RECAPP Facility Evaluation Report

Prairie Rose Regional Div #8

Schuler School

B3992A

Schuler

Report run on: April 7, 2011 5:17 PM

Facility Details

Building Name: Schuler School
Address: P. O. Box 120
Location: Schuler

Building Id: B3992A
Gross Area (sq. m): 2,048.30
Replacement Cost: $6,162,106
Construction Year: 1949

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: September 16 2010
Evaluator Name: Peter Kelly

Total Maintenance Events Next 5 years: **$659,300**
5 year Facility Condition Index (FCI): **10.70%**

General Summary:

Schuler School is a K-6 school with a reported population of 55 students in 2010-11.
The original 1-1/2 storey (ie., basement level is not fully below grade level), 682.3 m2 section was constructed in 1949.

A 942.2 m2 single-storey addition was constructed in 1955.
In 1960 a second single-storey addition of 375.4 m2 was constructed.
A single-storey 48.4 m2 third addition was constructed in 1986.

The current gross floor plan area of the school is reported to be approximately 2048 m2 with a reported design capacity of 225 students.

Structural Summary:

The structure of the original 1949 Section is cast in place (CIP) strip footings supporting concrete foundation walls and conventional stud frame (wood) load bearing walls and floor/roof systems.
The 1955 and 1960 Additions are built on CIP concrete foundations with an unexcavated dirt crawl space supports a conventional wood framed floor and load bearing walls supporting wood framed roof structures.
The gym in the 1955 Addition has a concrete slab on grade with structural concrete masonry block walls supporting wood beams and roof structure.
The 1986 Addition has CIP strip footings supporting a concrete foundation wall, CIP slab on grade floor, wood framed load bearing walls above grade supporting the open web steel joists and metal decking roof structure.

Evidence of long term water ingress through the basement foundations in the 1949 Section was observed. As well, superficial damage and a cracking noise were observed/detected when walking on the concrete slab on grade in the southeast basement Play Room (identified as Room 005 on the floor plan included in section K5010).

No evidence of movement or distress in the wood-framed structures above the concrete foundations was identified during the evaluation survey, and no other structural issues were reported by the facility operator.

A study is required to identify the root cause of moisture ingress and to determine appropriate repair options and associated costs.

The building structure is generally in marginal condition overall.

Envelope Summary:

An extensive modernization and replacement of the building envelope was reportedly completed during construction of the 1986 Addition.

The school has a cement stucco exterior finish throughout with conventional asphalt and gravel built-up roof (BUR) assemblies and prefinished metal copings and counterflashings.
Exterior windows consist of fixed (non-operable) insulated glazing units in aluminum frames with operable sections having two sets of single glazed horizontally sliding widows in aluminum frames.
Exterior doors are painted hollow metal in steel frames equipped with interior panic bars and self-closing devices.

Locally damaged and cracked stucco wall cladding and staining around windows was observed on all wall exposures throughout. Repairs will be required during the evaluation period to restore and preserve the integrity of the building envelope.
Crawl space vents around the building are at or below the finished grade and building operators reported frequent water and small animal entry into the crawl spaces. Submersible pumps in pits have been added in the crawl spaces but moisture ingress persists and the dirt floor was wet at the time of the evaluation survey. Remedial action is required over the evaluation term of this report.

The envelope is generally in acceptable condition.

Interior Summary:

Floor finishes include sheet vinyl and vinyl tile throughout with ceramic tile in washrooms, student change rooms and showers, and carpets in the Library.
Interior partitions are stud framed (wood and steel) with wall paneling or painted gypsum wall board throughout, with ceramic wall tile in washrooms, student change rooms and showers.
Ceiling systems throughout consist of suspended T-bar with laid-in acoustic tiles.

Extensive modernization and replacement of the interior finishes were completed during construction of the 1986 Addition. A classroom on the upper floor in the 1949 Section was converted to a teacher's lounge with new interior finishes (flooring, ceilings and cabinetry) in 2009/10.

Repairs to finishes in the basement of the 1949 Section were in progress at the time of the evaluation survey resulting from recent flooding. Exposed wood-framed partitions exhibit rot and water staining, indicative of prolonged exposure to moisture. Repairs were expected to be completed in Fall 2010.

The interior finishes are generally in acceptable condition overall.

Mechanical Summary:

Domestic water distribution is copper and waste water piping (storm and sanitary) is cast iron.

Domestic hot water is provided by two 150L John Wood natural gas-fired domestic water heaters located in the boiler room.

Heating is provided by three Weil-McLain hot water boilers located in the boiler room supplying perimeter finned tube radiation throughout.

Fire protection is provided by standpipes and hoses in corridors throughout.

The mechanical systems are generally in acceptable condition overall.

Electrical Summary:

The electrical supply is fed underground from pole mounted utility-owned transformers to the main distribution switchboard manufactured by Amalgamated Electric rated for 400 Amps, 120/240 Volts, single-phase, 3-wire service. The main distribution panel provides power to other sub-panels that serve the various sections of the building. Panelboards were mostly fully with no capacity for expansion. A general upgrade of the electrical system to modern 3-phase 4-wire service is recommended.

The lighting in the building is primarily fluorescent lighting with T-8 and electronic ballasts. The various entrance foyers are lit using incandescent fixtures.

Exterior lighting around the school is provided by wall-mounted high pressure sodium and incandescent light fixtures. Emergency lighting in the school is provided by battery packs with integral and remote heads. Exit signage is by LED fixtures.

The fire protection system is a Mircom fire alarm system. Intrusion alarming is provided by a DSC keyed alarm system with motion sensors throughout.

The electrical system reportedly meets current demands, however, it is obsolete and replacement parts are increasingly more difficult to obtain as time passes. A general upgrade of the electrical system to modern 3-phase 4-wire service is recommended.

The electrical system is 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* - 1949 Section

The original building has reinforced cast in place (CIP) foundations on strip footings throughout.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	0	APR-11

Event: Investigate Water Leakage Issues (Rough Estimate)

Concern:

Water stains, cracking with spalling and surficial damage to the concrete foundation walls in the basement of the 1949 Section was identified and repairs to water damaged interior finishes were in-progress at the time of the evaluation survey resulting from recent flooding in the basement (refer to A2020 and C1010.01 later in this report).

The previous facility evaluation report completed in 2005 identified "excessive build up of mineral deposits" on the interior surface of the foundation walls and "erosion of the parged finish" on the exterior surface. Based on current observations and on the findings in the previous report, moisture ingress is likely to be a persistent occurrence at this facility (also see A1030).

A sump pit with a submersible pump has been added in the basement but it is not known whether weeping tile around the foundation perimeter, if any, is connected to the sump or whether the weeping tile is still effective in handling ground water around the foundations.

Recommendation:

Conduct a study to determine the root cause of moisture ingress and the condition/effectiveness of weeping tile and foundation waterproofing, if present.

Type	Year	Cost	Priority
Study	2011	$17,500	High

Updated: APR-11

Event: Repair Water Leakage Issues (Order of Magnitude Estimate)

Concern:

Long term moisture ingress through foundations in the 1949 Section has resulted in water damage to the interior finishes throughout the basement level.

Recommendation:

Repair water leakage issues. Results from the study are required in order to determine the cause and extent of the issue, appropriate repair options and costs associated with the report options. Therefore, an "Order of Magnitude" estimate has been provided herein.

If the study recommends implementation of a site dewatering program, consideration must be given to structural modifications that may be required resulting from changes to the bearing conditions due to site dewatering.

Type	Year	Cost	Priority
Repair	2011	$150,000	High

Updated: APR-11

A1010 Standard Foundations* - 1955, 1960 & 1986 Additions

Reinforced CIP concrete foundations on strip footings throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

A1030 Slab on Grade* - 1949 Section

CIP concrete slab-on-grade throughout the basement of the 1949 Section.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	0	APR-11

Event: Repair Slab on Grade

Concern:

Evidence of erosion of the structural fill under the slab on grade and possible moisture ingress from beneath the slab.

Recommendation:

Repair or replace the concrete slab on grade as required. Results of the study are required to determine remedial options and related costs, therefore, order of magnitude costing has been provided.

Type	Year	Cost	Priority
Repair	2012	$10,000	High

Updated: APR-11

Event: Study Slab on Grade

Concern:

Surficial damage and cracking with moisture stains across cracks were observed in the basement floor of the 1949 Section. Due to recent flooding through the foundation it could not be determine if moisture stains originate from water percolation up through the slab or if the stains are a result of the flooding event.

In addition, a hollow sound and cracking were detected when walking on the concrete slab on grade in the southeast basement Play Room (identified as Room 005 on the floor plan included in section K5010). The previous study from 2005 identified a "high alkali build up" atop the slab on grade at the time of that evaluation.

Recommendation:

A study is required to determine the severity of damage to the basement slab on grade and underlying bearing conditions including coring of the slab to obtain slab samples and samples of the underlying surface for testing and for observation of the underlying conditions.

Type	Year	Cost	Priority
Study	2011	$5,000	High

Updated: APR-11

A1030 Slab on Grade* - 1955 Gym & 1986 Addition

CIP concrete slab-on-grade throughout the gym and change rooms in the 1955 Addition, and throughout the 1986 Addition.
Unexcavated crawl space with structural wood floors throughout the remainder of the School.

Rating	Installed	Design Life	Updated
5 - Good	1955	100	APR-11

A2020 Basement Walls (& Crawl Space)* - 1949 Section

CIP concrete foundation walls throughout the basement of the 1949 Section. Refer to comments, recommendations and associated cost estimates provided above in A1010 Standard Foundations* - 1949 Section.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

A2020 Basement Walls (& Crawl Space)* - 1955 & 1960 Additions

Crawl spaces under the 1955 Addition (excepting the gym and student change rooms) and the 1960 Addition have unfinished CIP concrete foundations with stud frame (wood) knee walls above grade.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	0	APR-11

Event: Repair Water Ingress Issues, Ventilation and Surface Drainage (Rough Estimate)

Concern:

Crawl space vents through foundation walls in the 1955 and 1960 Additions are at or below the finished grade outside the building. The facility operator reported issues with moisture and small animal entry at the vent locations and the vents have been covered with prefinished metal panels. Dirt floors inside the crawl spaces were wet at the time of the evaluation survey.

Wall mounted axial exhaust fans were added to improve crawl space ventilation but no means of supply air to the crawl space was observed or reported while on-site (also refer to D3040.04.01 in the Mechanical Report).

Recommendation:

Permanently seal existing vent locations; regrade drainage planes outside the building footprint (in association with repairs recommended above in A1010); and, provide mechanical ventilation with tempered air supply to the crawl space. Provide polyethylene vapour barrier on the floor of the crawls space following grading of the soil to drain to sump pits with submersible pumps.

Type	Year	Cost	Priority
Repair	2011	$75,000	High

Updated: APR-11

B1010.01 Floor Structural Frame (Building Frame)*

Wood sheathing on wood joists throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

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

Concrete foundations with wood frame knee walls in the basement. Wood framed load-bearing walls above grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

B1010.07 Exterior Stairs*

CIP concrete stairs leading from the south end of the 1960 Addition and from the east side of the gymnasium. Steel frame exit stairs on the north side of the 1949 Section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

B1010.09 Floor Construction Fireproofing*

Gypsum board applied to the underside of the suspended wood floor structure.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

B1010.10 Floor Construction Firestopping*

Firestopping sealant is applied to penetrations through rated assemblies.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B1020.01 Roof Structural Frame*

Wood joist and beams with wood/plywood decking. Steel deck on OWSJs for the 1986 Addition.

Rating	Installed	Design Life	Updated
5 - Good	1949	0	APR-11

B1020.06 Roof Construction Fireproofing*

Interior ceiling structure is covered with taped and finished gypsum board throughout.

Rating	Installed	Design Life	Updated
5 - Good	0	0	APR-11

S2 ENVELOPE

B2010.01.06.03 Metal Siding**

~0.3m wide metal fascia band around perimeter of school.

Rating	Installed	Design Life	Updated
5 - Good	1994	40	APR-11

Event: Replace Metal Fascia (~80 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$11,400	Unassigned

Updated: APR-11

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

Stucco finish has been applied to the entire building exterior throughout all sections.

Rating	Installed	Design Life	Updated
2 - Poor	1986	0	APR-11

Event: Replace Stucco Finish (~1030 m2)

Concern:

At every window there is water staining and broken or cracked stucco at the lower corners. A stucco edge mould has not been used anywhere on the building. There are no flashings at the windows or the base of the wall.

Recommendation:

When the stucco finish is repaired/replaced, ensure qualified professionals install proper mouldings and flashings. It is also strongly recommended that a stucco system with a capillary break/drainage plane is used.

Type	Year	Cost	Priority
Failure Replacement	2012	$78,100	High

Updated: APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

Galvanized metal strips for expansion control throughout the stucco system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

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

Sealant has been applied at vatious penetrations through the exterior wall, entrance doors and assorted locations at the base of the building.

Rating	Installed	Design Life	Updated
3 - Marginal	1986	20	APR-11

Event: Replace Joint Sealers (~255m)

Concern:
Most joint sealers have lost their pliablility or have debonded and cracked. Inconsistent use of sealant at base of building where it meets the concrete sidewalk/entrances.

Recommendation:
Remove and replace all joint sealers. Add sealant to base of all walls adjacent to concrete slabs.

Type	Year	Cost	Priority
Failure Replacement	2011	$8,400	High

Updated: APR-11

B2010.02.05 Wood Framing: Ext. Wall Const.*

Wood framed walls around the perimeter of the school with stucco and gypsum board finish on the interior.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

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

Concealed. Problems observed or reported in the basement. Flood repairs were ongoing at the time of this report. Also refer to A1010 and 2020 for detailed comments and recommendations.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

The exterior air vents from the crawl space are rusted and eroded in many areas around the school. Replace damaged louvers around the perimeter of the building. Cost is under $1000.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	0	APR-11

B2010.09 Exterior Soffits*

Prefinished metal soffits throughout.

Rating	Installed	Design Life	Updated
5 - Good	0	0	APR-11

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

Aluminum windows throughout the school. Operable sections are single-pane double slider. Fixed sections are sealed insulated glazing units (IGUs).

Rating	Installed	Design Life	Updated
5 - Good	1986	40	APR-11

Event: Replace Aluminum Windows (~120 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$151,700	Unassigned

Updated: APR-11

B2020.02 Storefronts: Windows**

Steel-framed storefront transom and sidelight windows located at all building entries.

Rating	Installed	Design Life	Updated
5 - Good	1986	40	APR-11

Event: Replace Steel Framed Storefront Windows (~11 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$15,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

Steel-framed entrance doors with vision glass, panic bars, self-closers and kick plates at all entry points.

Rating	Installed	Design Life	Updated
5 - Good	1986	30	APR-11

Event: Replace Steel Storefront Doors (9 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$24,100	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors**

Insulated metal exterior utility doors in metal frames exit from the gymnasium on the east side. Doors are furnished with panic bars, self-closers and kick plates.

Rating	Installed	Design Life	Updated
5 - Good	1986	40	APR-11

Event: Replace Exterior Utility Doors (2 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$2,000	Unassigned

Updated: APR-11

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

Built-up bituminous roof (BUR) throughout. No significant ponding - roof generally appears to have positive drainage. Small isolated patches of exposed membrane. Debris screens missing at all drains (roof drains and scuppers. (Repair<$1000).

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	APR-11

Event: Replace BUR (~1710 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$258,200	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

PVC downspouts discharge to precast concrete splash pads around the building periphery.

Rating	Installed	Design Life	Updated
3 - Marginal	1994	30	APR-11

Event: Redirect ~5m of Downspout and Replace 6 Splashpads

Concern:
Downspouts discharge immediately adjacent to the building footprint. One downspout extension on north side of the 1949 building lies directly at the bottom of the stair. This is a tripping hazard and must be fixed immediately. Some splash pads have deteriorated beyond repair.

Recommendation:
Extend downspouts to drain away from the building footprint. Repair/Replace concrete splash pads.

Type	Year	Cost	Priority
Repair	2011	$2,500	High

Updated: APR-11

Event: Replace Downspouts (~115 m)

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$2,500	Unassigned

Updated: APR-11

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

Various mechanical vents through the roof. No roof access hatch.

Rating	Installed	Design Life	Updated
5 - Good	1949	0	APR-11

Event: Install One New Roof Hatch and Three Ladders

Concern:
There is no roof access hatch or secure fixed ladder access to the roof. Portable ladders must be used to gain access to the main roof level and then hauled up to use to gain access to the higher level roofs.

Recommendation:
Install a roof access hatch with a fixed steel ladder to gain access from the interior of the building to the main roof. Install permanent fixed ladders at each of the higher level 1949 and 1955 roofs.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2011	$15,000	Medium

Updated: APR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Concrete block and gypsum wall board (GWB) on stud frame (wood and steel) partitions throughout.

Rating	Installed	Design Life	Updated
5 - Good	1949	0	APR-11

C1010.07 Interior Partition Firestopping*

Firestopping at most service penetrations through rated assemblies.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

Event: Provide Missing Firestop Sealant

Concern:

Firestopping is missing at multiple service penetrations through rated assemblies in the mechanical rooms. Firestopping is missing at the perimeter of the interior mechanical room door in the basement of the 1949 building.

Recommendation:

Provide ULC-approved firestop sealant at all penestrations through rated fire penetrations.

Type	Year	Cost	Priority
Repair	2011	$1,100	Low

Updated: APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors throughout the school. Lever action handles on all doors. Some doors equipped with kick plates and self-closing devices.

Rating	Installed	Design Life	Updated
5 - Good	1986	0	APR-11

C1020.03 Interior Fire Doors*

Metal doors in metal frames with vision glass, panic bars, kick plates and self-closing devices.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C1030.01 Visual Display Boards** - Chalk Boards & Tack Boards

Chalk boards and tack boards located in educational, administrative and corridor spaces throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	20	APR-11

Event: Replace Chalk Boards (~11 Chalk Boards & ~103 m2 Tack Boards)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$18,600	Unassigned

Updated: APR-11

C1030.01 Visual Display Boards** - SMART Board

SMART Boards were installed in all classrooms within the past 1 to 3 years.

Rating	Installed	Design Life	Updated
5 - Good	2007	20	APR-11

Event: Replace SMART Boards (9 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$36,000	Unassigned

Updated: APR-11

C1030.01 Visual Display Boards** - White Boards

White boards are provided in educational spaces throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	2005	20	APR-11

Event: Replace White Boards (~20 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$32,300	Unassigned

Updated: APR-11

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

Acrylic shower stalls in the girls changeroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	30	APR-11

Event: Replace Acrylic Shower Stall (4 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$5,200	Unassigned

Updated: APR-11

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

Painted metal toilet partitions are used in the washrooms and the change rooms.

Rating	Installed	Design Life	Updated
5 - Good	1986	30	APR-11

Event: Replace Fabricated Compartments (~16 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$23,300	Unassigned

Updated: APR-11

C1030.08 Interior Identifying Devices*

Room number plates and signs are provided throughout.

Rating	Installed	Design Life	Updated
5 - Good	1986	0	APR-11

C1030.10 Lockers**

Full height 1.8m lockers throughout the school:
Corridors - 1-tier
Change rooms - 2-tier
Staff Washroom - 2-tier

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	30	APR-11

Event: Replace Metal Lockers (~113 ea.)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$75,700	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Clear finish and painted plywood storage shelving of varying vintages throughout.

Rating	Installed	Design Life	Updated
5 - Good	1949	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial/Institutional grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	FEB-06

C2010 Stair Construction*

Wood framed stairs in the 1949 Section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

C2020.05 Resilient Stair Finishes**

Resilient stair finish on interior wood in the 1949 Section.

Rating	Installed	Design Life	Updated
5 - Good	1986	20	APR-11

Event: Replace Resilient Stair finish (~15 m2)

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

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

Wood balustrades and railing provided for interior stair.

Rating	Installed	Design Life	Updated
5 - Good	1949	0	FEB-06

C2020.11 Other Stair Finishes*

Painted CIP concrete stairs at two locations from the basement to the main floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

C3010.02 Wall Paneling** - Corridors/Gym

Wood paneling in the corridors of the 1949 Section.

Rating	Installed	Design Life	Updated
5 - Good	1986	30	APR-11

Event: Replace Wood Paneling (~353 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$35,400	Unassigned

Updated: APR-11

C3010.02 Wall Paneling** - Teachers Lounge

Wood wall paneling in the teaches lounge.

Rating	Installed	Design Life	Updated
5 - Good	2009	30	APR-11

Event: Replace Wood Wall Paneling

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$1,200	Unassigned

Updated: APR-11

C3010.06 Tile Wall Finishes**

Ceramic wall tile in washrooms and change rooms.

Rating	Installed	Design Life	Updated
5 - Good	1986	40	APR-11

Event: Replace Tile Wall Finish (~310 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$90,800	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Majority of wall surfaces are painted.

Rating	Installed	Design Life	Updated
5 - Good	1985	0	APR-11

C3020.01.02 Paint Concrete Floor Finishes*

Concrete floor in the basement is painted throughout. The floor is currently in the process of being repaired. (Refer to A1010 and A2020).

Rating	Installed	Design Life	Updated
3 - Marginal	1985	0	APR-11

C3020.02 Tile Floor Finishes**

Ceramic tile floors in the change rooms and washrooms of the school.

Rating	Installed	Design Life	Updated
5 - Good	1986	50	APR-11

Event: Replace Tile Floor Finish (~100 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2036	$19,300	Unassigned

Updated: APR-11

C3020.04 Wood Flooring**

Wood gym flooring in gymnasium and wood floor on the stage. It was reported that the gym floor gets refinished annually.

Rating	Installed	Design Life	Updated
5 - Good	1955	30	APR-11

Event: Replace Wood Floor (~295 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$70,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - 1949 Section

Sheet vinyl on the upper floor of the 1949 Section.

Rating	Installed	Design Life	Updated
6 - Excellent	2009	20	APR-11

Event: Replace Sheet Vinyl Flooring (~320 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$29,600	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - Vinyl Tile

Vinyl tile flooring in classrooms, offices and service rooms in the 1955 and 1960 Additions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	20	APR-11

Event: Replace Vinyl Tile Flooring (~970 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$56,500	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Carpet provided in the library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	15	APR-11

Event: Replace Carpet (~76 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$5,700	Unassigned

Updated: APR-11

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

Suspended T-bar grid system throughout the school with the exception of the basement, gymnasium and stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	25	APR-11

Event: Replace Acoustic Ceiling Tiles (~1415 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$71,700	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Painted GWB ceiling in the basement.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

S4 MECHANICAL

D2010.04 Sinks** - Janitor Service Sinks

The janitor storage room has one floor-mounted plastic sink.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	30	APR-11

Event: Replace Janitor Service Sink (1 unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$1,500	Unassigned

Updated: APR-11

D2010.04 Sinks** - Stainless Steel Sinks

Stainless steel sinks are provided in several rooms in the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	30	APR-11

Event: Replace Stainless Steel Sinks (5 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$8,300	Unassigned

Updated: APR-11

D2010.05 Showers**

Gang shower provided for boys change room and individual stalls provided for girls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	30	APR-11

Event: Replace Showers (3 Stalls and Gang Showers)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$18,300	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Vitreous china drinking fountain and refrigerated fountains provided in corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	35	APR-11

Event: Replace Drinking Fountains (1 China and 1 Refrigerated)

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$5,900	Unassigned

Updated: APR-11

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

10 vitreous china flush tank water closets.
7 wall-mounted vitreous china urinals with dump tank and flush valve type fixtures.
10 vitreous china lavatories with standard trim.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	35	APR-11

Event: Instal 7 Manual or Proximity Sensor Flush Valves

Concern:
The urinals run on continuous dump and refill cycles, wasting water.
Recommendation:
Replace dump tank with manual or proximity sensor flush valves on the urinals.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2012	$2,200	Medium

Updated: APR-11

Event: Replace 10 Toilets, 7 Urinals, and 10 Lavatories.

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$56,300	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Galvanized steel water main with copper distribution throughout, where visible.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D2020.01.02 Valves: Domestic Water**

Isolation valves on domestic water distribution throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	40	APR-11

Event: Replace Domestic Water Valves (~14 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$18,100	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention installed on domestic water supply and boiler make-up water. No irrigation system at this facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	20	APR-11

Event: Replace Backflow Preventors (4 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$13,700	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

Domestic hot water recirculating pump installed in line with the hot water heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	20	APR-11

Event: Replace Circulation Pump (1 unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$5,700	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

Two John Wood 50 gallon natural gas fired water heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	20	APR-11

Event: Replace Water Heaters (2 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$4,100	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Domestic distribution lines are mostly uninsulated where observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D2030.01 Waste and Vent Piping*

Cast iron waste water (storm and sanitary) piping is connected to the collection sewers. ABS soil vents extend above the roof surfaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

D2030.02.04 Floor Drains*

A floor drain is present in the basement level, adjacent to the boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

D2030.03 Waste Piping Equipment*

A sump with a single stage submersible pump is installed in the basement to collect drainage water.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Roof drains convey water to exterior rainwater leaders (RWLs) which drain to grade.

Rating	Installed	Design Life	Updated
3 - Marginal	1986	0	APR-11

Event: Repair Rain Water Leaders

Concern:
RWLs discharge at grade at the building footprint and flow into crawl spaces.

Recommendation:
Extend RWLs to discharge away from the building footprint.

Type	Year	Cost	Priority
Repair	2011	$1,100	High

Updated: APR-11

D2040.02.04 Roof Drains*

Roof drains with cast aluminum strainers and external rainwater leaders.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D3010.02 Gas Supply Systems*

Natural gas line to boiler and hot water tank.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

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

The boiler plant consists of three Weil-McLain hot water boilers equipped with natural gas burners. The boilers provide hot water to original perimeter finned tub radiation throughout and convector units at entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	35	APR-11

Event: Replace Boilers and Accessories (3 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2035	$159,000	Unassigned

Updated: APR-11

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

Boiler breaching is connected to the insulated chimney. Uninsulated combustion air ducting provided complete with baffle trap.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	35	APR-11

Event: Replace Chimneys & Combustion Air (~15 m)

Type	Year	Cost	Priority
Lifecycle Replacement	2035	$10,800	Unassigned

Updated: APR-11

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

The boiler water is treated using a manual chemical pot feeder system.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	0	APR-11

D3040.01.04 Ducts: Air Distribution*

Non-insulated low volume sheet metal ducting throughout the basement.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Grilled diffusers at fresh air intake and exhaust for basement heat recovery ventilator.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Insulated hot water pipes located at ceiling of basement-level rooms and throughout crawl space tunnel. Remainder of pipes are concealed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	40	APR-11

Event: Replace Hot Water Distribution Pipes (~400 m)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$33,500	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

5 Axial and 2 centrifugal type rooftop exhaust fans provided. 3 wall mounted centrifugal fans provided for ventilation of crawl space areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	APR-11

Event: Replace Exhaust Fans (2048 m2/gfa) & 3 Wall Fans

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$79,000	Unassigned

Updated: APR-11

D3050.05.01 Convectors**

Original convector cabinets at building entrances and stairwells.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	40	APR-11

Event: Replace Convectors (6 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$4,900	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Hot water finned-tube radiation provided throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	40	APR-11

Event: Replace Finned Tube Radiators (~2048 m2/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$95,400	Unassigned

Updated: APR-11

D3050.06 Energy Recovery Units*

A heat recovery ventilator has been installed in the basement to improve air quality and reduce ambient air moisture.

Rating	Installed	Design Life	Updated
5 - Good	2009	0	APR-11

D3060.02.02 Pneumatic Controls**

Pneumatic control system with Barber Colman compressor and dryer in the boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	40	APR-11

Event: Replace Pneumatic Controls (~2048 m2/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$12,000	Unassigned

Updated: APR-11

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

A CSI BMCS is installed in the boiler room of the 1949 Section.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	20	APR-11

Event: Replace Building Control Systems (~2048 m2/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$46,700	Unassigned

Updated: APR-11

D4020 Standpipes*

Original standpipe system is installed in the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall-mounted ABC-type fire extinguishers and hose cabinets are located throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Power to the school is fed underground from pole-mounted utility-owned transformers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	APR-11

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

Main electrical switchboard and central distribution panel are a product of Amalgamated Electric rated at 115/230 Volts, 400 Amps, single-phase, 3-wire service.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	APR-11

Event: Replace Main Electrical Switchboards (1 unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$49,900	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1949 Section

Original 14-18-32 circuit panelboards throughout the school.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	30	APR-11

Event: Upgrade and Add Panelboards (~5 units)

Concern:
The panelboards have surpassed their expected service life, are obsolete and are at or near capacity with little room for additional circuits.

Recommendation:
Replace panelboards with current technology using 42 cct. panelboards to allow for future expansion.

Type	Year	Cost	Priority
Failure Replacement	2012	$21,400	Low

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Original stand alone magnetic starters throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	30	APR-11

Event: Replace Motor Starters (12 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$20,700	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

The electrical wire in the building is standard wire in conduit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

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

Simple line voltage switches throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent fixtures are located in the foyers of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

The school has a combination of hanging and flush-mounted T-8 lights with electronic ballasts throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	2007	30	APR-11

Event: Replace T-8 ballasts and lights (~2048 m2/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$178,800	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs with integral and remote heads throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	2007	20	APR-11

Event: Replace Emergency Lighting Battery Packs (6 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$7,700	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

Exit signs are newer aluminum-framed, LED fixtures and are often mounted with emergency lights.

Rating	Installed	Design Life	Updated
5 - Good	2007	0	APR-11

D5020.02.05 Special Purpose Lighting*

Theatre lights are present on the stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent lights are installed at the canopies above exits around the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High pressure sodium lights are installed at various locations around the perimeter of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

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

Exterior lighting controlled by photo cells.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D5030.01 Detection and Fire Alarm**

The fire alarm protection system is a Mircom alarm system. Terminal devices include manual pull stations, modular bells with strobes, rate of rise detectors and smoke alarms.

Rating	Installed	Design Life	Updated
5 - Good	2007	25	APR-11

Event: Replace Detection and Fire Alarm (~2048 m2/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$61,700	Unassigned

Updated: APR-11

D5030.02.01 Door Answering*

Push button door bell at main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D5030.02.02 Intrusion Detection**

The intrusion detection system consists of a DSC system with motion detectors located throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	2007	25	APR-11

Event: Replace Panel and 6 Sensors

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$9,800	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

Tork master clock integrated with communication system in the main office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

D5030.04.01 Telephone Systems*

Phone system replaced in 2008. Handsets are located in each classroom. Telephone provides internal/external calling, paging and intercom functions.

Rating	Installed	Design Life	Updated
5 - Good	2008	0	APR-11

D5030.04.04 Data Systems*

Fibre optic service and Alberta Supernet installed. Cat 5 cable throughout.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	APR-11

D5030.04.05 Local Area Network Systems*

LAN system is installed throughout the school. Cat 5 cable throughout.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	APR-11

D5030.05 Public Address and Music Systems**

Peavey sound system is located on stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	20	APR-11

Event: Replace Sound System (1 unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$5,900	Unassigned

Updated: APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Library check out counter, tables, chairs, book shelves on library floor, computers, racks, tables.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

E1020.03 Theater and Stage Equipment*

Curtain and stage lighting at the stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball backboards, digital scoreboards and miscellaneous sports gear and equipment.

Rating	Installed	Design Life	Updated
5 - Good	1986	0	APR-11

E2010.02 Fixed Casework** - Educational

Assorted fixed casework throughout the school in classrooms, administration and service spaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	35	APR-11

Event: Replace Fixed Casework (~1290 m2/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$129,500	Unassigned

Updated: APR-11

E2010.02 Fixed Casework** - Staff Room

Clear finish kitchen casework with laminate tops.

Rating	Installed	Design Life	Updated
5 - Good	2009	35	APR-11

Event: Replace Fixed Casework (~24 m)

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$20,900	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

Blinds on all windows throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1986	30	APR-11

Event: Replace Blinds (~120 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$14,100	Unassigned

Updated: APR-11

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

A CIP concrete sidewalk is provided flush with the main entrance to the building along the south, east and north sides of the building. The sidewalk also extends along most of the north side of the bus lane on the south side of the site.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

K4010.02 Barrier Free Entrances*

The main entrance is flush with grade (interior/exterior) and the door widths are sufficient to allow wheel chair entry.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	0	APR-11

Event: Install a Power Door Operator at the Main Entry (1 ea.)

Concern:
No power operated entrance door provided.
Recommendation:
Install a power door operator at the main entry of the school to accomadate barrier free access.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$7,500	Low

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

Barrier free access provided throughout the main floor. Horizontal pathways are structurally sound and of sufficient width to accomodate wheelchair passage.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	0	APR-11

Event: Install One Wheel Chair Lift

Concern:
There is no barrier free access to the stage.
Recommendation:
Install a wheel chair lift.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$28,400	Low

Updated: APR-11

K4010.04 Barrier Free Washrooms*

Barrier free washroom is provided.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

K4030.01 Asbestos*

Based on the age of the building, there is likely to be asbestos containing building materials present in portions of the building. No known or reported asbestos.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

Event: Conduct Asbestos Survey

Concern:
It was reported that an asbestos survey has not been done for this school. Suspected friable asbestos building materials were identified. No exposed or damaged building materials were identified.

Recommendation:
Conduct an asbestos survey.

Type	Year	Cost	Priority
Study	2011	$6,500	Low

Updated: APR-11

Event: Develop an Asbestos Management Plan

Concern:
It was reported that an asbestos survey has not been done for this school. Suspected friable asbestos building materials were identified. No exposed or damaged building materials were identified.

Recommendation:
Based on the results of the survey, if asbestos containing materials are identified, develop an asbestos management plan.

Type	Year	Cost	Priority
Preventative Maintenance	2011	$3,500	Low

Updated: APR-11

K4030.02 PCBs*

No known or reported PCB's were identified.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

K4030.03 Mercury*

Mercury may be present in thermostats. No other known or reported mercury was identified.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

K4030.04 Mould*

Mould is likely to be present in portions of the basement and crawl space walls and floor. Refer to A1010 and A2020 regarding Survey and Repair.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

K4030.09 Other Hazardous Materials*

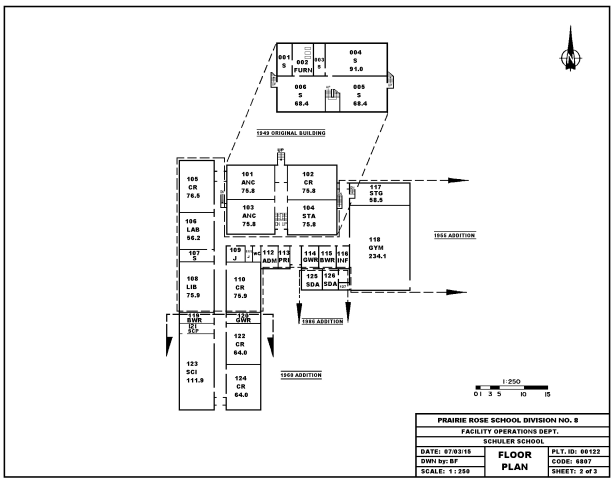
No other hazardous materials observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	0	APR-11

K5010 Reports and Studies*

A facility condition evaluation was conducted by Golder Associated Ltd. On September 16, 2010.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11



Schuler School, Floor Plans (1985, Rev. 1986)