# RECAPP Facility Evaluation Report

## Sturgeon School Div #24


## Gibbons School

B3471A

Gibbons

*Report run on: February 21, 2008 4:24 PM*

## Facility Details

**Building Name:** Gibbons School
**Address:** P. O. Box 840
**Location:** Gibbons

**Building Id:** B3471A
**Gross Area (sq. m):** 4,812.10
**Replacement Cost:** $11,536,624
**Construction Year:** 1958

## Evaluation Details

**Evaluation Company:** HENOCH ARCHITECT
**Evaluation Date:** January 6 2007
**Evaluator Name:** John Henoch

**Total Maintenance Events Next 5 years:** **$2,097,850**
**5 year Facility Condition Index (FCI):** **18.18%**

**General Summary:**

This is a single story school with a student capacity of 525 in grades 5 to 9 and an area of 4812m2.
The building was constructed in 1958, 1966, 1974, and 1994 and replaces the original structure built in 1951, 1954 and most of the 1958 construction. The 1994 work included modernization of 1417 m2 of floor area.

**Structural Summary:**

The gymnasium built in 1958 has a crawl space with concrete perimeter walls and concrete pedestals supporting built up wood beams. Other foundations are concrete or concrete block walls on strip footings or grade beams on piles.
Roof loads are supported on either wood frame walls, or concrete block walls. Primary roof structure is glulam beams or steel joists.
The building structure is in acceptable condition.

**Envelope Summary:**

Older sections - 1958, 1966 and 1974 have single wythe masonry exterior walls. 1994 Section has either EIFS stucco or masonry cladding on steel studs or concrete block.
Standard built-up roof throughout on either wood metal deck.
Aluminum windows with double glazing. Steel doors in steel frames with either insulated glazing or site installed double glazing.
The building envelope is in good condition but some masonry needs repainting. Older sections are poorly insulated.
$2200 of roof maintenance is scheduled for 2007. The overall condition of the building envelope is acceptable.

**Interior Summary:**

Interior walls are typically painted concrete block or gypsum board. Ceramic wall tiles in washrooms.
Suspended t-bar ceilings with acoustic panels except exposed painted wood or metal deck in some sections.
Terrazzo floor in 1974 Section corridor; vinyl composite tile or ceramic tile elsewhere and carpet in selected areas. Wood or steel doors in pressed steel frames.
The overall condition of the interior is acceptable.

**Mechanical Summary:**

The heating systems consist of hot water perimeter radiation. Four (4) hot water heating boilers provide hot water for the radiation and ventilation unit heating coils. Heating and ventilation units provide ventilation for the spaces. A Johnson Metasys provides the building management function. Pneumatic terminal devices should be replaced with electronic devices for a better energy efficiency and greater comfort. The mechanical systems are in acceptable condition.

**Electrical Summary:**

Main service is 800A, 120/208V 3 phase. It sub-feeds the West Wing and is distributed throughout the building utilizing circuit breaker panelboards.
Interior lighting is predominantly fluorescent, having recently changed to the energy efficient T8 lamps and electronic ballasts and replacing all incandescent with compact fluorescent. The metal halide lighting in the small gymnasium remains in service. Exterior lighting is exclusively perimeter lighting of high pressure sodium. Emergency lighting is accommodated by the standard battery packs with integral and remote lighting heads.
The fire alarm system is a hard wired, supervised and annunciated system using manual and automatic detection devices and audio and visual alarm signal devices. Intrusion alarm system uses motion detection and coded keypad activations.
Communication systems include a comprehensive telephone system, public address and intercom system and a local area network for data distribution. Individual television sets with VCR and DVD inputs and wireless voice enhancement systems serve all classrooms.
The electrical systems are generally 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* - 1958 Section

The gymnasium has a crawl space with a perimeter concrete foundation wall and concrete pedestals on pad footings to support the wood floor structure.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## A1010 Standard Foundations* - 1966 Section

Concrete foundation walls on strip footings.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## A1010 Standard Foundations* - 1974 Section

Concrete block foundation walls on strip footings.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## A1010 Standard Foundations* - 1994 Section

Concrete grade beams on concrete piles.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## A1030 Slab on Grade* - 1966 Section

100 mm slab thickness.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## A1030 Slab on Grade* - 1974 Section

100 mm slab thickness.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## A1030 Slab on Grade* - 1994 Section

125 mm slab thickness.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## A2020 Basement Walls (& Crawl Space)* - 1958 Section

Approx. 800 mm high crawl space under gymnasium. Dirt floor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## B1010.01 Floor Structural Frame (Building Frame)* - 1958 Section

Wood floor joists supported on built up wood beams.
89mm laminated wood deck at stage.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1958 | 0 | JAN-08 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1958 Section

Wood stud interior partitions supporting roof loads.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1966 Section

Concrete  block.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1974 Section

Du-al block.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1994 Section

Concrete block.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## B1010.05 Mezzanine Construction* - 1994 Section

Mechanical mezzanine: concrete floor slab on metal deck supported on steel joists and beams.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## B1020.01 Roof Structural Frame* - 1958 Section

Glulam roof beams supported on masonry.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1958 | 100 | JAN-08 |

## B1020.01 Roof Structural Frame* - 1966 Section

Wood roof joist at flat roof section. Glulam beams at music room with curved glulam purlins forming barrel vaults.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1966 | 0 | JAN-08 |

## B1020.01 Roof Structural Frame* - 1974 Section

Glulam beams throughout.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1974 | 0 | JAN-08 |

## B1020.01 Roof Structural Frame* - 1994 Section

Steel roof joists and steel beams.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## B1020.03 Roof Decks, Slabs, and Sheathing - 1958 gym; Music Room

85mm wood deck.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## B1020.03 Roof Decks, Slabs, and Sheathing - 1966, 1974 and 1994 Sections

Steel deck.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## B1020.04 Canopies* - 1966 Section

Metal deck on curved HSS roof purlins on exposed pipe columns.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## B1020.04 Canopies* - 1994 Section

Metal deck on curved HSS roof purlins on exposed pipe columns.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

# S2 ENVELOPE

## B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1994 Section

Concrete face brick to approx 1200mm above grade around perimeter of 1994 addition.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 75 | JAN-08 |

## B2010.01.05 Exterior Insulation and Finish Systems (EIFS)* - 1994 Section

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 75 | JAN-08 |

**Event: Repair Stucco (50m2)**

**Concern:**
Exterior Insulation finish system is unsightly because of broken portions due to vandalism. (Installation of cameras planned for 2007 is expected to minimize the vandalism problem.)

**Recommendation:**
Repair defective portions of stucco and repaint. Cost based on areas of defects totalling 50m2

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2008 | $3,000 | High |

**Updated:** JAN-08

## B2010.01.06.03 Metal Siding**

Prepainted corrugated vertical metal siding.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1974 | 40 | JAN-08 |

**Event: Replace Metal Siding - 1974 Section (300m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $85,000 | Unassigned |

**Updated:** JAN-08

## B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1958 Section

Stucco on concrete block at gymnasium.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1978 | 75 | JAN-08 |

## B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1974 Section

Stucco on metal lath on concrete block.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1974 | 75 | JAN-08 |

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

Caulking at window and door openings and between adjoining materials.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

**Event: Replace Joint Sealants (200m)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2014 | $3,600 | Unassigned |

**Updated:** JAN-08

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

Painted steel components of barrel vault canopies at main and north entrances.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 15 | JAN-08 |

**Event: Repaint Steel Canopies (2)**

**Concern:**
The paint has deteriorated and the steel is rusting resulting in an unsightly condition.
**Recommendation:**
Repainting of the canopies is scheduled for 2007.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2007 | $2,500 | High |

**Updated:** JAN-08

## B2010.01.13 Paints (& Stains): Exterior Wall** - Doors and Trim

Painted exterior steel doors and frames, soffits and trim.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1974 | 15 | JAN-08 |

**Event: Repaint doors, soffits and trim (50m2)**

**Concern:**
Paint has faded or is worn and unsightly.
**Recommendation:**
Repaint exterior steel doors, soffits and trim.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2008 | $1,750 | High |

**Updated:** JAN-08

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

Paint finish on concrete block walls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 15 | JAN-08 |

**Event: Repaint exterior block (450m2)**

**Concern:**
Repaint exterior masonry. Power wash and repair concrete where required.
**Recommendation:**
Repaint exterior concrete block. Power wash and repair concrete where required.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2008 | $18,000 | Medium |

**Updated:** JAN-08

## B2010.02.03 Masonry Units: Ext. Wall Const.* - 1958 Section

Single wythe concrete block at gymnasium. Blocks are filled with insulation and are finished on the exterior with stucco on 25mm rigid insulation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## B2010.02.03 Masonry Units: Ext. Wall Const.* - 1966 Section

Single wythe concrete block. Voids filled with insulation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## B2010.02.03 Masonry Units: Ext. Wall Const.* - 1974 Section

Concrete or Du-al block.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## B2010.02.03 Masonry Units: Ext. Wall Const.* - 1994 Section

Concrete block with either EIFS or masonry cladding.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* - 1966 Section

Paint on single wyth concrete block. Block cores filled with loose insulation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* - 1974 Section

Paint on single wyth concrete (or Du-al) block. Block cores filled with loose insulation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* - 1994 Section

Sheet membrane air/vapour barrier as part of EFIS system.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* - West Gym

Original (west) Gym had a complete envelope upgrade in 1978. A Desco coating on the interior block surface provides a vapour barrier. There is loose insulation in the block cores as well as 25mm rigid insulation on the exterior under the stucco.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1978 | 100 | JAN-08 |

## B2010.06 Exterior Louvers, Grilles, and Screens* - 1966 Section

Metal mechanical louvre on south elevation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## B2010.06 Exterior Louvers, Grilles, and Screens* - 1974 and 1994 Sections

Metal mechanical louvres.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## B2010.09 Exterior Soffits*

Painted plywood soffits to entrances of 1966 and 1974 Sections. Paint has deteriorated.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 0 | 50 | JAN-08 |

## B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1966 Section

Double sealed glazing in aluminum frames. Awning type vent units.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1976 | 40 | JAN-08 |

**Event: Replace Windows - 1966 Section (26m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $14,000 | Unassigned |

**Updated:** JAN-08

## B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1974 Section

Sealed units in thermally broken aluminum frames. Hopper type vents.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1996 | 40 | JAN-08 |

**Event: Replace Windows - 1974 Section (20m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $11,000 | Unassigned |

**Updated:** JAN-08

## B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1994 Section

Sealed units in thermally broken aluminum frames with interior glazing stops.
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| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 40 | JAN-08 |

**Event: Replace Windows - 1994 Section (39m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $20,000 | Unassigned |

**Updated:** JAN-08

## B2030.01.02 Steel-Framed Storefronts: Doors** - 1966 Section

Painted pressed steel frame with double, site installed, glazing.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 30 | JAN-08 |

**Event: Replace Exterior Entrance Doors - 1966 Section (4.5m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $5,000 | Unassigned |

**Updated:** JAN-08

## B2030.01.02 Steel-Framed Storefronts: Doors** - 1974 Section

Painted pressed steel frame with double, site installed, glazing.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Exterior Entrance Doors - 1974 Section (16m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $18,000 | Unassigned |

**Updated:** JAN-08

## B2030.01.02 Steel-Framed Storefronts: Doors** - 1994 Section

Sealed glazing in pressed steel frames.

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| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

**Event: Replace Entrance Doors - 1994 Section (11m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $12,300 | Unassigned |

**Updated:** JAN-08

## B2030.02 Exterior Utility Doors** - 1958 Section

Insulated steel doors in pressed steel frames.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 40 | FEB-08 |

**Event: Replace exterior utility doors. (3)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $2,100 | Unassigned |

**Updated:** JAN-08

## B2030.02 Exterior Utility Doors** - 1974 Section

Insulated steel doors in pressed steel frames.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

**Event: Replace utility doors (3).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $2,100 | Unassigned |

**Updated:** JAN-08

## B3010.01 Deck Vapor Retarder and Insulation* - 1958 Section

60mm rigid insulation on vapour retarder.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1978 | 0 | JAN-08 |

## B3010.01 Deck Vapor Retarder and Insulation* - 1966 Section

Rigid insulation on vapour retarder assumed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 0 | JAN-08 |

## B3010.01 Deck Vapor Retarder and Insulation* - 1974 Section

Rigid insulation on 2 ply vapour retarder.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## B3010.01 Deck Vapor Retarder and Insulation* - 1994 Section

Rigid insulation - sloped in some areas - on vapour retarder.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1958 Section

Standard BUR assumed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1978 | 25 | JAN-08 |

**Event: Replace Membrane Roofing - 1958 Section (400m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $30,000 | Unassigned |

**Updated:** JAN-08

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1966 Section

Standard BUR assumed. Minor repairs done in 2007 in response to independent inspection.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 25 | JAN-08 |

**Event: Replace Roofing - 1966 Section (800m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $55,000 | Unassigned |

**Updated:** JAN-08

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1974 Section

Standard BUR assumed. New roof and deck installed in area of entrance and Administration in 1994. Minor repairs done in 2007 in response to independent inspection.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 25 | JAN-08 |

**Event: Replace Membrane Roofing - 1974 Section (2300m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $154,000 | Unassigned |

**Updated:** JAN-08

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1994 Section

Standard BUR assumed on sloped insulation. Minor repairs done in 2007 in response to independent inspection.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 25 | JAN-08 |

**Event: Replace Membrane Roofing - 1994 Section (1050m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2019 | $70,000 | Unassigned |

**Updated:** JAN-08

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

SBS sheet on barrel vaults.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 25 | JAN-08 |

**Event: Replace SBS Roofing (120m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $14,000 | Unassigned |

**Updated:** JAN-08

## B3010.07 Sheet Metal Roofing**

Sheet metal roofing at canopies and classroom extensions of 1994 and 1974 additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 40 | JAN-08 |

**Event: Replace Metal Roofing (200m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $20,000 | Unassigned |

**Updated:** JAN-08

## B3010.08.02 Metal Gutters and Downspouts** - 1974 Section

PVC downspout provides drainage from front entrance canopy. Bottom portion damaged.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace Downspouts (16m)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $3,000 | Unassigned |

**Updated:** JAN-08

## B3020.01 Skylights**

Double polycarbinate in aluminum frame. Previous minor problems reported by site personnel.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 25 | JAN-08 |

**Event: Replace Skylight**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $1,400 | Unassigned |

**Updated:** JAN-08

# S3 INTERIOR

## C1010.01.03 Unit Masonry Assemblies: Partitions* -

Concrete block partitions typical for all portions of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

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

Steel stud partitions in the area of the music room installed in 1994.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## C1010.02 Interior Demountable Partitions* -

Demountable partitions in the 1993 portables. Assumed to have been built about 1975.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 0 | JAN-08 |

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

Folding partitions in computer room, classrooms and on the stage.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

**Event: Replace Folding Panel Partitions (84m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $130,000 | Unassigned |

**Updated:** JAN-08

## C1010.05 Interior Windows* -

Glass block to 3 wall openings in corridor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

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

Either steel or wood doors (some with glazing) in pressed steel frames with sidelights in corridors. Many frames and doors require refinishing or painting - see C3010.11.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

## C1020.03 Interior Fire Doors* -

Wood or steel providing 20 min.  or 45 min. ratings as required.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## C1020.04 Interior Sliding and Folding Doors* -

Wood louvred by-fold closet doors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## C1030.01 Visual Display Boards** -

Includes tack boards, chalk boards and whiteboards.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

**Event: Replace Visual Display Boards (38)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $60,000 | Unassigned |

**Updated:** JAN-08

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

Steel partitions in girls' showers. Toilet partitions in 1994 Section. Girls' toilet partitions throughout.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace Toilet& Shower Cubicals (20)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $23,000 | Unassigned |

**Updated:** JAN-08

## C1030.02 Fabricated Compartments(Toilets/Showers)** - 1966 and 1974 Sections

Standard metal toilet partitions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1974 | 30 | JAN-08 |

**Event: Relplace Toilet Partitions - Boys W.R. (4 cubicals)**

**Concern:**
Toilet partitions in older washrooms are bent, scratched and defaced.

**Recommendation:**
Replace metal toilet partitions in boys' washrooms - 1966 and 1975 Sections.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2009 | $5,000 | Medium |

**Updated:** JAN-08

**Event: Replace Remaining Metal Toilet Partitions (6)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $7,500 | Unassigned |

**Updated:** JAN-08

## C1030.06 Handrails* -

At ramp in corridor connecting original building to 1994 addition: painted steel pipe with wire mesh.
At stairs to mechanical mezzanine - pipe fixed to wall.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## C1030.08 Interior Identifying Devices* -

Plastic embossed door signs.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## C1030.10 Lockers** - 1994 Section

Steel lockers, full height.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

**Event: Replace lockers (57 dbl, 56 sgl)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $75,000 | Unassigned |

**Updated:** JAN-08

## C1030.10 Lockers** 1974 and 1966 Sections

Steel lockers, half height.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1977 | 30 | JAN-08 |

**Event: Replace Locker Doors(100)**

**Concern:**
Locker doors are damaged and unsightly.
**Recommendation:**
Replace damaged locker doors.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2009 | $19,000 | Medium |

**Updated:** JAN-08

**Event: Replace Lockers (330)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $115,500 | Unassigned |

**Updated:** JAN-08

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

Washroom mirrors, soap dipencers, paper towel dispencers, etc.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## C2010 Stair Construction* -

Steel stair to mechanical mezzanine.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

## C2020.05 Resilient Stair Finishes** -

Rubber finish to stage stairs. Replacement costs under $1000.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 20 | JAN-08 |

## C3010.02 Wall Paneling** -

Painted mdf panels to 2 m high around perimeter of gym.
Walnut veneer plywood feature wall at corridor display case.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Wall Paneling - (150m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $12,000 | Unassigned |

**Updated:** JAN-08

## C3010.04 Gypsum Board Wall Finishes (Unpainted)* -

Unfinished gypsum board to walls and soffit of under stage storage.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 60 | JAN-08 |

## C3010.06 Tile Wall Finishes** - 1966 and 1974 Sections

Ceramic wall tiles.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

**Event: Replace ceramic wall tiles (190m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $45,000 | Unassigned |

**Updated:** JAN-08

## C3010.06 Tile Wall Finishes** - 1994 Section

Ceramic tiles to walls of washrooms and janitor rooms in 1994 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 40 | JAN-08 |

**Event: Replace ceramic wall tiles (12m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $3,000 | Unassigned |

**Updated:** JAN-08

## C3010.11 Interior Wall Painting* - 1966 and 1974 Sections

Painted concrete block or gypsum board in selected areas.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 15 | JAN-08 |

**Event: Repaint Walls (375m2)**

**Concern:**

Parts of corridors and classrooms, including doors and frames - in the 1966, 1974 Section and link to portables - have damaged or marred paint surfaces.

**Recommendation:**

Paint selected areas of walls and doors exhibiting the worst deterioration.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2009 | $6,000 | High |

**Updated:** JAN-08

## C3010.11 Interior Wall Painting* - 1974 gym walls.

Painted Du-al block.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1985 | 15 | JAN-08 |

**Event: Repaint gym walls (550m2)**

**Concern:**
Paint on walls is damaged and marred.
**Recommendation:**
Repainting of the gym walls is scheduled for 2007.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2007 | $11,000 | High |

**Updated:** JAN-08

## C3010.11 Interior Wall Painting* - 1994 Section

Painted concrete block and gypsum board.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 10 | JAN-08 |

## C3020.01.02 Paint Concrete Floor Finishes* -

Painted concrete to mechanical room floors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1975 | 10 | JAN-08 |

**Event: Repaint Concrete Floors (100m2)**

**Concern:**
Floor paint in older mechanical rooms is worn.
**Recommendation:**
Repaint concrete floors.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2008 | $2,000 | Medium |

**Updated:** JAN-08

## C3020.02 Tile Floor Finishes** - 1994 Section

Vinyl composite tile in corridors and classrooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 50 | JAN-08 |

**Event: Replace Tile Floor Finishes (1000m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2044 | $46,000 | Unassigned |

**Updated:** JAN-08

## C3020.03 Terrazzo Floor Finishes* -

Terrazzo to entrance foyer and main N/S corridor of 1974 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1974 | 75 | JAN-08 |

## C3020.04 Wood Flooring** - 1958 gym

Wood sports floor

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

**Event: Replace gym floor (300m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $85,000 | Unassigned |

**Updated:** JAN-08

## C3020.04 Wood Flooring** - 1974 gym

Sprung wood floor. (Installed to replace previous floor damaged by water.)

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1998 | 30 | JAN-08 |

**Event: Replace Wood Sports Floor (446m2)**

**Concern:**
Site personnel indicate that floor was improperly installed resulting in an inconsistent surface with "dead spots".

**Recommendation:**
Repair or replace floor.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2011 | $125,000 | Unassigned |

**Updated:** JAN-08

## C3020.04 Wood Flooring** - Shop

Painted parquet flooring in woodworking shop.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Parquet Flooring (90m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $20,000 | Unassigned |

**Updated:** JAN-08

## C3020.07 Resilient Flooring** - 1966 and 1974 Sections

Vinyl composite tile installed in these areas - on the original slab on grade - is opening up at joints between tiles at approximately 2m spacing. Recommend replacing a small section with a sheet vinyl and monitor performance prior to full replacement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

**Event: Replace Vinyl Composite Tile (260m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $12,000 | Unassigned |

**Updated:** JAN-08

## C3020.07 Resilient Flooring** - 1994 Section

Vinyl composite flooring in corridors and classrooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 20 | JAN-08 |

**Event: Replace Vinyl Composite Tile (900m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $42,000 | Unassigned |

**Updated:** JAN-08

## C3020.08 Carpet Flooring** -

Carpet in administration area, portions of classroooms, library and computer area.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1995 | 15 | JAN-08 |

**Event: Replace Carpet (750m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $56,000 | Unassigned |

**Updated:** JAN-08

## C3030.04 Gypsum Board Ceiling Finishes (Unpainted)* -

Gypsum board ceiling in utility rooms and washrooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 60 | JAN-08 |

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

Acoustic tiles in suspended t-bar system in most classrooms and corridors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 25 | JAN-08 |

**Event: Replace Acoustic Ceiling Tiles (3000m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2019 | $135,000 | Unassigned |

**Updated:** JAN-08

## C3030.07 Interior Ceiling Painting* -

Painted metal deck, wood deck and gypsum board.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 20 | JAN-08 |

# S4 MECHANICAL

## D2010.01 Water Closets - 1966 Addition

Water closets are floor mounted  tank type.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 30 | FEB-08 |

**Event: Replace Water Closets (6)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $10,800 | Unassigned |

**Updated:** JAN-08

## D2010.04 Sinks** -1966 Addition

Sinks in classrooms and staff lounge are stainless steel, counter-top mounted with swing spout and hand operated faucets.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 30 | JAN-08 |

**Event: Replace Counter Sinks (5).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $7,000 | Unassigned |

**Updated:** JAN-08

## D2010.04 Sinks** -1974 Addition

Sinks are stainless steel counter top with swing spouts and hand operated faucets.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Counter Sinks (8)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $15,800 | Unassigned |

**Updated:** JAN-08

## D2010.04 Sinks** 1994 Addition

Sinks are counter mounted stainless steel. Seven of the sinks are single compartment sinks and these are equipped with bubblers.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace Sinks (8)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $11,200 | Unassigned |

**Updated:** JAN-08

## D2010.05 Showers** - 1974 Addition

Shower heads are wall mounted and have individual controls. Water for the shower heads is tempered with a single mixing valve.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Showers & Tempering Valve (13)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $22,700 | Unassigned |

**Updated:** JAN-08

## D2010.05 Showers**-1994 Addition

The shower head is wall mounted and provided with a mixing valve conrol.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

**Event: Replace Shower Head and Mixing Valve (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $3,500 | Unassigned |

**Updated:** JAN-08

## D2010.08 Drinking Fountains / Coolers** - 1966 Addition

Drinking fountains are wall mounted and constructed of fibreglass.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 35 | JAN-08 |

**Event: Replace Drinking Fountain (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $1,400 | Unassigned |

**Updated:** JAN-08

## D2010.08 Drinking Fountains / Coolers**-1974 addition

Drinking fountains and cooler are wall mounted. Drinking fountains are constructed of fibreglass and the cooler is stainless steel.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 35 | JAN-08 |

**Event: Replace Drinking Fountains & Cooler**

**Recommendation:**

.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $6,300 | Unassigned |

**Updated:** JAN-08

## D2010.09 Other Plumbing Fixtures* - Janitor Sink-1966 Addition

A steel metal custom constructed  janitor sink is wall mounted and the faucet is wall mounted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## D2010.09 Other Plumbing Fixtures*- Janitor Sink-1994 Addition

Stone molded floor receptor with wall mounted faucet.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## D2010.09 Other Plumbing Fixtures*-1974 Addition

Service sinks are floor mounted and are made of molded stone.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## D2010.10 Washroom Fixtures (Lav)**-1966 Addition (Boys)

Lavatories in the boy's wash room are counter top, stainless steel with manually operated faucets. It is estimated the lavatories were installed in 1995.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1995 | 35 | JAN-08 |

**Event: Replace Lavatories (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $5,600 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (Lav)**-1966 Addition (Girls)

Enameled steel counter top lavatories are installed in the girl's wash room.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1966 | 35 | JAN-08 |

**Event: Replace Enamelled Steel Lav's (3)**

**Concern:**
Some sinks have chipped enamel.
**Recommendation:**
The enameled steel lavatories should be replaced with stainless steel lavatories.
**Consequences of Deferral:**
Deferral may result in unsatisfactory hygiene conditions.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2008 | $4,200 | Low |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (Lav)**-1966 Addition Staff Room

Lavatories in the staff ladies and men's wash rooms are wall mounted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 35 | JAN-08 |

**Event: Replace Lavatories (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $2,800 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (Lav)**-1974 Addition

Lavatories are stainless steel counter top with manually operated faucets.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 35 | JAN-08 |

**Event: Replace Lavatories (12)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $14,400 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (Lav)**-1994 Addition

Lavatories are stainless steel, counter top mounted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 35 | JAN-08 |

**Event: Replace Lavatories (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2029 | $5,600 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (Urnl)**-1974 Addition

Urinals are stall type with a single flush tank.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 35 | JAN-08 |

**Event: Replace Urinals (3)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $5,400 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (Urnl)**-1994 Addition

The urinal is wall hung and flush valve operated.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 35 | JAN-08 |

**Event: Replace Urinal (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2029 | $2,000 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (WC)**-1974 Addition

The water closets are floor mounted, flush tank type.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 35 | JAN-08 |

**Event: Replace Water Closets (11)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $19,800 | Unassigned |

**Updated:** JAN-08

## D2010.10 Washroom Fixtures (WC)**-1994 Addition

Water closets are floor mounted and flush valve operated.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 35 | JAN-08 |

**Event: Replace Water Closets (5)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2029 | $9,000 | Unassigned |

**Updated:** JAN-08

## D2020.01.01 Pipes and Tubes: Domestic Water* -1966 Addition

Domestic water piping is made of copper.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## D2020.01.01 Pipes and Tubes: Domestic Water*-1974 Addition

Domestic water piping is made of copper.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

## D2020.01.01 Pipes and Tubes: Domestic Water*-1994 Addition

Domestic water piping is made of copper.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 40 | JAN-08 |

## D2020.01.02 Valves: Domestic Water** - 1966 Addition

Domestic water valves are  bronze body constructed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 40 | JAN-08 |

**Event: Replace Domestic Water Valves (20 est.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $8,000 | Unassigned |

**Updated:** JAN-08

## D2020.01.02 Valves: Domestic Water**-1974 Addition

Domestic water valves are bronze body constructed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

**Event: Replace Valves (20 est.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $8,000 | Unassigned |

**Updated:** JAN-08

## D2020.01.02 Valves: Domestic Water**-1994 Addition

Domestic water valves are bronze body constructed..

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 40 | JAN-08 |

**Event: Replace Valves (20 est.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $8,000 | Unassigned |

**Updated:** JAN-08

## D2020.02.02 Plumbing Pumps: Domestic Water**-1966 Addition

The domestic hot water recirculating pump is an in-line, bronze body pump, Grundfos model UP 26-96. It is estimated to be installed in 2003.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2003 | 20 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| Grundfos UP 26-96 | N/A |

**Event: Replace Domestic Water Recirculation Pump (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2023 | $2,000 | Unassigned |

**Updated:** JAN-08

## D2020.02.02 Plumbing Pumps: Domestic Water**-1974 Addition

The domestic hot water recirculating pump is an in-line Grundfos model; UP 25-04-SF bronze body. This pump was installed in about 1995.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1995 | 20 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| Grundfos UP 25-04-SF | N/A |

**Event: Replace Domestic Water Recirculation Pump (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2015 | $2,000 | Unassigned |

**Updated:** JAN-08

## D2020.02.02 Plumbing Pumps: Domestic Water**-1994 Addition

The domestic hot water recirculating pump is an in-line Grundfos model; UP26-96

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

**Event: Replace Domestic Water Recirculation Pump (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $2,000 | Unassigned |

**Updated:** JAN-08

## D2020.02.06 Domestic Water Heaters** - 1966 Addition

The domestic water heater is a State Model 920045 1001. It has storage capacity of approximately 272 liters. It is estimated to be installed in 1994.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

**Event: Replace Domestic Water Heater (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $7,500 | Unassigned |

**Updated:** JAN-08

## D2020.02.06 Domestic Water Heaters**-1974 Addition

Domestic hot water is provided with a plate frame heat exchanger using a hot water boiler as the heating source. The hot water is stored in an A.O. Smith glass lined storage tank, Model; TJU-120M with a 450 litre storage capacity. The storage tank was replaced in 1997.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 20 | JAN-08 |

**Event: Replace Domestic Water Heating System (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $32,000 | Unassigned |

**Updated:** JAN-08

## D2020.02.06 Domestic Water Heaters**-1994 Addition

The domestic water heater is an A.O. Smith, Model; BT100H-930S, natural gas fired with an input of 21 kW. Recovery is 229 liters per hour through a 55.6 C temperature rise. Storage capacity is 378 liters.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

**Event: Replace Domestic Water Heater (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $5,800 | Unassigned |

**Updated:** JAN-08

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

Domestic water piping is insulated with fiberglass pipe insulation. Although there is no evidence of asbestos, caution should be taken when exposing insulation at the pipe fittings. If there is any asbestos in the insulation this is likely where it is located especially in the 1966 and 1974 Additions. When exposing insulation at these locations, samples should be taken and analyzed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## D2030.01 Waste and Vent Piping* -

Most waste and vent piping is concealed and buried. Piping materials consist of predominantly cast iron and copper in the 1966 and 1974 additions, with copper, cast iron and PVC used in the 1994 addition.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

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

Cast iron piping is used predominantly throughout the school in all construction phases.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## D2040.02.04 Roof Drains* - All Additions

Roof drains are cast iron body with aluminum strainers for all additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 40 | JAN-08 |

## D3010.02 Gas Supply Systems* -

A 50mm carbon steel gas service supplies the facility with natural gas. Gas distribution piping is predominately located on the roof.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 60 | JAN-08 |

**Event: Repair Gas Pipe Coating**

**Concern:**
Coating on the gas piping located on the roof has deteriorated.

**Recommendation:**
Remove the damaged coating, clean the piping and apply a new protective coating similar to the yellow jacket used on natural gas piping or an approved pipe coating.

**Consequences of Deferral:**
Deferral could cause pitting in the pipe wall and eventually result in failure.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Preventative Maintenance | 2008 | $5,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.01 Heating Boilers and Accessories: H.W.** -1966 Addition

Raypak Model; 1125, natural gas fired, copper tube, hot water heating boiler. Input is approximately 295 kW. The output is approximately 237 kW. Boiler is equipped with a relief valve, low water cut-off and backflow prevention device.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 35 | JAN-08 |

**Event: Replace Boiler (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $55,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.01 Heating Boilers and Accessories: H.W.**-1974 Addition

Raypak Model; 824 copper tube, natural gas fired hot water heating boiler. The input is approximately 217 kW. Output is approximately 174 kW. The boiler is equipped with a relief valve, low water cut-off and backflow prevention device.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 35 | JAN-08 |

**Event: Replace Boiler (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $35,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.01 Heating Boilers and Accessories: H.W.**-1994 Addition.

Two (2) Raypak Model 724, copper tube, natural gas fired, hot water heating boilers. Boilers are equipped with relief valve and, low water cut-off and a backflow prevention device in the water makeup for the boilers .

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 35 | JAN-08 |

**Event: Replace Boilers (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2029 | $32,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler** - 1966 Addition

Chimney is a type "B", terminating with a weather cap. Combustion air is provided from the outdoor with a sheet metal duct.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 30 | JAN-08 |

**Event: Replace Chimney & Comb. Air.**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $20,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler**-1974 Addition

The chimney is a Class "B" vent with a weather cap. Combustion air is provided from the outdoor with a sheet metal duct.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 35 | JAN-08 |

**Event: Replace Chimney and Combustion Air Duct**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $17,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler**-1994 Addition.

The chimney is a Class "B" vent terminating with a weather cap. Combustion air is provided from the outdoor with an insulated sheet metal duct.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 35 | JAN-08 |

**Event: Replace Chimney and Combustion Air Duct**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2029 | $23,000 | Unassigned |

**Updated:** JAN-08

## D3020.02.03 Water Treatment: H. W. Boilers* -

Pot feeders are provided in the heating systems for adding chemical treatment. They are the original installation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1966 | 0 | JAN-08 |

## D3020.03.01 Furnaces**-1974 Addition

Two Lennox, natural gas fired, Model G24M 4/5-140 furnaces provide heating for the kitchen and the east side gymnasium storage. Each furnace serves one space.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2005 | 25 | JAN-08 |

**Event: Replace Furnaces (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $25,000 | Unassigned |

**Updated:** JAN-08

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

The chimney for the two (2) furnaces serving the kitchen and east side gymnasium storage is a combined Class "B" chimney. Combustion air is ducted into the furnace room from the outdoor with a sheet metal duct which terminates within an arctic trap.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2005 | 0 | JAN-08 |

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

This air handling is located in a mechanical room on the east side of the gymnasium. It is natural gas fired and supplies heating for the east side of the 1974 Gymnasium Addition.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Air Handling Unit (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $60,000 | Unassigned |

**Updated:** JAN-08

## D3040.01.01 Air Handling Units: Air Distribution**-1974 Addition

A multi-zone air handling unit located in the 1974 Addition mechanical room was converted from natural gas heating to hot water heating by replacing the gas fired heating section with a water coil using a mixture of ethylene glycol and water. This unit serves the classrooms in the 1977 and 1966 Additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Air Handling Unit. (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $200,000 | Unassigned |

**Updated:** JAN-08

## D3040.01.01 Air Handling Units: Air Distribution**-1994 Addition.

Two (2) supply air handling units AS-1 and AS-2 serve the 1994 Addition. AS-1 supplies 2800 L/s for the gymnasium and AS-2 supplies 2800L/s for the classrooms and service spaces.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace H&V Units (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $140,000 | Unassigned |

**Updated:** JAN-08

## D3040.01.01 Air Handling Units: Air Distribution**-Kitchen

The air handling unit is an Engineered Air natural gas direct fired unit providing makeup air to the kitchen.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Makeup Air Unit (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $62,500 | Unassigned |

**Updated:** JAN-08

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

This unit serves the west side of the gymnasium in the 1974 Addition. It is an Engineered Air Unit Model; 3-400-IUFSL with an input of 105 kW and an output of 84 kW.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace H&V Unit (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $135,000 | Unassigned |

**Updated:** JAN-08

## D3040.01.04 Ducts: Air Distribution*

Air distribution ductwork is made of sheet metal and conveys ventilation air for the occupancies in the 1966 and 1974 Additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

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

Supply air diffusers and grilles provide air the occupied spaces in all additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## D3040.03.01 Hot Water Distribution Systems** -1966 Addition

Hot water heating distribution piping consists of carbon steel pipes supplying heating water tofin radiation enclosed behind millwork along perimeter walls. Two (2) hot water circulation pumps circulate hot water to the radiation. Pumps are Grundfos Model; UMS-65-80.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 40 | JAN-08 |

**Event: Replace Hot Water Distribution Systems**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $398,000 | Unassigned |

**Updated:** JAN-08

## D3040.03.01 Hot Water Distribution Systems**-1974 Addition

The heating system for the 1974 Addition is a hydronic system which supplies fin radiation mounted behind millwork along the exterior perimeter walls. A single circulation supplies hot water to the radiation and heat exchanger for the multizone heating coil.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

**Event: Replace Hot Water Distribution System**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $215,000 | Unassigned |

**Updated:** JAN-08

## D3040.03.01 Hot Water Distribution Systems**-1994 Addition.

Heating for the 1994 addition is a hydronic system with fin radiation mounted on the perimeter walls. Two (2) hot water circulation pumps supply the radiation and the heat exchanger for the heating coils.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 40 | JAN-08 |

**Event: Replace Heating System**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $257,000 | Unassigned |

**Updated:** JAN-08

## D3040.04.01 Fans: Exhaust**-1966 Addition

Exhaust fans are aluminum dome roof mounted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 30 | JAN-08 |

**Event: Replace Exhaust Fans (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $5,500 | Unassigned |

**Updated:** JAN-08

## D3040.04.01 Fans: Exhaust**-1974 Addition

Fans are roof mounted aluminum dome type.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Exhaust Fans (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $10,000 | Unassigned |

**Updated:** JAN-08

## D3040.04.03 Ducts: Exhaust* -

Exhaust ductwork is made of galvanized sheet metal for all additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

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

Exhaust air inlets are metal louvre  type located in walls and ceilings for all additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## D3040.05 Heat Exchangers** - 1974 Addition

A water to ethylene glycol/water mixture plate heat exchanger transfers heat from the boiler water to the ethylene glycol water solution. The heat exchanger is manufactured in Germany. Model TIP4-14Germany 62201004 TRIONKLETO BE.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 30 | JAN-08 |

**Event: Replace Heat Exchanger (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2015 | $18,000 | Unassigned |

**Updated:** JAN-08

## D3040.05 Heat Exchangers**-1994 Addition

A hot water to ethylene glycol/water plate heat exchanger transfers heat from the boiler hot water to the ethylene glycol/water solution for AHU's AS-1 and AS-2. The heat exchanger is an Alpha Laval plate UPC-65-180.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace Heat Exchanger (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $24,000 | Unassigned |

**Updated:** JAN-08

## D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**-1994 Addition

Carrier model; 48TJEO12-50164. This is a roof top unit with a natural gas fired heating section and electric cooling. The cooling has two (2) 35 kW capacity cooling compressors. The natural gas fired heating section has a maximum input of of 123 kW and a minimum input of 53 kW. This unit supplies the staff area and adjacent science laboratory in the 1966 Addition.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace Packaged Roof Top Air Conditioning Unit (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $48,000 | Unassigned |

**Updated:** JAN-08

## D3050.02 Air Coils** - 1974 Addition

The heating coil in the multi-zone air handling unit replaced a gas fired heating section. It is estimated that it was installed in 1985. The heating coil is supplied with a mixture of ethylene glycol and water.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 30 | JAN-08 |

**Event: Replace Heating Coil (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2015 | $8,000 | Unassigned |

**Updated:** JAN-08

## D3050.02 Air Coils** -1994 Addition

The packaged roof top AHU installed in 1994 for the Administration and Science room has a DX cooling coil.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace DX Coil (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $4,000 | Unassigned |

**Updated:** JAN-08

## D3050.02 Air Coils**1994 Addition

Air handling units AS-1 and AS-2 are equipped with water heating coils. They are supplied with a heating solution mixture of ethylene glycol and water.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

**Event: Replace Heating Coils (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $12,000 | Unassigned |

**Updated:** JAN-08

## D3050.03 Humidifiers** - 1994 Addition

Humidifiers in AHU's AS-1 and AS-2 are recirculating water spray type humidifiers.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1994 | 25 | JAN-08 |

**Event: Repair Humidifiers**

**Concern:**
There is a heavy solids deposit on the humidification medium what appears to be calcium and magnesium from the hard water used in the humidifiers.

**Recommendation:**
Clean the humidifier sumps and walls of the plenum from deposits and corrosion. Replace the humidifier medium in both air handling units and install water softening equipment to soften the water used in the humidifiers.

**Consequences of Deferral:**
Deferral will result in continued low humidity levels in periods of cold weather and could also become a source of legionella.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2008 | $20,000 | High |

**Updated:** JAN-08

**Event: Replace Humidifiers (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2019 | $45,000 | Unassigned |

**Updated:** JAN-08

## D3050.05.02 Fan Coil Units** -1974 Addition

Fan coil units are suspended above ceilings in the entrances.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Fan Coil Units (4)**

**Recommendation:**
.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $30,000 | Unassigned |

**Updated:** JAN-08

## D3050.05.02 Fan Coil Units**-1994 Addition

Fan coil units are installed above ceilings in the entrances.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

**Event: Replace Fan Coil Units (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $30,000 | Unassigned |

**Updated:** JAN-08

## D3050.05.03 Finned Tube Radiation** - 1966 Addition

Fin radiation is installed behind millwork along perimeter walls. Grilles are installed in the toe spaces and in top of the millwork.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 40 | JAN-08 |

**Event: Replace Finned Tube Radiation (150m est.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $135,000 | Unassigned |

**Updated:** JAN-08

## D3050.05.03 Finned Tube Radiation**-1974 Addition

Finned tube radiation is installed behind millwork along along perimeter walls. Grilles for air convection are installed in the millwork toe space and on millwork counter tops.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

**Event: Replace Finned Tube Radiation (100m est.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $90,000 | Unassigned |

**Updated:** JAN-08

## D3050.05.03 Finned Tube Radiation**-1994 Addition

Finned tube radiation in steel enclosures is installed along the perimeter walls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 40 | JAN-08 |

**Event: Replace Finned Tube Radiation (900m est.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2034 | $90,000 | Unassigned |

**Updated:** JAN-08

## D3060.02.02 Pneumatic Controls**

A Johnson Metasys DDC system with monitoring, energy management and reset features provides control of the building system including alarms. Terminal devices are controlled with a pneumatic system. An Ingersol Rand air compressor for the controls is located in the 1994 Addition mechanical room. It is a Model; 5S6 OVID mounted on a 227 litre vertical tank and driven with a 4.6 kW electric motor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1966 | 30 | JAN-08 |

**Event: Replace Control Systems.**

**Concern:**

Pneumatic terminal control devices are worn, and antiquated. Control is not responsive and does not have the energy managing features of current systems.

**Recommendation:**

A DDC control system will provide energy savings and better comfort.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2011 | $70,000 | Unassigned |

**Updated:** JAN-08

## D4030.01 Fire Extinguisher, Cabinets and Accessories* -

Some fire extinguishers are mounted on walls and others are mounted in cabinets on the wall. Fire extinguishers consist of carbon dioxide and water pumps. All extinguishers are charged.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1958 | 30 | JAN-08 |

# S5 ELECTRICAL

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

800A, 120/208V, 3ph, 4 wire Service and Distribution Switchboard (ITE). 800A, fused Main Power Switch and moulded case distribution circuit breakers, including a 600A circuit breaker installed in 1994 for the Addition. Maximum demand is recorded at 125kVA (347A @ 120/208V).

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 40 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| 800A, 120/208V, 3ph | N/A |

**Event: Replace Main Electrical Switchboard**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $60,000 | Unassigned |

**Updated:** JAN-08

## D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1974

120/208V, 3ph, solid neutral, circuit breaker panelboards (ITE). Panelboards in 1966 wing are by Westinghouse.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Branch Circuit Panelboards (6)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $45,000 | Unassigned |

**Updated:** JAN-08

## D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1994

120/208V, 3ph, solid neutral, circuit breaker panelboards (Siemens).

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Panelboards (1 - CDP & 3 - Branch Circuit Panels)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $35,000 | Unassigned |

**Updated:** JAN-08

## D5010.07.02 Motor Starters and Accessories** - 1974

Three phase combination magnetic starters (CGE)

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Combination Magnetic Starters (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $8,000 | Unassigned |

**Updated:** JAN-08

## D5010.07.02 Motor Starters and Accessories** - 1994

Three phase combination magnetic starters (siemens), single and multiple speeds.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Combination Magnetic Starters (2 - 2 Speeds & 6 - Single Speeds)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2024 | $18,000 | Unassigned |

**Updated:** JAN-08

## D5020.01 Electrical Branch Wiring* -

Wiring method is cables in conduits - concealed in finished area and surface mounted in utility areas. Installation dates back to 1974 with the latest in 1994.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5020.02.01 Lighting Accessories (Lighting Controls)* -

Line voltage control - local switches in classrooms, gymnasiums and offices and grouped switches for corridors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5020.02.02.02 Interior Fluorescent Fixtures** -

Interior fluorescent lighting system has been converted in 2005 to electronic ballasts (instant start) and T8, 32 watt fluorescent lamps (3500K & 4100K) while the fixtures themselves (of 1974 and 1994 stock) have been retained. Lighting fixtures of recessed and surface wrap-around acrylic lenses.
Incandescent lighting has been replaced by compact fluorescent lamps with integral ballasts.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2005 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Fluorescent Fixtures (1500 fixtures)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2035 | $300,000 | Unassigned |

**Updated:** JAN-08

## D5020.02.02.03 Interior Metal Halide Fixture* -

Suspended industrial type metal halide fixtures with wire guard, 400W lamps, used solely in the small Gymnasium.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5020.02.03.02 Emergency Lighting Battery Packs** - 1974

Battery packs (EmergiLite), some with dual integral lighting heads, and remote lighting heads, illuminating paths of egress and in public wash rooms but there is no connection to exit lights.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1974 | 20 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Emergency Lighting Batteries (8)**

**Concern:**
Batteries deteriorated sufficiently and unable to provide the duration needed for safe evacuation - 30 minutes.
**Recommendation:**
Replace batteries of all battery packs from 1974 construction.
**Consequences of Deferral:**
Total failure may occur.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2008 | $4,000 | High |

**Updated:** JAN-08

## D5020.02.03.02 Emergency Lighting Battery Packs** - 1994

Battery packs (Lumacell), with or without integral lighting heads, and remote lighting heads are provided in the 1994 Modernization. Battery pack circuits are also connected to exit lights.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 20 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Emergency Lighting Battery Packs (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $4,000 | Unassigned |

**Updated:** JAN-08

## D5020.02.03.03 Exit Signs* - 1974

Internally illuminated exit signs, with two individual LED lamps.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1974 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Connect Exit Lights to Battery Packs and replace with AC/DC LED lamps (12 signs)**

**Concern:**
Safety concern as exit lights are unlit on emergency.
**Recommendation:**
Connect exit lights to the nearest emergency lighting pack circuits and replace lamps with AC/DC LED strips.
**Consequences of Deferral:**
Exit lights stay unlit on power failure.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Operating Efficiency Upgrade | 2008 | $6,000 | High |

**Updated:** JAN-08

## D5020.02.03.03 Exit Signs* - 1994

Internally illuminated exit signs with solid state LED lighting strips with AC & DC connections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5020.02.05 Special Purpose Lighting*

Halogen stage lighting controlled by a dimmer panel.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 30 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5020.03.01.04 Exterior H.P. Sodium Fixtures* -

Perimeter exterior lighting of wall packs and decorative indirect for the main entrance.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

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

Photoelectric cell activated exterior lighting control with a manual override.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5030.01 Detection and Fire Alarm** -

Single stage, supervised and annunciated, the fire alarm system (Edwards EST 6616) is a hard wired fire alarm and detection system, consisting of 9 alarm zones (7 spares) and a signal zone of bells and strobes. Installed in 1994, it replaces the original 1974 Simplex system but has retained some of the Simplex devices in the building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 25 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Fire Alarm System**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2019 | $30,000 | Unassigned |

**Updated:** JAN-08

## D5030.02.02 Intrusion Detection** -

The Intrusion Alarm System is a DSC-PC-4000 system - control panel in northeast mechanical room and keypads at the south entrance and east community entrance. Detection devices are motion detectors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2000 | 25 | JAN-08 |

**Event: Replace Intrusion Alarm System**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2025 | $12,000 | Unassigned |

**Updated:** JAN-08

## D5030.04.01 Telephone Systems* -

The telephone system is a Nortel PBX system (Meridian Norstar) with telephones in each classroom - serve as intercom and normal telephone - and offices. It also interfaces with the public address system.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 25 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5030.04.05 Local Area Network Systems* -

Server, located in Lab Storage, distributes to two major Computer Resource Rooms and to classrooms - typically there is PC location in each classroom - and offices. Data cables are category 5 in conduits in ceiling spaces, down pac poles and run unprotected on the surface to terminals.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1995 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5030.04.07 Microwave and Radio Systems

Wireless FM system as voice enhancement is available in each classroom. Usage is in the hands of the individual teacher.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

## D5030.05 Public Address and Music Systems** -

Public Address System is a Bogen, Multicom 2000 system. It allows overall paging, intercommunication between classrooms and General Office, music input and provides programmed classroom change signals. Some of the local devices (e.g., loudspeakers and switches) from the 1974 Addition have been retained to use with the new system.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

**Event: Replace Public Address System (Head End Equipment)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2014 | $10,000 | Unassigned |

**Updated:** JAN-08

## D5030.06 Television Systems* -

Individual television sets (Panasonic) are used, with a VCR/DVD player, in classrooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 0 | JAN-08 |

| Capacity Size | Capacity Unit |
|---|---|
| N/A | N/A |

# S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

## E1090.07 Athletic, Recreational, and Therapeutic Equipment* -

Basketball backstops and jungle gyms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## E2010.02 Fixed Casework** - 1966 and 1974 Sections

Built-in counters, cabinets, storage shelves. Plywood with plastic laminate counters.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1974 | 35 | JAN-08 |

**Event: Replace Casework (30m)**

**Concern:**
Original casework in classrooms and washrooms has broken or worn surfaces which are unsightly and dated.

**Recommendation:**
Replace or repair defective casework. Cost based on $660/m.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2010 | $30,000 | Medium |

**Updated:** JAN-08

## E2010.02 Fixed Casework** - 1994 Addition and Modernization

Built-in counters, cabinets, storage shelves. Plywood with plastic laminate counters.
Stainless steel clad counters in washrooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 35 | JAN-08 |

**Event: Replace Fixed Casework (180m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2029 | $175,000 | Unassigned |

**Updated:** JAN-08

## E2010.03.01 Blinds** -

Mini venetian blinds, vertical vinyl blinds, cellular shades.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 30 | JAN-08 |

**Event: Replace Blinds (82m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $6,500 | Unassigned |

**Updated:** JAN-08

## E2020 Moveable Furnishings

Student desks and chairs and computer desks: typically steel with plastic laminate tops. Vinyl, stacking student chairs.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 0 | JAN-08 |

## F1010.02.04 Portable and Mobile Buildings*

Two classrooms with an adjoining foyer and link to the main building. Installed in 1993. Assumed construction date: 1980. Frame construction assumed. Stucco exterior. Standard built-up roof. Sealed glazing units in aluminum frames with awning type openers.
Vinyl sheet flooring, acoustic ceiling panels in suspended grid. Vinyl clad wall panels. Gypsum board wall panels in foyer. Vertical blinds broken in one classroom; missing in the other - need replacing.

The architectural elements of the portables are in acceptable condition.

The portable units are heated with individual gas fired ( Lennox) furnaces located in a furnace room in each classroom. Air is supplied at counter level along the perimeter. The connecting link also serves as a vestibule which is heated with a fan cabinet heater. The mechanical systems in the portable units are in acceptable condition.

The classrooms take their power from the main building and enjoy the same systems as those in the main building. Recessed fluorescent fixtures with lay-in acrylic lenses provide the lighting. Condition of electrical systems is acceptable.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 30 | JAN-08 |

## F1020.02 Special Purpose Rooms*

Woodwork shop/classroom with dust exhaust system, work benches, storage cabinets.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 0 | JAN-08 |

## F2020.01 Asbestos* -

No asbestos found or reported.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## F2020.04 Mould* -

No mould found or reported.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 0 | JAN-08 |

# S8 FUNCTIONAL ASSESSMENT

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

The route from the parking lot to the main entrance - and to the west entrance - is barrier free.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## K4010.02 Barrier Free Entrances* -

Main entrance does not have a power operator.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 0 | JAN-08 |

**Event: Install power operator at entrance**

**Concern:**
Current standards require that one entrance have a power operator.

**Recommendation:**
Install a power door operator at the main entrance.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Barrier Free Access Upgrade | 2008 | $3,500 | Unassigned |

**Updated:** JAN-08

## K4010.03 Barrier Free Interior Circulation* -

Ramp access to portables does not meet code standards for a ramp.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 0 | JAN-08 |

**Event: Upgrade Ramp**

**Concern:**
The ramp does not meet barrier free standards with respect to handrails and curbs.

**Recommendation:**
Upgrade ramp to meet barrier free standards.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Barrier Free Access Upgrade | 2008 | $2,000 | Unassigned |

**Updated:** JAN-08

## K4010.04 Barrier Free Washrooms* -

Washrooms in the 1994 Section of the school provide the required barrier free facilities.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

# RECAPP Facility Evaluation Report


## Gibbons School

S3471

Gibbons

*Report run on: February 22, 2008 1:40 PM*

## Facility Details

**Building Name:** Gibbons School
**Address:**
**Location:** Gibbons

**Building Id:** S3471
**Gross Area (sq. m):** 0.00
**Replacement Cost:** $0
**Construction Year:** 0

## Evaluation Details

**Evaluation Company:** HENOCH ARCHITECT
**Evaluation Date:** June 1 2007
**Evaluator Name:** John Henoch

**Total Maintenance Events Next 5 years:** **$226,000**
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

Essentially a flat site with the front taken up by a paved parking lot and a 6m wide paved fire lane to the west and north. Grassed areas on three sides. Minimum trees on south side only.
Main electrical service enters at the 1966 section. Perimeter wall lighting only.
Site mechanical systems limited to underground gas, water and sewer tied in to the municipal system.
Landscape and concrete walk improvements are recommended. Overall site condition is acceptable.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

# S7 SITE

## G2010.02.02 Flexible Pavement Roadway (Asphalt)** -

Asphalt fire lane to north and west of building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 25 | JAN-08 |

**Event: Replace Flexible Pavement Roadway**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2019 | $175,000 | Unassigned |

**Updated:** JAN-08

## G2010.05 Roadway Curbs and Gutters* - 1994 Section

Concrete curb adjacent fire lane.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1994 | 25 | JAN-08 |

## G2020.02.02 Flexible Paving Parking Lots(Asphalt)** -

Asphalt parking lot and access along south side of building.
Asphalt has numerous cracks but repairs have been ongoing.
$6000 of repairs scheduled for 2007.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 25 | JAN-08 |

**Event: Apply 50mm overlay to asphalt (2100m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $55,000 | Unassigned |

**Updated:** JAN-08

**Event: Repair**

**Concern:**
Cracking and deterioration as identified by facilities manager.
**Recommendation:**
$6000 repair scheduled for 2007.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2007 | $6,000 | High |

**Updated:** JAN-08

## G2020.05 Parking Lot Curbs and Gutters* -

Concrete curbs separate paving from landscaped areas.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1975 | 0 | JAN-08 |

## G2020.06.03 Parking Lot Signs* -

Metal parking control signs on steel posts.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## G2030.03 Pedestrian Unit Pavers**

750mm x 45mm concrete pavers adjacent to portables.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 20 | JAN-08 |

## G2030.04 Rigid Pedestrian Pavement (Concrete)** - North of gym

4m wide concrete walk at north side of gym. 1985 assumed construction date.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1985 | 25 | JAN-08 |

**Event: Replace concrete walk**

**Concern:**
Walk has heaved creating a tripping hazard. The walk does not appear to have been built on concrete piles as per the original 1974 walk in this location.

**Recommendation:**
Replacement is scheduled for 2007. Reoccurrence is likely unless a structural slab is installed or subsoil excavated.


| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2007 | $40,000 | High |

**Updated:** JAN-08

## G2030.04 Rigid Pedestrian Pavement (Concrete)** - South of Building

Continuous concrete walk along front of building as well as steps and curbs. Drawings indicate these walks are supported on concrete piles.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1975 | 25 | JAN-08 |

**Event: Repair Pedestrian Pavement South of Building**

**Concern:**
Portions of walks, curbs and steps are either uneven, broken or spalled creating a potential tripping hazard and an unsightly condition.

**Recommendation:**
Repair defective portions of concrete walks, curbs and steps.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2008 | $5,000 | Unassigned |

**Updated:** JAN-08

**Event: Replace Remaining Pavement (350m2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $60,000 | Unassigned |

**Updated:** JAN-08

## G2030.06 Exterior Steps and Ramps*

Wood deck and steps with pipe handrails at north side of portables.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1994 | 15 | JAN-08 |

**Event: Repair deck and steps**

**Concern:**
The structure is broken and wood is deteriorating. Further delay in making repairs will exacerbate the problem.

**Recommendation:**
Repair deck and steps.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2008 | $1,000 | High |

**Updated:** JAN-08

## G2040.02.01 Chain Link Fences and Gates* -

Pipe railing, some with wire mesh infill, and pivoting pipe barrier built in 1994.
Low pipe railings built approximately 1966 along edge of grassed areas.
1.7m high x 70m chain link fence along front property line.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 30 | JAN-08 |

## G2040.03 Athletic and Recreational Surfaces** -

Asphalt basket ball court to east of building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 25 | JAN-08 |

**Event: Replace athletic and recreational surfaces (2050m2)**

**Concern:**
Some evidence of frost heave.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2011 | $53,000 | Unassigned |

**Updated:** JAN-08

## G2040.06 Exterior Signs* -

Timber lawn sign identifying school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2003 | 0 | JAN-08 |

## G2040.08 Flagpoles* -

Metal flag pole.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1985 | 0 | JAN-08 |

## G2050.04 Lawns and Grasses* -

Grassed areas to North, South and West of school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1994 | 0 | JAN-08 |

## G2050.05 Trees, Plants and Ground Covers* -

Several coniferous and deciduous trees on south side of building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1966 | 0 | JAN-08 |

**Event: Replace Trees and Shrubs**

**Concern:**
Several coniferous trees are too close to the building providing possible illicit roof access. Trees are of poor quality - misshapen and poorly located for optimum visual impact.

**Recommendation:**
Remove defective trees. Replace with a variety of new trees and shrubs located along front fence as well as adjacent to building.
Project can be phased over a number of years.
Cost based $500 for removal of a tree and installation of new.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2008 | $6,000 | High |

**Updated:** JAN-08

## G3010.02 Site Domestic Water Distribution* -

A 100mm domestic water service enters the building from the intersection of 2nd Avenue and 1st Street North. The service enters the mechanical room on the south side of the 1996 addition. A 50mm water metre provides water for all additions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## G3010.03 Site Fire Protection Water Distribution* -

A fire hydrant is located at the South east corner of the intersection of 48th Street and 51St Avenue. This is approximately 40 metres from the South east corner of the 1974 gymnasium addition.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## G3020.01 Sanitary Sewage Collection* -

A 100mm sanitary sewer from the school connects into a manhole located at the corner where 2nd Avenue and 1st Street North intersect. The sewer size from this manhole is 200mm.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## G3030.01 Storm Water Collection* -

A 200m storm sewer collects the storm water from the 1958, 1966 and 1974 additions and connects with the manhole at 2nd Avenue and 1st Street North. Water from the the roof of the 1994 addition is expelled via an internal drain onto a splash pad on the north side of the building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1958 | 0 | JAN-08 |

## G3060.01 Gas Distribution* -

The natural gas service enters the 1966 Addition mechanical room on the south. At this point the gas is metered and piped to the gas fired equipment.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1966 | 0 | JAN-08 |

## G4010.02 Electrical Power Distribution Lines* -

Underground primary line to pad mounted transformer, southeast corner of school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1974 | 0 | JAN-08 |

## G4010.04 Car Plugs-ins* -

Energized parking stalls for 24 cars with weatherproof duplex receptacles on steel railings.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 0 | JAN-08 |

## G4020.01 Area Lighting*

Site lighting limited to wall mounted perimeter lighting.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1974 | 25 | JAN-08 |