

RECAPP Facility Evaluation Report

Fort McMurray S Dist #2833



Thickwood Heights School

B3437A

Fort McMurray

Facility Details

Building Name: Thickwood Heights School
Address: 96 Silin Forest Road
Location: Fort McMurray

Building Id: B3437A
Gross Area (sq. m): 3,262.56
Replacement Cost: \$11,593,181
Construction Year: 1974

Evaluation Details

Evaluation Company: Burgess Brede Architect Ltd.
Evaluation Date: August 26 2010
Evaluator Name: Mr. Burgess Brede

Total Maintenance Events Next 5 years: **\$4,193,920**
5 year Facility Condition Index (FCI): **36.18%**

General Summary:

In 1974 the original 2,815.0 sq.m. one storey school was constructed.
 In 1995 four portables totaling 325.0 sq. m. was relocated from another school to southeast corner.
 In 2008 two portables totaling 184.0 sq. m. was constructed at northeast corner of school. Current gross area of the school is 3,324.0 sq. m.
 The student capacity is 425.
 The school serves grades K-8 .

The school district plans to restrict school to grades K-6 in Fall 2011. .

Structural Summary:

Concrete foundation system of grade beams and spread footings. Roof assembly is steel framed bearing on masonry walls and steel beams/columns. Suspended floor assembly at gym stage is concrete bearing on masonry. One steel framed canopy and one cast in place concrete canopy.

The structure is in good condition.

Envelope Summary:

Exterior walls are typically cavity walls with face brick over insulation, vapour barrier and concrete block back-up. EIFS was added to west wall of gym and stucco was added to upper gym walls over adjacent roof areas. Windows are aluminum framed with double field glazing and exterior painted metal security grilles in most areas. Exterior doors include steel storefronts, glazed utility doors and non-glazed utility doors set in pressed steel frames. Original BUR replaced with SBS over a portion of the roof. Balance of original roofing is BUR.

Windows require replacement. Security grilles should be replaced with laminated glazing. Steel storefront doors and utility doors should be replaced. Balance of original BUR roofing requires replacement.

Building envelope is in acceptable condition.

Interior Summary:

Partitions are a combination of concrete block and metal studs/gypsum board with a fabric partition to subdivide the gym. Interior doors are hollow metal and solid core wood set in pressed steel frames. There is a variety of visual display boards with metal toilet partitions and metal lockers. Acoustic panels are provided in the music room and interior walls are typically painted. Floor finishes include seamless epoxy, rubber athletic flooring, vinyl tile sheet vinyl, ceramic tile and carpet of varying ages. Ceiling finishes include gypsum board and acoustic panels in T-bar grid. Casework is typically clear finish with plastic laminate countertops of varying ages. Carpet and gym flooring require replacement. Measures taken to improve barrier free access include a separate washroom. Other than exterior asbestos panels and vinyl asbestos floor tiles, no hazardous materials were observed or reported.

Events completed since last evaluation include interior wall painting and replacement of acoustic ceilings in classrooms.

Selected hollow metal doors, toilet partitions, selected carpet, 1974 section acoustic tile ceilings and selected casework require replacement. Acoustic panels should be added to the gym. Code issues are limited to barrier free access requirements for exterior power door operators and lever style door hardware.

Interior systems are in acceptable condition.

Mechanical Summary:

In 2005 single heating boiler was replaced with one coppertube heating boiler. Existing inline circulation pumps

reused. In 2005 existing gas fired multi zone air system was replaced with a new custom made gas fired multi zone rooftop unit. Ventilation provided via one (1) rooftop multi zone air system and one (1) indoor field fabricated unit and low velocity ductwork distribution. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of fire extinguishers.

Projects include provision of controls to heating system to control wild heating loops.

Mechanical installation in acceptable condition.

Electrical Summary:

Main electrical transformer is owned by the Utility Company. Main power service is underground to a 800A-120/208V/3PH/4W main distribution switchboard. Interior light fixtures retrofitted to T8 lamps with electronic ballasts in 2004. Metal halide light fixtures in gymnasium. High pressure sodium light fixtures along building exterior. DC emergency lighting system with battery packs and exit signs. Edwards fire alarm system. Cat 5 data system.

Project include replacement of fire alarm system and the provision of smoke detectors in corridors where coat hooks exist.

Electrical installation 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*

Perimeter and interior grade beams bearing on concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	FEB-06

A1030 Slab on Grade*

Concrete slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

B1010.01 Floor Structural Frame (Building Frame)*

Suspended concrete slab at gym stage and the mechanical room located over gym storage bearing on concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

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

Concrete block stub walls supporting concrete floor at gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	FEB-06

B1010.07 Exterior Stairs*

Cast in place exterior concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

B1010.10 Floor Construction Firestopping*

Suspended floor slabs are fire stopped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

B1020.01 Roof Structural Frame*

Steel structure bearing on concrete block and steel beams/columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

B1020.04 Canopies*

Metal deck and steel framed canopy at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

Event: Re-paint Exposed Metal Deck (20 sq.m.).**Concern:**

Paint on underside of metal deck exposed to view is peeling off.

Recommendation:

Remove flaking paint and re-paint metal deck.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$1,000	Low

Updated: JAN-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Face brick as exterior wythe in exterior cavity walls in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

EIFS applied over fluted concrete block West walls of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	JAN-11

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

Stucco finish applied over bulk of exterior walls around gym. Cracking and loose sections in stucco; appearance of moisture in stucco. See B2010.02.03.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1974	0	JAN-11

Event: Replace Stucco with EIFS (145 sq.m.).

Concern:

Moisture migration through concrete block is damaging stucco finish.

Recommendation:

Replace stucco finish with EIFS system complete with insulation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2011	\$30,500	Medium

Updated: JAN-11



Stucco that has fallen off wall since repainting in 2009.

B2010.01.09 Expansion Control: Exterior Wall Skin*

Periodic control joints in stucco and face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

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

Control joints and transitions between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	20	JAN-11

Event: Replace Joint Sealers (2,768 sq.m./gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$85,607	Unassigned

Updated: JAN-11

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

Exterior concrete block stucco and asbestos panels are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	15	JAN-11

Event: Repaint Exterior Walls (770 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$19,800	Unassigned

Updated: JAN-11

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

Single wythe fluted concrete block at walls around gymnasium and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Add EIFS to Concrete Block Walls (410 sq.m.).**Concern:**

Moisture migration through concrete block is causing cracks and some spalling of face on block.

Recommendation:

Add spray foam insulation over fluted concrete block. Add EIFS to walls around gym and gym stage. Spalling could undermine structural capability.

Consequences of Deferral:

Spalling could undermine structural capability.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2010	\$96,500	High

Updated: JAN-11



Spalling of concrete block where steel framing of canopy is bearing.

B2010.02.99 Other Exterior Wall Construction*

Drawings indicate asbestos cement board at upper portion of most exterior walls (excluding gym). Refer to K4030.01. Painted plywood provided on East end at portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Replace Asbestos Panels and Plywood (122 sq.m.).**Concern:**

Asbestos panels are cracked and may be admitting water into wall assembly. Plywood panels are cracking due to water penetration.

Recommendation:

Replace asbestos panels and plywood with EIFS. Cost increased by 30% for HAZMAT procedures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$35,000	Medium

Updated: JAN-11



Cracks in asbestos cement panels.

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

Drawings indicate rigid insulation and mop applied vapour barrier in cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal louvres throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

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

Aluminum frame with double field glazing. Hopper type vent at bottom of most windows. Insulated aluminum sandwich panel with aluminum framing located below vision panel of most windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	40	JAN-11

Event: Replace Aluminum Windows (115 sq.m.).**Concern:**

Windows reported to be drafty; nearing end of effective life.

Recommendation:

Replace windows with aluminum frame double glazed sealed units (31 windows with vent - 115 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$177,000	Low

Updated: JAN-11

B2030.01.02 Steel-Framed Storefronts: Doors**

Storefront pressed steel frame with single glazing at sidelites and/or transoms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	30	JAN-11

Event: Replace Hollow Metal Storefronts (2 doors).**Concern:**

Doors are used extensively and hardware is beginning to break down.

Doors difficult to seal. Glazing in door side lites is single.

Recommendation:

Replace hollow metal storefronts with insulated half lite doors and double glazed sealed units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$6,500	Low

Updated: JAN-11

B2030.02 Exterior Utility Doors**

Insulated hollow metal doors with and without single glazing set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	40	JAN-11

Event: Replace exterior doors (6)**Concern:**

Doors are difficult to seal, some warpage; nearing end of effective life.

Recommendation:

Replace insulated hollow metal exterior utility doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$8,600	Low

Updated: JAN-11

B3010.01 Deck Vapor Retarder and Insulation*

Drawing indicate vapour retarder and insulation at typical roof assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	FEB-06

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1992**

Original BUR membrane replaced in 1992 with BUR over bulk of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	25	JAN-11

Event: Replace 1992 BUR (2,466 sq.m.).**Concern:**

November 2005 report by Regional Roof Inspections recommends replacement within seven years. Roofing has had leaks in the past but not currently leaking. Nearing end of effective life.

Recommendation:

Replace 1992 BUR with 2 ply SBS membrane.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$604,000	Low

Updated: JAN-11

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2004**

Roof area west of gym replaced with SBS membrane (349 sq m).

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

Event: Replace 2004 SBS Roofing (349 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$85,500	Unassigned

Updated: JAN-11

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal down spout at canopy over main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Metal Gutters and Downspouts (4 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: JAN-11

B3010.09 Roof Specialties and Accessories*

Metal ship's ladder from mechanical room to roof hatch. Metal ladder from lower roof to gym roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

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

Metal roof hatch located over mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

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

Concrete block and metal stud partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

C1010.02 Interior Demountable Partitions*

Demountable partions with battens in party walls between classrooms and within staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel partition between gym and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	30	JAN-11

Event: Replace operable partition (55 sq.m.)**Concern:**

Operable partition recently repaired but becoming a maintenance problem; will soon be impractical to keep repairing.

Recommendation:

Replace operable partition in music room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$100,000	Low

Updated: JAN-11

C1010.05 Interior Windows*

Tempered glazing set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

C1010.08 Other Partitions*

Suspended fabric curtain divides the gym into two teaching stations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

Event: Replace Door Locksets (36).**Concern:**

Doors have round knobs on locksets and latchsets where lever design is required for barrier free access.

Recommendation:

Replace door locksets with lever design.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$15,100	Low

Updated: JAN-11

C1020.02 Interior Entrance Doors*

Glazed hollow metal door set in pressed steel frames at vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Replace Interior Entrance Doors (5 doors).**Concern:**

Doors at main entrance vestibule are used extensively and hardware / doors beginning to break down.

Recommendation:

Replace interior entrance doors at main entrance vestibule.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$7,400	Low

Updated: JAN-11

C1020.02.02 Steel-Framed Storefronts

Hollow metal doors with glazing set in pressed steel frames at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

C1020.03 Interior Fire Doors*

Hollow metal rated door at mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Add Interior Fire Doors and Frames (2 doors).**Concern:**

Doors and frames are not rated at storage rooms.

Recommendation:

Replace doors and frames at storage rooms with rated doors and frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$4,200	Medium

Updated: JAN-11

C1030.01 Visual Display Boards**

Whiteboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	JAN-11

Event: Replace Visual Display Boards (76)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$69,400	Unassigned

Updated: JAN-11

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

Floor mounted metal toilet and shower compartments. Partitions also used as screens at doors to gym from locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	30	JAN-11

Event: **Replace Shower and Toilet Compartments (20 cubicles).**

Concern:

Shower and toilet compartments in locker rooms are damaged.

Recommendation:

Replace shower and toilet compartments.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$35,400	Low

Updated: JAN-11

C1030.08 Interior Identifying Devices*

Plastic lamicaid signage mounted to all doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	FEB-06

C1030.10 Lockers**

Metal lockers with sloped tops in selected corridors and locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: **Replace Metal Lockers (152).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$124,000	Unassigned

Updated: JAN-11

C1030.12 Storage Shelving*

Painted plywood shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, toilet tissue dispensers and paper towel dispensers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	JAN-11

C2010 Stair Construction*

Cast concrete stairs to gym stage (music room).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	FEB-06

C2020.05 Resilient Stair Finishes**

Rubber treads at stairs to gym stage (music room)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	JAN-11

Event: Replace Resilient Stair Finishes (4 Treads)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,000	Unassigned

Updated: JAN-11

C2020.08 Stair Railings and Balustrades*

Metal handrails at both sides of stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	FEB-06

C3010.11 Interior Wall Painting*

All interior wall surfaces are painted.

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

Event: **Completed - Repaint Interior Wall Surfaces (5,500 sq.m.).**

Concern:

Paint surfaces are damaged, dirty and yellowing in many areas.

Recommendation:

Repaint wall surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$175,000	Low

Updated: JAN-11

C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy floor finishes at corridors, washrooms and vestibules. Some cracking but no displacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

C3020.04 Wood Flooring**

Hardwood flooring being replaced in gym in August 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	JAN-11

Event: **Replace Hardwood Flooring in Gym (447 sq.m.).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$110,000	Unassigned

Updated: JAN-11

C3020.07 Resilient Flooring - 1995**

Original flooring replaced in 2 original classrooms with sheet vinyl flooring. One of these classrooms has been converted to Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	20	JAN-11

Event: Replace 1990 Sheet Vinyl Flooring (75 sq.m.)**Concern:**

Seams in flooring are opening up and flooring is being damaged.

Recommendation:

Replace sheet vinyl flooring in CTS room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$8,400	Low

Updated: JAN-11



P1090981.JPG

C3020.07 Resilient Flooring - Boot Shelf**

Sheet vinyl flooring as finish to raised boot shelf in 2 locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	20	JAN-11

Event: Replace Sheet Vinyl Flooring at Boot Shelf (20m).**Concern:**

Sheet vinyl at boot racks cracked and torn.

Recommendation:

Replace sheet vinyl flooring at boot racks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$12,013	Low

Updated: JAN-11

C3020.07 Resilient Flooring - CTS**

Sheet vinyl flooring in CTS room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	JAN-11

Event: **Replace 1990 Sheet Vinyl Flooring (75 sq.m.).**

Concern:

Seams in flooring are opening up and being damaged.

Recommendation:

Replace sheet vinyl flooring in CTS room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$8,400	Low

Updated: JAN-11



P1090981.JPG

C3020.07 Resilient Flooring - VAT**

Original vinyl asbestos tile still in place in service rooms. School District feels the VAT offers superior wear and is easier to maintain so they avoid replacement unless necessary. Costs increased in lifecycle replacement event by 30% to cover asbestos abatement. Refer also to K4030.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	20	JAN-11

Event: **Replace VAT Resilient Flooring (1,130 sq.m.).**

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

Updated: JAN-11

C3020.08 Carpet Flooring**

Carpet flooring used in library and administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	15	JAN-11

Event: Replace Carpet Flooring (240 sq.m.).**Concern:**

Carpet is worn and stained in a number of areas.

Recommendation:

Replace carpet in music room, library and administration offices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$21,800	Low

Updated: JAN-11

C3020.11 Floor Painting*

Painted game lines in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	JAN-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1974 Section**

Original suspended T-bar grid system with acoustic tiles in selected areas of 1974 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	25	JAN-11

Event: Replace 1974 Section Acoustic Ceiling Panels (690 sq.m.)**Concern:**

Ceiling panels are cracked and stained, patterns are mismatched, and some discolouring.

Recommendation:

Replace 1974 Section acoustic ceiling panels in classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$42,500	Low

Updated: JAN-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2008**

Suspended T-bar grid system with acoustic tiles in classrooms. Replaced between 2007 and 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	JAN-11

Event: **Completed - Replace Ceiling Tiles in Classrooms (1,070 sq.m.).**

Concern:

Ceiling tiles in classrooms are original. Tiles have been damaged or replaced with mismatched patterns.

Recommendation:

Replace ceiling tiles in classrooms. T-bar suspension to remain in place.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$66,000	Low

Updated: JAN-11

Event: **Replace 2008 Acoustic Ceiling Panels (1,070 sq.m.).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$66,000	Unassigned

Updated: JAN-11

C3030.07 Interior Ceiling Painting*

All gypsum board ceilings are painted. Exposed steel structure in gymnasium is painted.

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

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

Stainless steel counter sinks with on/off brass, floor mounted janitor sinks. Total 10 stainless steel sinks and 2 janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Sinks (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$27,000	Unassigned

Updated: JAN-11

D2010.05 Showers**

Central mix valve. Institutional head and on/off valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Showers (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,500	Unassigned

Updated: JAN-11

D2010.08 Drinking Fountains/Coolers**

Wall hung, vitreous china, non refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	35	JAN-11

Event: Replace Drinking Fountains (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,800	Unassigned

Updated: JAN-11

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

Recessed enamel steel lavatories, recessed china lavatories, wall mounted china lavatory, floor mounted tank water closets, floor mounted water closet with IR flush valve, wall mounted urinal with IR flush valve, and floor mounted urinal with flush tank. Total 20 lavatories, 21 tank type water closets, 2 flush valve type water closets, and 9 urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	35	JAN-11

Event: Replace Washroom Fixtures (52)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$125,100	Unassigned

Updated: JAN-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D2020.01.02 Valves: Domestic Water**

Shute off valves to main water service, boiler, and hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	JAN-11

Event: Replace Domestic Water Valves (16)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,600	Unassigned

Updated: JAN-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Installed on heating system make up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	20	JAN-11

Event: Replace Backflow Preventor (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,200	Unassigned

Updated: JAN-11

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline domestic hot water recirculation pump.

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

Event: Replace Recirculating Pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$1,700	Unassigned

Updated: JAN-11

D2020.02.06 Domestic Water Heaters**

2005 - Jetglass Electric Hot Water Heater, JW50SDE130, 184 L, 3 KW

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

Event: Replace Domestic Water Heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$16,000	Unassigned

Updated: JAN-11

D2020.03 Water Supply Insulation: Domestic*

Fiberglass pipe insulation on domestic hot, cold, and recirculation piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D2030.01 Waste and Vent Piping*

Cast iron and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D2040.01 Rain Water Drainage Piping Systems*

Metal piping from roof drains connected to underground storm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D2040.02.04 Roof Drains*

Aluminum domes, full flow, average two roof drains per roof section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D3010.02 Gas Supply Systems*

Schedule 40 steel gas piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

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

Two RBI Dominator, model DB750 natural gas boilers, 219.9 KW input each. Complete with low water cut off, relief valve, flow switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	35	JAN-11

Event: Replace Boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$130,000	Unassigned

Updated: JAN-11

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

Class B chimney. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	35	JAN-11

Event: Replace Chimney to Boilers (15 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$14,000	Unassigned

Updated: JAN-11

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

Side stream filter, chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D3040.01.01 Air Handling Units: Air Distribution**

Engineered Air model F-400-1F air system for gymnasium comprising of supply fan, return fan, motorized fresh, return, exhaust air dampers, filter bank, two inline natural gas duct heat exchangers each with 211 KW input. Main school ventilation system is Engineered Air model FWA-285/DJE-100-MO, 5664 L/S, 234.6 KW natural gas input complete with supply fan, return fan, motorized fresh, return exhaust dampers, and filter banks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Air Handling Units (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$130,000	Unassigned

Updated: JAN-11

D3040.01.04 Ducts: Air Distribution*

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Air outlets vary as to type. Fixed pattern square diffusers, adjustable bar grilles. Egg crate and linear bar return grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D3040.03.01 Hot Water Distribution Systems**

Schedule 40 steel, and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	JAN-11

Event: Replace Hot Water Distribution System (2,815 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$366,000	Unassigned

Updated: JAN-11

D3040.04.01 Fans: Exhaust**

Roof mounted exhaust fans, dome design (total of 5). Several ceiling residential fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Exhaust Fans (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: JAN-11

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1974	0	JAN-11

D3050.05.01 Convectors**

Installed in student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	JAN-11

Event: Replace Convectors (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: JAN-11

D3050.05.02 Fan Coil Units**

Ceiling mounted fan coil units installed in main and secondary entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Force Flow Units (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$28,800	Unassigned

Updated: JAN-11

D3050.05.03 Finned Tube Radiation**

Rooms with exterior walls provided with wall fin radiation installed within enclosure and millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	JAN-11

Event: Replace Finned Tube Radiation (2,815 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$185,000	Unassigned

Updated: JAN-11

D3060.02.02 Pneumatic Controls**

Simplex air compressor, refrigerated air dryer. No automatic drain. Limited number of pneumatic thermostats, control valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	JAN-11

Event: Replace Pneumatic Controls - (2,615 sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: JAN-11

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

Perimeter radiation runs wild resulting in over heating of rooms. Exhaust fans not interlocked with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	20	JAN-11

Event: Install room control valves and interlock exhaust fans with BMCS.

Concern:

Perimeter radiation runs wild resulting in over heating of rooms.

Recommendation:

Install digital control valves connected to existing digital room thermostat. Based on 30 heating zones \$ \$2,000. Per zone.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2011	\$60,000	Medium

Updated: JAN-11

Event: Replace Building Systems Controls (2,815 sq.m./gfa)80000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$80,000	Unassigned

Updated: JAN-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC fire extinguishers installed in wall brackets and cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

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

Westinghouse 120/208V/3PH/4W main distribution switchboard with 800 ampere main circuit breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	JAN-11

Event: Replace Main Distribution Switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$65,000	Unassigned

Updated: JAN-11

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

Westinghouse branch distribution panelboards located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Branch Circuit Panelboards (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$65,000	Unassigned

Updated: JAN-11

D5010.07.02 Motor Starters and Accessories**

Mixture of General Electric, Wesco, and Telemecanique electric motor starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Combination Starters (6) and Manual Motor Starters (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$34,000	Unassigned

Updated: JAN-11

D5020.01 Electrical Branch Wiring*

Wiring installed in conduit, ivory devices with stainless steel coverplates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

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

Each room provided with light switch to control lights in room. Corridors fitted with low voltage light switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Recess mounted 2'x4' fluorescent fixtures in most areas. Light fixtures retrofitted with electronic ballasts and T8 lamps in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-11

Event: Replace Interior Fluorescent Fixtures (900)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$300,000	Unassigned

Updated: JAN-11

D5020.02.02.03 Interior Metal Halide Fixtures*

Pendant hung light fixtures in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting system complete with DC battery pack units and remote heads located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	20	JAN-11

Event: Replace Emergency Lighting System (2,815 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,000	Unassigned

Updated: JAN-11

D5020.02.03.03 Exit Signs*

Exit signs located at exit doors and in corridors. Signs retrofitted in 2004 with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted light fixtures installed along perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

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

Exterior lighting is photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

D5030.01 Detection and Fire Alarm**

Edwards 6500 fire alarm sytem with 10" alarm bells, and fire detection devices located throughout building. Main fire alarm panel located in General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1974	25	JAN-11

Event: Provide fire pull station at exit door in music room.**Concern:**

A fire pull station is required by code at the exit door in the music room. Add 10 smoke detectors in corridors where coat hooks added.

Recommendation:

Provide fire pull station and smoke detectors. 11 devices @ \$800. each

Consequences of Deferral:

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$8,800	High

Updated: JAN-11

Event: Replace fire alarm system.**Concern:**

Repair parts for fire alarm system no longer manufactured. System is unreliable and starting to fail.

Recommendation:

Replace entire fire alarm system with new system designed to meet current code standards. (2815 sq.m./gfa)

Consequences of Deferral:

Life safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$110,000	High

Updated: JAN-11

D5030.02.02 Intrusion Detection**

Basic security system in building with alarm keypad, motion sensors, and door contacts. System is monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	25	JAN-11

Event: Replace Intrusion Detection (2,815 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$105,000	Unassigned

Updated: JAN-11

D5030.02.04 Video Surveillance**

Video surveillance provided at a few locations at building perimeter and in corridors inside building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	25	JAN-11

Event: Replace Video Surveillance (2,815 sq.m./gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$105,000	Unassigned

Updated: JAN-11

D5030.03 Clock and Program Systems*

Mixture of 120 volt AC, and battery operated clocks.

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

D5030.04.01 Telephone Systems*

51 mm main underground telephone service to building with basic telephone system in building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

D5030.04.02 Paging Systems*

Paging system over telephone system with speakers installed in corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

D5030.04.04 Data Systems*

Cat 5 data system with cables installed to central hub.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	JAN-11

D5030.06 Television Systems*

Cable TV service provided to school, but does not appear to be used any longer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	FEB-06

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment***

Refrigerator, dishwasher and microwave in staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	JAN-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Wall and ceiling hung plywood basketball backboards in gym. Electric score clock in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	JAN-11

E2010.02 Fixed Casework - 1974 Section**

Educational Casework: Clear finish wood upper and lower cabinets in most classrooms. Plastic laminate clad countertops on lower cabinets. Clear finish wood storage cabinets in music room. Library Casework: Clear finish wood casework at circulation desk (5 meters). Plastic laminate clad countertops.

Other Casework: Painted wood display case with sliding glass doors (3 meters). Corridor coat racks of clear finish wood casework and plastic laminate on hat shelf (30 meters). Clear finish casework in storage rooms (10 meters).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	35	JAN-11

Event: Replace 1974 Section Casework (100 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$176,000	Unassigned

Updated: JAN-11

E2010.02 Fixed Casework - Staff Lounge**

Clear finish wood casework with plastic laminate clad countertops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	JAN-11

Event: Replace Casework in Staff Lounge (3.5 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$4,400	Unassigned

Updated: JAN-11

E2010.02 Fixed Casework - Vanities**

Plastic laminate clad vanities in washrooms and locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	35	JAN-11



P1090943.JPG

Event: Replace Vanities in Washroom and Locker Rooms (13 m)

Concern:

Plastic laminate is cracked and delaminating from casework creating un-hygenic conditions.

Recommendation:

Replace vanities in washrooms and locker rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$13,500	Low

Updated: JAN-11

E2010.03.01 Blinds**

Venetian blinds between the two lites of glazing at windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	30	JAN-11

Event: Replace Window Blinds (115 sq.m.).

Concern:

Metal blinds are in some disrepair; difficult to maintain.

Recommendation:

Replace window blinds at same time as window replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$27,600	Low

Updated: JAN-11

E2020 Moveable Furnishings

Wood desks for teachers in classrooms. Wood and metal student desks in classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1974	0	JAN-11

F1010.02.04 Portable and Mobile Buildings - Northeast Group**

General: Group of two portables with link relocate from another school to and located on the northeast corner of the school in 2008 and totaling approximately 184 sq.m. Year of construction reported to be 2008. These portables are numbered 162 through 165 on the mini plans.

Structural: Wood framed walls, floor and roof at both portables and link. Steel perimeter beams below the floor assembly bear on concrete pads at grade.

Envelope: Metal siding exterior finish with EPDM roof membrane, aluminum windows and glazed hollow metal exterior doors. Steel and wood steps at exit at end of link.

Interior: Partitions are typically wood frame and gypsum board. Fire doors on electromagnetic hold opens are provided at link to school. Finishes include painted walls, suspended acoustic ceilings and sheet vinyl flooring. Clear finish wood millwork in classrooms and at coat hooks in the link. Metal venetian blinds at windows; whiteboards and tackboards.

Mechanical: Furnace room in classroom with Keepright natural gas fired furnace with DX cooling coil, condenser on roof, humidifier, and mixing box with fresh air intake. Ventilation through ductwork in ceiling space and square diffusers. Wall mounted ABC type multi-purpose fire extinguisher in cabinet.

Electrical: Recess mounted fluorescent light fixtures with T8 lamps and electronic ballasts, recessed paging speaker, DC emergency lighting, heat detector and fire pull station, 120/240V/1PH/3W panelboard in classroom, and wall mounted clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	JAN-11

**Event: Building Envelope - Replace Siding (230 sq.m.),
Windows (8.6 sq.m.), Exterior Doors (2) and
Roofing (184 sq.m.).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$161,100	Unassigned

Updated: JAN-11

**Event: Electrical -Replace Electrical Systems (184
sq.m./gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$55,200	Unassigned

Updated: JAN-11

**Event: Interior - Replace Doors (4), Visual Display Boards
(14), Sheet Vinyl (184 sq.m.), Acoustic Ceilings
(184 sq.m.) and Window Blinds (8.6 sq.m.).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$52,500	Unassigned

Updated: JAN-11

**Event: Mechanical - Replace Furnace and Air
Conditioning Unit (2).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$40,000	Unassigned

Updated: JAN-11

F1010.02.04 Portable and Mobile Buildings - Southeast Group**

General: Group of four portables with link located on the southeast corner of the school in 1976 and totaling approximately 325 sq.m. Year of construction reported to be 1976. These portables are numbered 162 through 165 on the mini plans. The school district will be relocating grades 7 and 8 to high schools in 2011 and may remove this group of portables from use at this school.

Structural: Wood framed walls, floor and roof at both portables and link. Steel perimeter beams below the floor assembly bear on concrete pads at grade.

Envelope: Metal siding exterior finish with SBS roof membrane, wood windows and glazed hollow metal exterior doors. Wood and steel steps at exit at end of link.

Interior: Partitions are typically wood frame and gypsum board with some vinyl clad gypsum board complete with battens in the link. Solid core wood interior doors. Fire doors on electromagnetic hold opens are provided at link to school. Finishes include painted walls, spraytex over gypsum board at ceilings and vinyl tile flooring. Clear finish wood millwork at coat hooks in the link. Metal venetian blinds at windows; chalkboards, whiteboards and tackboards.

Mechanical: Furnace room in classroom in metal enclosure, supply air ductwork and grilles along wall, DX cooling coil in furnace, and condenser on roof. Wall mounted ABC type multi-purpose fire extinguisher in cabinet.

Electrical: Surface mounted wrap around type fluorescent light fixtures with T12 lamps, wall mounted paging speaker, 120/240V/1PH/3W power panel in classroom, and wall mounted clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	JAN-11

Event: **Building Envelope - Replace siding (360 sq.m.), windows (14.4 sq.m.), exterior doors (4) and roofing (325 sq.m.)**

Concern:

Roofing has a history of leaks. Joints in wood window frames opening up. Metal siding is damaged. Portables subject to removal from use in 2011.

Recommendation:

Replace metal siding (360 sq.m. - \$ 146,500). Replace wood windows with aluminum framed windows (14.4 sq.m. - \$ 22,100). Replace exterior doors (4 doors - \$ 13,000). Replace BUR roofing with SBS (325 sq.m. - \$ 79,500). Portables subject to removal from use in 2011.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$261,100	Low

Updated: JAN-11

Event: **Electrical - Replace Fluorescent Light Fixtures (110).**

Concern:

Existing fluorescent light fixtures in poor shape with cracked and yellowing lens.

Recommendation:

Replace fluorescent light fixtures with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$32,500	Low

Updated: JAN-11

Event: **Interior - Replace doors (8) and window blinds**

(14.4 sq.m.).

Concern:

Doors and frames are in poor condition and lack fire labels. Venetian blinds are damaged. Portables subject to removal from use in 2011.

Recommendation:

Replace interior doors with hollow metal (4 - \$ 6,400) and window blinds (14.4 sq.m. - \$ 800). Portables subject to removal from use in 2011.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$13,600	Low

Updated: JAN-11

Event: **Mechanical - Replace Furnace and Condensing Units (4).**

Concern:

Existing furnaces are in poor shape and starting to fail.

Recommendation:

Replace furnaces with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$40,000	Low

Updated: JAN-11

S8 FUNCTIONAL ASSESSMENT

K2030.06 Acoustical Privacy*

Domestic panels are not provided in gym or music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	0	JAN-11

Event: Add Acoustic Wall Panels in Gym (250 sq.m.).

Concern:

Acoustic panels not provided in gym; noisy teaching space.

Recommendation:

Add acoustic panels to upper part of gym walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2013	\$74,000	Low

Updated: JAN-11

K4010.01 Barrier Free Route: Parking to Entrance*

Designated barrier free stall parking adjacent main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	JAN-11

K4010.02 Barrier Free Entrances*

Barrier free access required to entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Provide Power Door Operators (2 doors).

Concern:

Power door operators required at main entrance but not provided.

Recommendation:

Provide power door operators at main entrances.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$8,400	Low

Updated: JAN-11

K4010.03 Barrier Free Interior Circulation*

Reasonable access to most public and teaching spaces in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Add Wheel Chair Lift (1).**Concern:**

No access provided to Music Room.

Recommendation:

Add wheel chair lift to Music Room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$5,000	Medium

Updated: JAN-11

Event: Upgrade Access to Public Counters (2).**Concern:**

Public counters in excess of 2.0 m require a lower portion complete with knee well for barrier free access. Not provided at reception room and library counters.

Recommendation:

Upgrade public counters by introducing a lower section complete with knee well.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$4,000	Low

Updated: JAN-11

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Provide Barrier Free Washroom (1).**Concern:**

Current washrooms are not barrier free, cubicles too narrow, vanities have no knee space, mirrors too high, insufficient clearances at doors.

Recommendation:

Provide single barrier free washroom for both sexes, large enough to be used by student and aide.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$40,000	Medium

Updated: JAN-11

K4020.03 Other Codes*

2008 group of portables placed within 1.2 m from school exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2008	0	JAN-11

K4030.01 Asbestos*

Original drawings note asbestos cement board as an exterior finish along upper portions of walls. Drawings also note "Vinyl Asbestos Tile". HAZMAT study not available. Refer also to B2010.02.99 and C3020.07 Resilient Flooring -VAT.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	0	JAN-11

Event: Perform Study for Asbestos**Concern:**

Asbestos is present or suspected to be present in exterior asbestos cement board (refer to B2010.02.99) and resilient floor tile (refer to C3020.07 Resilient Flooring - VAT)

Recommendation:

Perform a hazardous materials assessment for asbestos in the school to identify locations and types of asbestos as well as remediation costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$10,000	Medium

Updated: JAN-11

K4030.02 PCBs*

No PCB's known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

K4030.09 Other Hazardous Materials*

No other hazardous materials known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-11

K5010 Reports and Studies* - Plans

Facility was evaluated on August 26, 2010 by Burgess Bredo Architect Ltd. The building has an area of 3,324 sq.m. which includes 6 portables in two groups. The total area of the portables is 509 sq.m. All areas of the site and school were evaluated.

In 1974 the original 2,815.0 sq.m. one storey school was constructed.

In 1995 four portables totaling 325.0 sq. m. was relocated from another school to southeast corner.

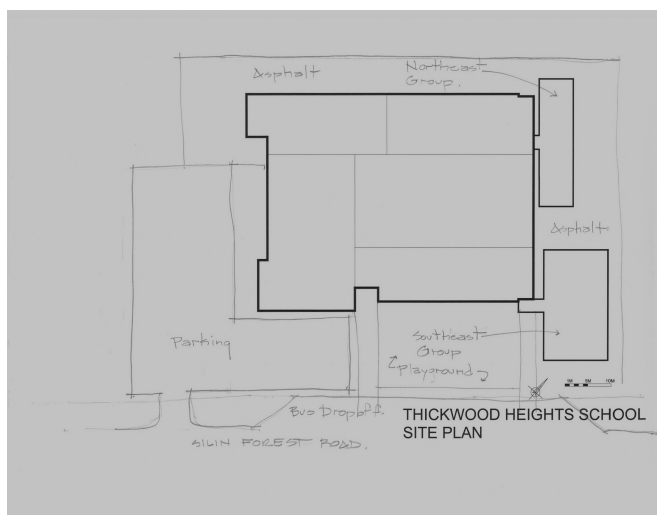
In 2008 two portables totaling 184.0 sq. m. was constructed at northeast corner of school. Current gross area of the school is 3,324.0 sq. m.

The student capacity is 425.

The school serves grades K-8 .

The school district plans to restrict school to grades K-6 in Fall 2011. .

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



Site plan supplied by the School District.