl space. Drainage issues at the north portion of the original building are probably contributing factors (see S7 Site). Exterior stairs are badly chipped and two have no railing.

Overall condition is Poor.

**Envelope Summary:**

Exterior cladding throughout all portions of the building is made up of brick (lower portion) and metal siding (upper portion). Accents below the windows are in stucco. Windows are aluminum, double glazed and have an operable portion. Entrance doors throughout the school are fully glazed, double steel doors, with side lights. Skylights are located in the main entrance (pyramidal) and in the library (raked). The roof was originally built up bituminous roofing, however, has been replaced over the north portion of the 1981 addition and north of the library with SBS. Roof access is through a storage room in the mezzanine (1991 addition) and through the custodial room in the 1981 addition. External ladders link the various roof heights.

According to the 2007 roofing report, maintenance is needed on the roof above the gym, the southern portion of the 1981 addition and above the main entrance. Some door hardware is worn and sticks.

Overall condition is Acceptable.

**Interior Summary:**

Interior wall finishes are predominantly painted drywall in classrooms, except in the 1981 addition which is finished with vinyl panels. Ventilated ceiling tile is found throughout the building. Classrooms are 1/3 linoleum and 2/3 carpet. Library, administration areas and staff room have carpet flooring. Corridors and multipurpose area are linoleum. Stage and gymnasium have maple flooring. Stage separation from the gym is by operable panels. Several bathrooms received cosmetic upgrades in 2000.

Ventilated ceiling tile can not be found when repairs are needed, and causes large amounts of dust accumulation. Blinds and drapes are faded and worn. Bathroom casework is coming apart. Vinyl finish on the operable panels is torn. Some carpet needs to be replaced. Asbestos wall panels are in one of the girls' bathrooms.

Overall condition is Acceptable.

**Mechanical Summary:**

Heating and ventilation is provided by gas fired indoor furnaces. Air is distributed through low velocity ductwork in crawl space and ceiling space to designated areas.

Domestic hot water is generated by one gas fired domestic water heater located in mechanical room 207. System complete with hot water recirculation pumps.

Conventional plumbing fixtures throughout.

A wet standpipe system has been incorporated within the building to provide fire protection to all occupied spaces.

Overall mechanical system is in acceptable condition.

The following items require attention:

- Poor ventilation in crawl space.
- Obsolete furnaces serving 1981 addition.
- No make-up air to Commercial kitchen.
- No air conditioning in Computer lab and Server Room.

**Electrical Summary:**

The building is supplied from an O/H power line to a 120/208V 600Amp main distribution which was installed in 1991 during a major addition and renovation. At that time most of the system from the original building where updated. In 2002 the data system was updated to a Cisco brand system. There is very little that need to be done to the building at present. A few suggested renovations would be that the T12 lighting throughout the building be changed to a combination of T8's and T5HO in larger open spaced instead of HPS fixtures.

In general this buildings electrical systems are in acceptable condition.

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

# S1 STRUCTURAL

## A1010 Standard Foundations\*

Grade beams and piles throughout the original building and all additions.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

## A2020 Crawl Space\*

Crawl space under whole building. Dirt flooring. Height ~5'

Mould can be found in significant quantities in the crawl space- up to 1" deep growth. Mould was found along the base of the walls redone from the 1981 addition. Mould events are addressed in the S7 Site.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor      | 1960             | 0                  | MAR-09         |

### Event: Repair mould growth (affected area 25sqm)

#### **Concern:**

Mould growth is assumed to be hazardous.

#### **Recommendation:**

Remove mould and dirt floor surrounding mould growth.  
Remove/dig out 3" depth of dirt from beneath mould growth.  
Remove/dig out minimum 1'-0" surrounding area of dirt from current mould growth. Replace with clean dirt/gravel.

Removed dirt and mould requires treatment.



DSC01270-edited.jpg

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$100,000   | High            |

**Updated:** MAR-09

### Event: Study causes of humidity and mould growth

#### **Concern:**

High humidity. Significant mould growth. Water infiltration into crawl space due to poor drainage. Water lines on foundation show pooling water up to 8"-9". Although concrete work had been done on the north end of the original building, the crawl space continues to have poor conditions. Shaling and puddling problems on said concrete work.

#### **Recommendation:**

Perform testing on mould and implement measures to ensure adequate drainage of crawl space.

#### **Consequences of Deferral:**

Continued growth of mould and potential health risk to children.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study       | 2009        | \$5,000     | High            |

**Updated:** MAR-09

**B1010.01 Building Frame\***

Wood and metal stud. Corridors are interior load bearing walls.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

**B1010.03 Floor Decks, Slabs, and Toppings\* 1960**

1960 building- wood decks

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

**B1010.03 Floor Decks, Slabs, and Toppings\* 1980**

1980 addition- concrete

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980             | 0                  | MAR-09         |

**B1010.03 Floor Decks, Slabs, and Toppings\* 1981**

1981 addition- plywood glued on concrete

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1981             | 0                  | MAR-09         |

**B1010.03 Floor Decks, Slabs, and Toppings\* 1990**

1990 addition- concrete slab and topping

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990             | 0                  | MAR-09         |

**B1010.05 Mezzanine Construction\***

Located in the 1991 addition (gym). Concrete block load bearing walls.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

**B1010.07 Exterior Stairs\***

Concrete stairs at southern exits

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor      | 1960             | 40                 | MAR-09         |



DSC01252-edited.jpg

**Event:** **Replace concrete exterior 5 stair tread and landing.**  
**Provide painted metal handrail**

**Concern:**

Stairs are lacking handrails and are badly chipped.  
Mud room #160, 162

**Recommendation:**

Repair concrete stairs and add rails.  
4 Steps. 10'-0" width.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009        | \$8,000     | High            |

**Updated:** MAR-09**B1020.01 Roof Structural Frame\***

Roof decking over corridors.

1960- stick frame construction  
OWSJ in remainder of the building.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

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

Brick exterior throughout. Original. Redone partially in 1981 and completed in 1991.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1981             | 75                 | MAR-09         |

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

Throughout exterior of building- top half. Original. 1.3m height at classroom walls and 3.7m height at multipurpose room walls (1980 addition) and 4m height at gymnasium.  
(~600m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 40                 | MAR-09         |

**Event: Replace Metal Siding**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031        | \$80,000    | Unassigned      |

**Updated:** MAR-09

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

Exterior. Under windows, strip between brick and siding. Original.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 75                 | MAR-09         |

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

Exterior seals on windows and doors

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 20                 | MAR-09         |

**Event: Re-caulk all door and window joints.****Concern:**

All door and window seals broken. Caulking has failed.

**Recommendation:**

Re-caulk all doors and windows. (approximately 400 linear metres of sealant).

42 windows, 20 doors.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012        | \$20,000    | Low             |

**Updated:** MAR-09

**B2010.09 Exterior Soffits\***

At exits, metal siding.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

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

Aluminum, double glazed.

(~42 window areas at 4 sqm)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 40                 | MAR-09         |

**Event: Replace Exterior Windows- 170m2**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$200,000   | Unassigned      |

**Updated:** MAR-09**B2030.01.02 Steel-Framed Storefronts: Doors\*\***

Galvanized steel-fully glazed (~8)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 30                 | MAR-09         |

**Event: Replace Exterior Entrance Doors - 1960 Section**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$23,500    | Unassigned      |

**Updated:** MAR-09



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

Galvanized steel- fully glazed, with sidelights. Double doors. (~13 sets of doors)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980             | 40                 | MAR-09         |

**Event: Repair Exterior Door Hardware****Concern:**

Hardware is worn and beginning to stick on several doors.  
(~ 6 sets)

**Recommendation:**

Replace worn hardware.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$3,000     | Medium          |

**Updated:** MAR-09**Event: Replace Exterior Utility Doors**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020        | \$76,000    | Unassigned      |

**Updated:** MAR-09

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

Original building, 1980 addition, South portion of 1981 addition, 1991 addition.  
(~3700 m2)

(2007) Portions G, J reroofed in SBS (G: northern portion of 1981 addition and area north of library; J: thin sliver of roof south of library glazing) Sections identified in most recent Roofing Report from Northern Lights (not dated)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1960             | 25                 | MAR-09         |

**Event: Replace Roof sections for area A,F,H****Concern:**

Maintenance and repairs required at this time to extend the lifespan of the roof for 2-4 additional years.  
(~3000m2)

Areas identified as A, F and H on Northern Lights Roofing Report.

A: Gymnasium

F: Main Entrance

H: Southern portion of 1981 addition

**Recommendation:**

Replace roofing with SBS (~3000m2)

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2012        | \$500,000   | Medium          |

**Updated:** MAR-09

**Event: Replace Roofing for sections B,C,D,E,I, K****Recommendation:**

~2000m2

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$350,000   | Unassigned      |

**Updated:** MAR-09

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

Portions G, J : ~700m2

(2007) Portions G, J reroofed in SBS (G: northern portion of 1981 addition and area north of library; J: thin sliver of roof south of library glazing)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 2007             | 25                 | MAR-09         |

**Event: Replace roofing [G]**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2032        | \$100,000   | Unassigned      |

**Updated:** MAR-09**B3010.08.02 Metal Gutters and Downspouts\*\***

Gutters and downspouts located around perimeter of building. (downspouts ~5 locations) Concrete swale at southern end of building between the 1981 addition and the original building in order to encourage drainage away from the construction. Concrete work on northern end of original building to move water around building. See Site S7 for drainage problems.

(2004) Added concrete swale to southern end of building between the 1981 addition and the original building in order to encourage drainage away from the construction.

(2006) Concrete work on north end of the original building in order to aid drainage, prevent water accumulation in crawl space-- insufficient.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 30                 | MAR-09         |

**Event: Replace all gutters and downspouts****Concern:**

Water drainage issues.

**Recommendation:**

Replace all gutters and downspouts.

5 downspouts

All perimeter gutters (2000 linear m)

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$33,000    | Unassigned      |

**Updated:** MAR-09

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

Main entrance - pyramidal  
 Library- long U shape, sloped, ~ 1.5m wide.  
 (~85 m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 25                 | MAR-09         |

**Event: Replace Skylights**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016        | \$100,000   | Unassigned      |

**Updated:** MAR-09

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

Roof hatches located in custodial room in 1981 addition and storage room in the mezzanine of the 1991 addition.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1981             | 25                 | MAR-09         |

### S3 INTERIOR

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

Located throughout building. Wood and metal stud.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

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

Separating stage from gymnasium. Folding panel partitions with vinyl cover finish. (~50m2)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1991             | 30                 | MAR-09         |



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#### Event: Repair vinyl finish on folding partition

##### **Concern:**

Vinyl finish torn on majority of the folding panels

##### **Recommendation:**

Replace vinyl finish.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$5,500     | Medium          |

**Updated:** MAR-09

#### Event: Replace stage partitions

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$100,000   | Unassigned      |

**Updated:** MAR-09

#### C1010.04 Interior Balustrades and Screens, Interior Railings\* -

Original, metal. Located throughout building at interior stairs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1960             | 0                  | MAR-09         |

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

Located in the administration area and 2 windows in the library (Al exterior window--> interior window when addition was built)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

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

Lever type hardware installed throughout- original. Wooden interior doors- original.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 40                 | MAR-09         |

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

- 1- Entrance into 1960 original building along corridor 177
- 2- At firewall separation between gym addition (1991) and 1980 addition, corridor 178 and MUD 160.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 0                  | MAR-09         |

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

Metal roll-up doors:  
Kitchen (1), Wet bar (1)- 1991 addition  
Multi-purpose room (1)- 1980 addition

Security partition:  
At ramp into multipurpose space in 1980 addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1980             | 0                  | MAR-09         |

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

On average 2 chalkboards per classrooms. Several cork-boards and white-boards in corridors, gym area and administration areas.  
(~50)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 20                 | MAR-09         |

**Event: Replace display boards**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$80,000    | Unassigned      |

**Updated:** MAR-09

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

WC (~20)

RM#: 127, 128, 107,108, 151, 152

Showers (~8)

RM#: 148, 150

(1991) Modernization in WCs: 127, 128

(2000) New partitions in Wcs: 107, 108, 127

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 30                 | MAR-09         |

**Event: Replace Toilet partitions (28)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$52,000    | Unassigned      |

**Updated:** MAR-09**C1030.08 Interior Identifying Devices\* -**

Room numbers on classrooms, WC

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

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

Metal lockers in corridors (~200)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 30                 | MAR-09         |

**Event: Replace lockers**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$173,000   | Unassigned      |

**Updated:** MAR-09

**C1030.12 Storage Shelving\* -**

Metal shoe racks in mud rooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1960             | 0                  | MAR-09         |

**Event: Repaint shoe racks****Concern:**

Rusted shoe racks in mud rooms.

**Recommendation:**

Repaint shoe racks.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2011        | \$1,000     | Medium          |

**Updated:** MAR-09

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

Original WC fixtures. Two thirds of bathrooms cosmetic changes.

(2000) New sinks put in WC #107,108 (had rotted out)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

**C2010 Interior Stair Construction\***

Leading to mezzanine in the 1991 addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 100                | MAR-09         |

**C2030.01 Ramp Construction\***

Concrete ramp construction. Leads to the multi purpose area in the 1980 addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1980             | 100                | MAR-09         |

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

Marmoleum floor finish.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 30                 | MAR-09         |



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

Baked enamel on metal handrail.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 50                 | MAR-09         |

**C3010.02 Wall Paneling\*\*-**1980 addition- classrooms and halls- vinyl panel board.  
(~500m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980             | 30                 | MAR-09         |

**Event: Replace Vinyl Paneling**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$45,000    | Unassigned      |

**Updated:** MAR-09**C3010.06 Tile Wall Finishes\*\*-**Bathrooms- modernized in older wings and new bathrooms can be found in the 1991 addition  
(~120m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 40                 | MAR-09         |

**Event: Replace Tile Wall Finishes**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031        | \$37,000    | Unassigned      |

**Updated:** MAR-09**C3010.11 Interior Wall Painting\* -**Throughout building, except 1981 addition  
(2005) Staff room repainted.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 10                 | MAR-09         |

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

Mechanical rooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990             | 10                 | MAR-09         |

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

Locker rooms, kitchen, bathrooms, entrance.  
(~90m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 50                 | MAR-09         |

**Event: Replace Tile Floor Finishes**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2041        | \$25,000    | Unassigned      |

**Updated:** MAR-09

**C3020.04.01 Wood Strip Flooring\*\***

Maple floor- gymnasium, stage. Gymnasium resurfaced every year, Stage every 5 years.  
(~630m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 75                 | MAR-09         |

**Event: Replace Gym and Stage floorng**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2066        | \$230,000   | Unassigned      |

**Updated:** MAR-09

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

Linoleum in all corridors. 1/3 of classroom floor in original building is linoleum (remainder carpet). Multi-purpose area in 1980 addition is linoleum. Bathrooms.  
(~1000m2)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1960             | 20                 | MAR-09         |

**Event: Replace linoleum**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$115,000   | Unassigned      |

**Updated:** MAR-09

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

Classrooms, library, administration area.  
(~2000m2)

(2007) Carpet replaced in Room # 116, 102, 103, 104, 105, staff room  
(2004) Carpet replaced in Administration area, Classrooms in 1981 addition

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1960             | 15                 | MAR-09         |

**Event: Replace Original carpet****Concern:**

Library, 1/3 classrooms  
(~900m2 remaining)

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$100,000   | Medium          |

**Updated:** MAR-09

**Event: Replace carpet****Concern:**

~2/3 of classroom carpets replaced during 2004, 2007  
staff and admin areas replaced  
(~1000m2)

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020        | \$115,000   | Unassigned      |

**Updated:** MAR-09

**Event: Replace classroom carpet (75sqm)****Concern:**

Carpet torn in classroom and heavily worn. Traffic patterns throughout.

**Recommendation:**

Replace carpet.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009        | \$20,000    | Medium          |

**Updated:** MAR-09

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

Ventilated ceiling tile throughout all classroom areas. (difficult to find when maintenance is required)

(~3,500m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 25                 | MAR-09         |

**Event: Replace Acoustic Ceiling Treatment (Susp.T-Bar)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$200,000   | Unassigned      |

**Updated:** MAR-09

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

Stainless steel, single and double compartment bowls, countertop. Deck mounted chrome faucet.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-08         |

**Event: Replace 20 Sinks**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$29,744    | Unassigned      |

**Updated:** APR-08

**D2010.05 Showers\*\***

Tiled shower complete with Powers mixing valves at each point of use.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-08         |

**Event: Replace 6 Showers**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$12,584    | Unassigned      |

**Updated:** APR-08

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

Wall hung, stainless steel, refrigerated drinking fountains.  
Dual station non-refrigerated

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 35                 | MAR-08         |

**Event: Replace 10 DF**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2026        | \$27,456    | Unassigned      |

**Updated:** APR-08

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

- 1) Water Closets - Floor mounted, flush valves, elongated bowls, vitreous china toilets with open front seats.  
 2) Urinals - Combination of floor floor mounted and wall hung, flush valve operation, vitreous china.  
 3) Lavatories - Combination of stainless steel, countertop / wall hung porcelain lavatories complete with lever handle faucets.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-08         |

**Event: Replace 10 Urinals, 22 LAV, 16 WC**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$93,808    | Unassigned      |

**Updated:** APR-08**D2020.01.01 Pipes and Tubes: Domestic Water\***

Copper domestic piping distribution to plumbing fixtures.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

All plumbing fixtures isolated individually.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 40                 | MAR-08         |

**Event: Replace Domestic Water Valves**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031        | \$45,760    | Unassigned      |

**Updated:** APR-08**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Vacuum breakers installed for hose bibbs, flush tanks, flush valves, water closets, urinals, mop sinks and lab sinks.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 20                 | MAR-08         |

**Event: Replace All Vacuum Breakers**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$25,168    | Unassigned      |

**Updated:** APR-08

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

One Grundfoss in-line domestic hot water recirculation pump.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 20                 | MAR-08         |

**Event: Replace DHWR Pump**

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

**Updated:** APR-08

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

One gas fired domestic water heater located in mechanical room equal to A.O.Smith BTRC 400A, 350 MBH heating capacity, 100 gal storage.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 20                 | MAR-08         |

**Event: Install Additional Domestic Water Heater****Concern:**

There is no back up heating and storage capacity for domestic hot water system.

**Recommendation:**

Install additional gas fired domestic hot water heater.

| <u>Type</u>                  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2010        | \$4,576     | Low             |

**Updated:** APR-08

**Event: Replace One Domestic Water Heater**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$10,296    | Unassigned      |

**Updated:** APR-08

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

All water lines insulated.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

All plumbing fixtures and floor drains are connected into 100mm diameter sanitary line to Town municipal sewer line. All traps vented up through the roof.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1991                    | 0                         | MAR-08                |

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

Rain water leaders piped down to crawlspace and discharge to municipal service.  
Some portion of the roof discharge via rain water leaders to surface run-off. All water leaders complete with electric heat trace.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1991                    | 0                         | MAR-08                |

**D2040.02.04 Roof Drains\***

Deep sump - open flow roof drains provided throughout.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1991                    | 40                        | MAR-08                |

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

Low pressure gas line enters from the north east and run in crawl space to all appliances and equipment. The gas lines are fitted with shut off valves & pressure regulator at each point of use.  
Science Labs with gas turrets. Solenoid valve installed downstream from isolation valve.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1991                    | 60                        | MAR-08                |



**D3020.03.01 Furnaces - 1981\*\***

Combination Heating and Ventilation system. Natural gas fired forced air heating system.  
Three original Lennox furnaces serving 1981 addition. Model and capacity - unknown.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1991             | 25                 | MAR-08         |

**Event: Replace 3 Original Furnaces****Concern:**

Original furnaces from 1981 deteriorates, parts are not available. One furnace appears to have back drafting problem.

**Recommendation:**

Replace 1981 furnaces. Typical of 3.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009        | \$13,728    | Low             |

**Updated:** APR-08



1981 Furnace

**D3020.03.01 Furnaces - 1991\*\***

Combination Heating and Ventilation system. Natural gas fired forced air heating system.

Total of 28 Lennox downflow furnaces, located in three mechanical rooms. All units complete with fresh air and filter section.

Furnaces are three different types:

Lennox GSR14Q3-80, 1,440cfm, 76MBH heating output.

Lennox GSR14Q4-80, 1,875cfm, 76MBH heating output

Lennox GSR14Q4-100, 1,930cfm, 91MBH heating output.

Furnaces are banked into six separate return air / fresh air mixing sections.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2016             | 25                 | MAR-08         |

**Event: Replace 28 Furnaces**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016        | \$211,640   | Unassigned      |

**Updated:** APR-08

**D3020.03.01 Furnaces - 2003\*\***

Combination Heating and Ventilation system. Natural gas fired forced air heating system.

Lennox G-50, 1600 cfm of S/A, 125MBH heating capacity.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 2003             | 25                 | MAR-08         |

**Event: Replace Two Furnaces**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2028        | \$16,016    | Unassigned      |

**Updated:** APR-08

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

1991 section: combustion air is provided directly to each furnace via PVC piping. Each furnace complete with 2" diameter vent up through the roof.

1981 section: combustion air is provided from wall louver via C/A duct terminated 18" above finish floor. Common breaching up through the roof.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

Disposable media filters.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

Low velocity supply and return air ducts located in crawl space and ceiling space.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

Floor mounted linear grilles.  
Ceiling mounted square diffusers.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

Centrifugal roof exhausters, belt driven side wall, upblast roof exhausters, cabinet ceiling mounted exhaust fans manufactured by Greenheck.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1991             | 30                 | MAR-08         |

**Event: Crawl space ventilation upgrade.****Concern:**

Poor ventilation in Crawl space resulting high moisture level.

**Recommendation:**

Install two new exhaust fans serving crawl space. Re-use existing relief air ducts.

**Consequences of Deferral:**

Possible microbiological growth.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Indoor Air Quality Upgrade | 2010        | \$5,720     | Low             |

**Updated:** APR-08



Crawl space.

**Event: Replace 18 Exhaust Fans**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$41,184    | Unassigned      |

**Updated:** APR-08

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

Low velocity galvanized steel ductwork in ceiling space.  
Exhaust air ducts in Kitchen area are black steel (where concealed) and stainless steel (where exposed).

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

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

Egg crate and louver face return.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

**D3040.06 Other HVAC Distribution Systems\***

Commercial Kitchen does not have designated make-up air system. Air is drawn from the adjacent spaces.  
Computer Room and Server Room do not have designated AC unit.

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

**Event: Install 2 AC Units****Concern:**

Computer Lab and Server Rooms are overheated.

**Recommendation:**

Install two split AC systems serving Computer Lab and Server Room.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Indoor Air Quality Upgrade | 2010        | \$8,008     | Medium          |

**Updated:** APR-08

**Event: Install Kitchen Make-Up Air Unit****Concern:**

Commercial kitchen do not have designated make-up air system. Air is drawn from the adjacent spaces.

**Recommendation:**

Install kitchen make-up air unit interlock with kitchen exhaust fan.

| <u>Type</u>  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------|-------------|-------------|-----------------|
| Code Upgrade | 2009        | \$10,296    | High            |

**Updated:** APR-08



Commercial Kitchen Hood.

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

One roof top unit serving Library and Workroom equal to Lennox GCS16-511-125, complete with single stage heating/cooling and economizer.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

**Event: Replace One Rooftop Unit (4T)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016        | \$29,744    | Unassigned      |

**Updated:** MAR-08

**D3060.02 HVAC Instrumentation and Controls**

Programmable thermostats with night set-back.  
Remote sensors on classrooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-08         |

**D4020 Standpipes\***

Wet standpipe system throughout the building. Fire hose cabinets located in corridors.  
Fire department connection is located on the south / east side of the building.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 60                 | MAR-08         |

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

Fire extinguishers provided throughout.  
Fire extinguishers inspected yearly.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-08         |

**D4090 Other Fire Protection Systems**

Kitchen hood fire suppression system.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-08         |

**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

800Amp Bus 120/240V (Westinghouse) main distribution panelboard, utility metered with 600Amp main breaker.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 40                 | MAR-09         |

**Event:** Replace 800Amp 120/240V main panelboard

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031        | \$14,000    | Unassigned      |

**Updated:** MAR-09

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

The facility includes;

3- Westinghouse 42cct 225Amp 120/240V 100% full panelboards from 1965.

2- Square D 30cct 225Amp 120/240V 50-100% full panelboards from 1958.

5- Square D 42cct 225Amp 120/240V 60-100% full panelboards from 1958.

3- Federal Pioneer 24cct 225Amp 120/240V 100% full panelboard from 1991.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-09         |

**Event:** Replace 13-120/240V 24-42cct panelboards

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$36,000    | Unassigned      |

**Updated:** MAR-09

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

Throughout the facility there are 9 Motor starters none of which had clear manufacture. There were also 21 simple switch disconnects.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-09         |

**Event:** Replacement of 9 starters and 21 disconnects throughout facility

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$4,000     | Unassigned      |

**Updated:** MAR-09

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

There is some wiring that is as old as the building (1960, but the majority was replaced in 1991 during the major renovation.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

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

Lighting controls for the library, lunch room and gymnasium are centralized utilizing local General Electric Low Voltage Relay Panels.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

**D5020.02.02.01 Interior Incandescent Fixtures\***

Incandescent fixtures are utilized for instant on lighting in gym and during some evening events. They are not used as main gym source.

There are also two incandescent pot lights at the buildings entry.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-09         |

**D5020.02.02.02 Interior Florescent Fixtures\*\***

The building has T12 fixtures throughout. There are a few fixtures which have been replaced with T8's in the bathroom.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-09         |

**Event: Replace 1200 2X4 fixtures with T8 lamps****Concern:**

Cost and efficiency of T12 lamps are a great concern to the energy efficiency of the building.

**Recommendation:**

Replace all fixture with new T8 ballasted fixtures.

**Consequences of Deferral:**

Higher utility bills until retrofit is made. Installation cost is included in Lifecycle replacement.

| <u>Type</u>               | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2011        | \$275,000   | High            |

**Updated:** MAR-09

**Event: Replace florescent fixtures (1200 2X4 fixtures)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$275,000   | Unassigned      |

**Updated:** MAR-09

**D5020.02.02.04 Interior H.P. Sodium Fixture\***

There are 16 HPS 175W fixtures in the gymnasium.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-09         |

**Event:** **Change out the HPS fixtures to 2X4 T5HO high bay fixtures.**

**Concern:**

MH lights have high lumen output depreciation throughout the life of the fixture, as well as when a lamp goes out, the bulb requires replacement immediately.

**Recommendation:**

Replace all MH fixtures with T5HO lighting which have little lumen loss, as well as when a single fixture fails, the fixture still has light from other bulbs. Re-lamping can be better scheduled for better use of maintenance time.

**Consequences of Deferral:**

Excessive re-lamping, as well as inconsistent lighting levels.

| <u>Type</u>                  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2010        | \$5,200     | Low             |

**Updated:** MAR-09

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

Emergency lighting from battery packs and MR16 lights.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 20                 | MAR-09         |

**Event:** **Replace 46 battery back including remote heads**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$23,000    | Unassigned      |

**Updated:** MAR-09



**D5020.02.03.03 Exit Signs\***

The school has Exits signs that are all functional. They have not had a LED retrofit, and therefore run on incandescent light.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

**Event: Upgrade signs to LED****Concern:**

Signs run off incandescent lights which require frequent replacement.

**Recommendation:**

Install new LED lit exit signs

**Consequences of Deferral:**

Probability of having a sign not light during emergency do to not having been replaced is increased.

| <u>Type</u>               | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2015        | \$10,000    | Medium          |

**Updated:** MAR-09

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

There are 12 wall mounted HPS 175W fixtures.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

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

The school has an Edwards 6616 Fire Alarm system.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 25                 | MAR-09         |

**Event: Replace Fire alarm system and devices****Concern:**

There are no Strobes in the school which is of concern if the school has or will have in the future students with hearing conditions.

**Recommendation:**

Install strobes throughout the facility.

**Consequences of Deferral:**

There will be no visual alarm when the Fire alarm is activated.

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016        | \$85,000    | Unassigned      |

**Updated:** MAR-09

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

There is a Sub-Gard Partner P-16 security system with 2-DSC touch-panels. Each entrance has a motion sensor and door contact. There are additional motion sensors in the principle and vice principles office as well as in the library.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 25                 | MAR-09         |

**Event: Replace security system**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016        | \$40,000    | Unassigned      |

**Updated:** MAR-09

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

Clocks are battery powered and manually set.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 25                 | MAR-09         |

**D5030.04.01 Telephone Systems\***

Good AGT meridian system main telephone service, distribution throughout the school it from 6-bix blocks utilizing a combination of Cat 3 and Cat 5 cabling.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 25                 | MAR-09         |

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

The data component of the building is updated and maintained regularly. The equipment consist of 1-Cisco supernet switch and 3-Cisco normal connection Cisco switches.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 2002             | 0                  | MAR-09         |

**Event: Add AC unit in the communication room****Concern:**

The room in which the equipment is located does not have acceptable cooling.

**Recommendation:**

Add AC unit in the communication room.

**Consequences of Deferral:**

Equipment may fail before its designed life do to overheating.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2010        | \$3,000     | Low             |

**Updated:** MAR-09

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

There is a sound system cabinet outside the library in working order. The Public address is functional and located at the administration desk. The equipment and speakers are Rauland Borg corp. And are located within the ceiling spaces where Tee-Bar ceiling is and wall mounted at other locations.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 20                 | MAR-09         |

**Event: Replace of PA system and speakers**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2012        | \$17,000    | Unassigned      |

**Updated:** MAR-09

**D5030.06 Television Systems\***

There is a Television cabinet next to the library which appears to be in working order. The television system has never been connected to a local cable provider.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.07 Laboratory Equipment\* -**

Laboratory sinks in science room.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1981             | 0                  | MAR-09         |

**E1090.03 Food Service Equipment\* -**

Full commercial kitchen and wet bar in 1991 addition.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

**E2010.02 Fixed Casework\*\* Bathroom/ Kitchen**

Millwork found in bathrooms and kitchen.  
(~40m)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1980             | 35                 | MAR-09         |

**Event: Repair Bathroom Casework****Concern:**

Millwork coming apart in several bathrooms

**Recommendation:**

Repair/ replace millwork.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$3,500     | Medium          |

**Updated:** MAR-09

**Event: Replace bathroom/kitchen casework****Concern:**

Laminate lifting off plywood surfaces where water present.

**Recommendation:**

Replace laminate on all millwork surfaces.

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

**Updated:** MAR-09

**E2010.02 Fixed Casework\*\* Classrooms**

In classrooms millwork is along exterior walls and corridor walls.\  
(~420m)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980             | 35                 | MAR-09         |

**Event: Replace classroom casework**

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

**Updated:** MAR-09

**E2010.03.01 Blinds\*\* -**

Majority of blinds very worn and faded. Maintenance done by canabilizing from newer wings.  
(170m2)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1960             | 30                 | MAR-09         |

**Event: Replace Blinds****Concern:**

Blinds and window coverings failing.

**Recommendation:**

Replace all blinds and window coverings. (~55 blinds).

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009        | \$18,000    | Medium          |

**Updated:** MAR-09

**Event: Replace blinds and window coverings**

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

**Updated:** MAR-09

**E2010.03.06 Curtains and Drapes\*\***

Stage.  
(~75m2)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 30                 | MAR-09         |

**Event: Replace stage drapes**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021        | \$22,000    | Low             |

**Updated:** MAR-09

**E2020.02.03 Furniture\* - Desks and Chairs**

Desks and chairs (~400)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

**F2020.01 Asbestos\***

Asbestos still remains in panels in bathroom #128 and in mechanical room pipe corners.

(2000) Asbestos removed from bathroom #127

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

**F2020.04 Mould\***

Mould can be found in significant quantities in the crawl space- up to 1" deep growth. Mould was found along the base of the walls redone from the 1981 addition. Mould events are addressed in the S7 Site.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | MAR-09         |

**Event: Remove mould and surrounding dirt****Concern:**

Potential for mould to create health issues and allergies for students.

**Recommendation:**

Remove mould and surrounding dirt (minimum 4" deep, and 2'-0" out from perimeter from edge of mould)  
Replace dirt with fresh dirt/gravel topping.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$10,000    | Unassigned      |

**Updated:** MAR-09

**F2020.09 Other Hazardous Materials\* -**

No other Hazardous Materials were noted at this time.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | MAR-09         |

## S8 FUNCTIONAL ASSESSMENT

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

At grade main entrance. Access provided from parking to entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 0                  | MAR-09         |

### K4010.02 Barrier Free Entrances\* -

Northern entrances at grade. Installed automatic door openers.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1960             | 0                  | MAR-09         |

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

Entire school on one storey. Access throughout (except Mezzanine in 1991 addition- special needs athletic equipment and storage rooms.)

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991             | 0                  | MAR-09         |

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

Barrier Free washrooms in gymnasium locker rooms and separate washroom in original building (rm # 111)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1991             | 0                  | MAR-09         |