

# RECAPP Facility Evaluation Report

## Elk Island Cath Separate Reg Div #41



**Jean Vanier School**

B4014A

Sherwood Park

**Facility Details**

**Building Name:** Jean Vanier School  
**Address:** 109 Georgian Way  
**Location:** Sherwood Park

**Building Id:** B4014A  
**Gross Area (sq. m):** 3,652.85  
**Replacement Cost:** \$9,794,752  
**Construction Year:** 1973

**Evaluation Details**

**Evaluation Company:** MAYCON Architectural & Engineering Services  
**Evaluation Date:** August 24 2010  
**Evaluator Name:** Vic Maybroda

**Total Maintenance Events Next 5 years:** **\$1,719,495**  
**5 year Facility Condition Index (FCI):** **17.56%**

**General Summary:**

Original school constructed in 1973 contained 2355.57 sq. M. Expansion constructed in 1978 of 517.30 sq. M with six portables added in 1978 of 577.65 sq. M and an additional two portables of 202.28 sq. M were added in 1994 for a total gross area of 3652.80 sq. M.

The school including portables contain a kindergarten, two computer rooms, a music room, a science room, 16 classrooms, a gymnasium with stage, a library, administration and ancillary support spaces.

**Structural Summary:**

Concrete piles and grade beam foundation. Concrete slab on grade main floor and cast in place concrete mezzanines with concrete block load bearing walls supporting precast concrete double 'Tee' roof structure. Structural elements are in acceptable condition.

**Envelope Summary:**

Envelope consists of SBS and BUR roofing, stucco wall cladding housing sealed fixed and opening aluminum clad windows with integral blinds, painted insulated metal doors and frames and metal louvres and grills. Envelope elements appear to be in acceptable condition.

**Interior Summary:**

Interiors consist of painted concrete, sheet vinyl, VCT, wood strip and carpeting flooring. Walls are painted concrete block and gypsum wallboard housing painted wood doors in metal frames, painted metal corridor doors and frames, metal framed storefront and glazing units. Ceiling are suspended acoustical tile and painted gypsum wall board. Prefinished metal toilet and shower partitions are located in wash rooms and shower rooms with prefinished metal lockers are located in corridor areas. Majority of teaching spaces have tack and white boards with ceiling mounted projectors. Millwork is painted wood with plastic laminated counter tops. Overall elements appear to be in acceptable condition.

**Mechanical Summary:**

HVAC system for the entire school provided by 4 roof top HVAC gas-fired "Lennox" multizone units with remote condensing units for cooling.  
Domestic hot water is generated by two gas fired hot water tanks.  
Conventional plumbing fixtures throughout the facility.  
Fire protection is provided via fire extinguishers and standpipe system located throughout.  
Control system is digital programmable BMCS upgraded in 1997.  
Municipal gas, storm, sanitary and water services.  
There are 8 portable classroom served by designated rooftop heating/cooling units.  
Overall mechanical system is in acceptable condition, however all major mechanical equipments components are at the end of their life expectancy.

**Electrical Summary:**

The facility was originally built in 1973 and had portables added on in 1978 and 1994. The main service is 120/208V, 3 phase, 4 wire and rated 800A. The service is underground fed from pad mounted transformer.

All the light fixtures were retrofit with T-8 lamp fluorescent and electronics ballasts. The metal halide fixtures are used in gym area.

All fire alarm, intrusion, Call, PA and telephone systems meet current facility requirements.

The overall rating for the facility shall be "Good"

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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\* - Each Section

Concrete bell piles and grade beams - the perimeter grade beam along the west exterior wall appears to be tilting outward (based on separation of beam from adjacent floors and separation of exterior walls from interior). This grade beam has also developed hair line cracks. A report prepared in 2004 by Alberta Infrastructure noted no immediate risk of structural failure.

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

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

150 mm concrete slab on grade - slabs along the west exterior wall have separated from grade beams. Gaps being covered with painted steel angle bases.

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

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

Load bearing concrete block walls with isolated cracks in west wall of gymnasium resulting from grade beam displacement.

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

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

Structural concrete tiered slab in Music Room of 1973 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	JAN-11

### B1010.05 Mezzanine Construction\*

Cast in place concrete on metal deck support by concrete block walls to Mechanical Room and Storage Room accessed from gymnasium stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	JAN-11

**B1010.07 Exterior Stairs\***

Cast in place concrete located at northwest entry adjacent to gymnasium of 1978 section.  
Steps finished with quarry tile without handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	JAN-11

**Event: Replace Quarry Tile & Install Railing**

**Concern:**

Quarry tile deteriorated potentially causing tripping hazard.  
0.8 M high site pipe railing employed as handrails on each side of stair.

**Recommendation:**

Replace quarry tile stair finish.  
10 sq. M @ \$265/sq. M = \$2,650.00  
Install stair railing and handrail at height specified by code.  
2 painted metal handrails - \$1,000.00

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,650	Medium

**Updated:** JAN-11

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

Precast concrete double 'Tee' roof deck on load bearing concrete block walls.

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

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

Metal framed canopy located to east entry between 1973 & 1978 Sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	JAN-11

**B1020.06 Roof Construction Fireproofing\* - Each Section**

Concrete construction.

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

## S2 ENVELOPE

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

Rock dash finished stucco on stucco wire on block back-up.

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

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

Applied around all wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-11

#### Event: Replace 160 L M Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,480	Unassigned

**Updated:** JAN-11

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

Painted metal doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JAN-11

#### Event: Replace 25 sq. M Exterior Painting

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

**Updated:** JAN-11

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

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Not viewable. No concerns observed or reported.

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

**B2010.06 Exterior Louvers, Grilles, and Screens\***

Aluminum grille at exterior wall of Mechanical Penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Painted stucco soffits at canopies in front entrance and at north door adjacent to Gymnasium.

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

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1973 Section**

Sealed fixed and opening units in prefinished aluminum frames with integral blind.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	JAN-11

**Event: Replace 18 Window Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,600	Unassigned

**Updated:** JAN-11

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1978 Section**

Sealed fixed and opening units in prefinished aluminum frames with integral blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	JAN-11

**Event: Replace 2 Window Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$2,400	Unassigned

**Updated:** JAN-11

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

Aluminum framed units housing sealed fixed and opening windows with integral blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	40	JAN-11

**Event: Repair 20 Window Units**

**Concern:**

Hopper sections do not seal properly (hopper sections leak air and have been taped). A number of venetian blinds, inside glass panes, are broken and inoperable.

**Recommendation:**

Replace broken venetian blinds. Replace weather stripping in hopper sections and adjust hardware as required.

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

**Updated:** JAN-11

**Event: Replace 20 Window Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$24,000	Unassigned

**Updated:** JAN-11

**B2030.01.02 Steel-Framed Storefronts: Doors\*\* - 1973 Section**

Hollow metal insulated doors with sealed glazed upper units and similar constructed sidelights in painted metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

**Event: Replace 1 Door Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,300	Unassigned

**Updated:** JAN-11



**B2030.01.02 Steel-Framed Storefronts: Doors\*\* - 1978 Section**

Hollow metal insulated metal doors with sealed upper glazed units in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	JAN-11

**Event: Replace 2 Sorefront Door Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,500	Unassigned

**Updated:** JAN-11

**B2030.02 Exterior Utility Doors\*\* - 1973 Section**

Painted metal insulated doors in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	JAN-11

**Event: Replace 3 Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,000	Unassigned

**Updated:** JAN-11

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

Not viewable. No problems observed or reported.

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

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

Located over gymnasium and centre section of school roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	25	JAN-11

**Event: Replace 1585 sq. M BUR**

**Concern:**

The asphalt and gravel roof has isolated soft spots .Drain caps missing. The roof has been patched in several locations.

**Recommendation:**

Replace all asphalt and gravel roofing assembly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$275,800	Medium

**Updated:** JAN-11

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

SBS roofing located over east and west classroom sections of 1973 section and over kindergarten change room section of 1978 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-11

**Event: Repalce 1285 sq. M SBS Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$233,600	Unassigned

**Updated:** JAN-11

**B3010.09 Roof Specialties and Accessories\***

Wall mounted meal ladder to Gymnasium roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	JAN-11

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

Roof drains, plumbing and exhaust vents, roof top mounted air handling units, and chimney vent.

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

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\* - Each Section

Concrete block and metal stud.

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

#### C1010.02 Interior Demountable Partitions\*

Prefinished partition located between Music Room and Stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

#### C1010.05 Interior Windows\*

Painted metal frame interior window with single pane of wired glass in Office inside the Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

#### C1010.06 Interior Glazed Partitions and Storefronts\*

Painted solid core wood door with fully glazed sidelight in paint metal frame located at entry to administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	JAN-11

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

Painted single solid core wood doors in painted metal frames.  
Painted double leaf metal corridor doors in painted metal frames.

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

#### C1020.02 Interior Entrance Doors\*

Glazed door with glazed sidelights and transom in aluminum frame located at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**C1020.03 Interior Fire Doors\* Each Section**

Rated doors and frames are located to service rooms,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Tack and White Boards located in administration area, teaching areas and staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	JAN-11

**Event: Replace 36 Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$23,400	Unassigned

**Updated:** JAN-11

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

White and tack boards located in Computer Room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	JAN-11

**Event: Replace 4 Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$2,600	Unassigned

**Updated:** JAN-11

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

Original green boards in Music Room, Library and Custodian's Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	20	JAN-11

**Event: Replace 8 Green Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,200	Unassigned

**Updated:** JAN-11

**C1030.02 Fabricated Compartments (Toilets/Showers)\*\* - 1973 Section**

7 Prefinished metal toilet partitions located in boys and girls wash room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1973	30	JAN-11

**Event: Replace 7 Toilet Partitions**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$8,400	Unassigned

**Updated:** JAN-11

**C1030.02 Fabricated Compartments (Toilets/Showers)\*\* - 1978 Section**

4 Prefinished metal toilet partitions.  
 Replacement Cost = \$4,800.00  
 4 Prefinished metal shower partitions.  
 Replacement cost = \$8,800.00

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1978	30	JAN-11

**Event: Replace Toilet & Shower Partitions**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$13,600	Unassigned

**Updated:** JAN-11

**C1030.06 Handrails\* - Each Section**

Painted metal handrails to stage stairs, mezzanine areas and to stair and ramp connections to portable units.

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

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

Lamicoid and painted signs applied to interior doors.

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

**C1030.10 Lockers\*\* - 1978 Section**

Six tiered prefinished metal lockers located in corridor opposite Change Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	JAN-11

**Event: Replace 60 Six Tiered Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$5,600	Unassigned

**Updated:** JAN-11

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

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Plastic paper towel dispensers, tissue holders, mirrors, soap dispensers and garbage bins in all washrooms. Medicine cabinets in Staff Washrooms. Shower rods and curtains in Girls' shower stalls.

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

**C2010 Stair Construction\* - Each Section**

Steel stairs to mezzanines in Stage area with galvanized grated open treads. Concrete steps (six risers) on both ends of Stage in Gymnasium. To sets of concrete steps (four risers) to south hallways to 1978 Portables. Concrete staggered seating area and steps located in Music Room.

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

**C2020.05 Resilient Stair Finishes\*\* - Each Section**

Rubber treads and risers on concrete steps to Gym Stage. Rubber treads and nosing on concrete steps to south corridor stairs to portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-11

**Event: Replace 18 sq. M Resilient Stair Finish**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,530	Unassigned

**Updated:** JAN-11

**C2030 Interior Ramps\* - 1973 Section**

Carpet finish to wood constructed ramp between 1973 southwest corridor section and 1978 portables.

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

**Event: Replace Ramp**

**Concern:**

Existing ramp constructed too steep to meet BFA requirements.

Ramp lacks railing and handrails.

**Recommendation:**

Replace wood constructed ramp with rubber tile flooring and painted metal railing and handrails.

8 sq. M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,250	Medium

**Updated:** JAN-11

**C2030 Interior Ramps\* - Each Section**

Carpet finish to concrete ramp located in music room.

Rubber tile floor finish and painted metal railings to wood ramp located between 1973 southeast corridor and 1978 portables.

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

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

Painted wood panel boards above Gym Stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

**Event: Replace 18 sq. M Wall Paneling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,700	Unassigned

**Updated:** JAN-11

**C3010.06 Tile Wall Finishes\*\* - 1973 Section**

Ceramic tiles around urinals in Boys' washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	JAN-11

**Event: Replace 4 sq. M Ceramic Tile**

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

**Updated:** JAN-11

**C3010.06 Tile Wall Finishes\*\* - 1978 Section**

Ceramic tile applied to boys and girls shower rooms and around boys wash room urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	JAN-11

**Event: Replace 20 sq. M Ceramic Wall Tile**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$5,000	Unassigned

**Updated:** JAN-11



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

Spray acoustic texture applied to upper walls in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	20	JAN-11

**Event: Replace 120 sq. M Acoustical Wall Surface**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$45,102	Unassigned

**Updated:** JAN-11

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

Original paint in Custodian's Office, Janitor and Storage Rooms.  
West and east hallways, including cloak cubicles were refinished with Desco texture coating in 2000  
Majority of walls were repainted in 2003. Computer lab. and Kindergarten Room walls were repainted in 2005.

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

**C3010.12 Wall Coverings\***

Painted vinyl surfaces on demountable walls in Music Room in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**C3020.01.01 Epoxy Concrete Floor Finishes\***

Located in shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	JAN-11

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

Hexagonal ceramic mosaic tiles in front of urinals in Boys' Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-11

**Event: Replace 6 sq. M Ceramic Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$1,500	Unassigned

**Updated:** JAN-11

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

Wood flooring in Gymnasium - the surface was refinished in 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	30	JAN-11

**Event: Replace 393 sq. M Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$96,285	Unassigned

**Updated:** JAN-11

**C3020.07 Resilient Flooring\*\* - 1973 Section**

Vinyl Composite Tile (VCT) located in corridors, wash rooms and service rooms.

Replacement cost - 320 sq. M @ 50/sq. M = \$16,000.00

Sheet vinyl located in classrooms, computer rooms, science room, library, administration and staff areas and stage area.

Replacement cost - 980 sq. M @ \$80/sq. M = \$78,400.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	JAN-11

**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$80,000	Unassigned

**Updated:** JAN-11

**C3020.07 Resilient Flooring\*\* - 1978 Section**

VCT located in corridors, storage rooms and wash rooms.

Replacement Cost - 126 sq. M @ \$50/sq. M = \$6,300.00

Sheet vinyl located in kindergarten.

Replacement Cost - 120 sq. M @ \$80/sq. M = \$9,600.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	JAN-11

**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$15,900	Unassigned

**Updated:** JAN-11

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

Installed in administration offices and Music Room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	JAN-11

**Event: Replace 116 sq. M Carpeting**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,540	Unassigned

**Updated:** JAN-11

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

Original carpet in Staff Work Room and Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	15	JAN-11

**Event: Replace 192 sq. M Carpeting.**

**Concern:**

Carpet in Staff Work Room is worn and dated. Library was expanded in 1990 and incorporated the old carpet from the original Classroom. .

**Recommendation:**

Replace carpet in Staff Work Room and Library.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$12,480	Low

**Updated:** JAN-11

**C3020.11 Floor Painting\***

Painted concrete floors located in mechanical room areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)\*\* - 1973 Section**

Original acoustic tile ceilings were replaced. Areas include hallways, vestibules, Library, General Office, Principal and Vice Principal's Offices, Staff Room, Infirmary and Music Room and Computer lab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	JAN-11

**Event: Replace 2870 sq. M Ceiling Tile**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$129,150	Unassigned

**Updated:** JAN-11

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

Original installed ceiling tile in classrooms, science room, wash rooms, kindergarten and change rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	25	JAN-11

**Event: Replace 1180 sq. M Ceiling Tile**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$53,100	Unassigned

**Updated:** JAN-11

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

All exposed precast concrete ceilings and gypsum board ceilings are painted.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1994	0	JAN-11

**C3030.09 Other Ceiling Finishes\* - Each Section**

Spray textured acoustical finish applied to gymnasium roof elements.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2009	0	JAN-11

## S4 MECHANICAL

### D2010.04 Sinks\*\*

Single and double compartment stainless steel sinks with swing spout faucets located throughout the facility.  
 900X600 mop sinks, molded stone, floor mounted , SS strainer.  
 316 Gauge stainless steel sinks serving Labs complete with gooseneck faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

#### **Event: Replace Approx. 22 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$33,000	Unassigned

**Updated:** JAN-11

### D2010.05 Showers\*\*

Gang showers in Gymnasium change rooms, c/w push buttons and centralized mixing valve for controlling water flow to shower heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

#### **Event: Replace 8 Showers with individual shower stalls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,000	Unassigned

**Updated:** JAN-11

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

Wall mounted single and double bubbler, vitreous china, non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	JAN-11

#### **Event: Replace 5 Drinking Fountains**

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

**Updated:** JAN-11

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1973**

WC- Various American Standard vitreous china with flush valve; vitreous china with flush tank.  
 UR - American standard, stall type with flush tank.  
 LV - Various wall hung vitreous china, vitreous china vanity lavs. Crane enameled steel vanity lavs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	JAN-11

**Event: Replace Approx. 24 Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$36,000	Unassigned

**Updated:** JAN-11

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1978**

WC- Various American Standard vitreous china with flush valve.  
 UR - American standard, stall type with flush tank.  
 LV - Various wall hung vitreous china, vitreous china vanity lavs. Crane enameled steel vanity lavs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	JAN-11

**Event: Replace Approx. 14 Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,000	Unassigned

**Updated:** JAN-11

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 2000**

Aristaline stainless steel vanity lavs.

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

**Event: Replace Approx. 8 Lavs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$12,000	Unassigned

**Updated:** JAN-11

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

Copper piping throughout. Mainly solder joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

All plumbing fixtures isolated.  
Ball and globe valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	JAN-11

**Event: Replace Approx. 90 Valves: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$36,000	Unassigned

**Updated:** JAN-11

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

Backflow prevention devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	20	JAN-11

**Event: Install backflow prevention device on fire line, at incoming water service.**

**Concern:**

There is no backflow prevention device installed on the incoming domestic water service.

**Recommendation:**

Install backflow prevention device on main fire line.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$8,000	Medium

**Updated:** JAN-11

**Event: Replace 10 Backflow Preventors**

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

**Updated:** JAN-11

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

In-line domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	JAN-11

**Event: Replace Plumbin Pump: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,000	Unassigned

**Updated:** JAN-11

**D2020.02.06 Domestic Water Heaters\*\* - 1973**

One gas fired, tank type domestic water heater AO Smith model BT199-720, 48 kW heating capacity240 l storage volume.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1973	20	JAN-11

**Event: Replace domestic water heater.**

**Concern:**

Domestic water heater not working.

**Recommendation:**

Replace water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,000	Medium

**Updated:** JAN-11

**D2020.02.06 Domestic Water Heaters\*\* - 2000**

One gas fired, tank type domestic water heater State Sandblaster, 48 kW heating capacity240 l storage volume.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	JAN-11

**Event: Replace Domestic Water Heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,000	Unassigned

**Updated:** JAN-11

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

Fiberglass pipe insulation with vapour barrier jacket - canvas covered in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11



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

Cast iron / copper piping throughout. All fixtures are vented through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D2030.02.04 Floor Drains\***

Funnel floor drains in mechanical rooms. General service floor drains, elsewhere.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D2030.03 Waste Piping Equipment\***

Sewage sump & pump for lifting and disposing of Portable classroom drinking fountain waste.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	JAN-11

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

Cast iron rainwater leaders collecting from roof drains and surface draining to parking lot on west side of school. In cold weather, a diverter valve reroutes the roof drainage into the building sanitary sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D2040.02.04 Roof Drains\***

Open flow cast iron roof drains with dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Schedule 40 steel piping distributing natural gas from the meter in the west side mechanical room to the main building multi zone air handling units, domestic water heaters and the portable classroom rooftop HVAC units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D3020.03.01 Furnaces\*\***

Gas fired Flame Master space heaters serving penthouse mechanical rooms. Heating capacity - unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	25	JAN-11

**Event: Replace 2 Furnaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

**Updated:** JAN-11

**D3020.03.01 Furnaces\*\* - Air Handling Units**

Four indoor air handling units located in penthouse mechanical rooms. All units are multizone systems complete gas indirect fired with control dampers.heater, DX cooling coil, supply and return fans, mixing section and filter section. All units are manufactured by Lennox GE series with heating capacities vary from 145kW to 185kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

**Event: Replace 4 Multizone air handling units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$200,000	Unassigned

**Updated:** JAN-11

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

Metal chimneys up through roof to weather caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D3030.06.02 Refrigerant Condensing Units\*\***

Four Condensing units on roof - providing cooling for coils in classroom and gymnasium air handling units. 3 Lennox units and 1 Carrier unit (for gymnasium).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	25	JAN-11

**Event:** Replace 4 condensing units.

**Concern:**

Condensing units are obsolete and have reached their expected lifespan. Replacement parts are no longer available.

**Recommendation:**

Replace condensing Units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$85,000	Medium

**Updated:** JAN-11

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

Replaceable media filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Galvanized steel, low velocity, multizone duct system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Round ceiling diffusers, double deflection ceiling and sidewall, eggcrate return and exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Various ceiling & wall mounted exhausters, roof mounted, spun aluminum exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

**Event: Replace 10 Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

**Updated:** JAN-11

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

Galvanized steel, low velocity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Various eggcrate exhaust grilles. Exhaust hoods on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Barber Coleman DDC control system.  
Electric room temperature sensors and actuators on multizone units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	JAN-11

**Event: Replace Building Systems Controls (BMCS, EMCS). BOE = GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$55,000	Unassigned

**Updated:** JAN-11

**D4020 Standpipes\***

Fire hose cabinets with valves, hoses, hose racks, nozzles and extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Various dry chemical extinguishers on wall mount brackets or in extinguisher or fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

## S5 ELECTRICAL

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

Square "D" main distribution centre located in the electrical room and fed from an on site pad mounted transformer. The main distribution is rated 1200A, 120/208V, 3 Phase 4 Wire and with MDP 800A Main Breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	JAN-11

**Event:** Replace Main Electrical Switchboards (Main Distribution)

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

**Updated:** JAN-11

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

Panel boards have been provided throughout the school. Panels are about 80% full

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

**Event:** Replace 8 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$48,000	Unassigned

**Updated:** JAN-11

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

Loose Square "D" starters controlling RTU's in Penthouses and load switches are used for majority mechanical load controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	JAN-11

**Event:** Replace 10 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

**Updated:** JAN-11

### D5020.01 Electrical Branch Wiring\*

Originally installed with the building; most wires are installed in the conduit and have Bix wires to fixtures and equipment..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Lighting control is provided by line voltage switches; hallway lights are centrally controlled in the custodian room and the rest areas are controlled locally

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Located in the mechanical room and compact fluorescent lamp was used

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

Upgraded to T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	JAN-11

**Event: Replace 730 Interior Fluorescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$146,000	Unassigned

**Updated:** JAN-11

**D5020.02.02.03 Interior Metal Halide Fixtures\***

The metal halide low bay fixtures are used in the gym area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	0	JAN-11

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

The battery packs and remote heads were installed in the hallways and common areas and have good coverage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	20	JAN-11

**Event: Replace 30 Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,000	Unassigned

**Updated:** JAN-11

**D5020.02.03.03 Exit Signs\***

Fixtures were retrofit with LED lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	0	JAN-11

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

Wall mounted fixtures are installed around the building perimeter and pole mounted fixtures in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	0	JAN-11

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

Photocells integrated with Building Management System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	JAN-11

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

The Mircm FA-1000 hardwired fire alarm panel is used for building fire alarm system. The system is tested annually and externally monitored. A remote annunciator has been provided in the main entrance vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	JAN-11

**Event: Replac Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$72,000	Unassigned

**Updated:** JAN-11

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

A Panther P-832 by Telsco intrusion alarm system has been provided. It is complete with motion sensors, door contacts, and keypads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	JAN-11

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$36,000	Unassigned

**Updated:** JAN-11



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

Mixture of analog and digital clocks integrated with Building Management System.

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

**D5030.04.01 Telephone Systems\***

Northern telecom Meridian telephone system is used for telephone system and connected with Bogen system for school paging functions

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1999	0	JAN-11

**D5030.04.03 Call Systems\*\***

A call system has been provided and is the product of Bogen, Model Multicom 2000. The head end equipment is located in the administration area with telephone sets in each classroom. Speakers have been provided in each classroom, corridors and the wash rooms. The call system is interfaced with the telephone system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	JAN-11

**Event: Replace Call Systems**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$54,000	Medium

**Updated:** JAN-11

**D5030.04.04 Data Systems\***

Originally installed in 1987 and few upgrading has been done since then. Dell servers and Cisco / D-Link hubs is installed for data system and through Supernet connected to regional school board.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1987	0	JAN-11

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

Originally installed in 1987 and has been upgraded few times since then. Data outlets are installed through school classrooms and office and Cat 5 cables are installed in conduit or free air. The wireless has been installed through school hallways.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1987	0	JAN-11

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

Bogen P.A. system integrated with phones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	JAN-11

**Event: Replace Public Address and Music Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$18,000	Low

**Updated:** JAN-11

**D5030.06 Television Systems\***

Cable TV service has been provided to the school, with a cable TV outlet in each classroom. Cable TV service terminates in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

**D5090.01 Uninterruptible Power Supply Systems\*\***

APC 1000 UPS unit is used for protecting server .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	JAN-11

**Event: Replace Uninterruptible Power Supply Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$4,000	Unassigned

**Updated:** JAN-11

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.05 Audiovisual Equipment\*

Projection screens in all classroom and Library.

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

### E1090.04 Residential Equipment\*

Stove, dishwasher, 2 refrigerators, 3 microwave ovens, and water cooler in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

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

Four wall mounted basketball hoops, vinyl fabric gym divider curtain - manual operation, electronic score board in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	FEB-06

### E2010.02 Fixed Casework\*\* - Each Section

Painted wood cabinetry with plastic laminated counter tops in teaching areas, staff and administration spaces.  
Plastic laminated counter tops in wash rooms.  
Replacement cost @ \$100/sq. M of Room Areas = \$88,400.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JAN-11

#### Event: Replace Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$88,400	Unassigned

**Updated:** JAN-11

### E2010.03.01 Blinds\*\* - Each Section

Blinds are incorporated inside the panes of exterior windows. New vinyl cloth vertical louvres General Office, installed in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	JAN-11

#### Event: Replace 9 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$1,800	Unassigned

**Updated:** JAN-11

**E2020.02.03 Furniture\* - Each Section**

Classroom desks and chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	JAN-11

**F1010.02.04 Portable and Mobile Buildings\*\* - 1978 Portables**

Six portable classroom units plus a storage room constructed in 1978 connected to the south end of the school by means of a wood framed corridor and interconnected to the two 1994 portables by a corridor of similar construction and finish. Grades require regrading (refer to Site Condition Report)

Structure consists of wood framed roof, walls and floors supported by wood sleepers. Elements appear to be in acceptable condition.

Envelope consists of SBS roofing over the corridors and classrooms with EPDM roofing installed over the storage room. The roof supports air handling units. Roofing installed in 1998 and is in acceptable condition.

Walls consist of prefinished metal cladding with metal gutters and downspouts and houses sealed fixed and opening aluminum clad windows with painted metal grills over, painted metal clad insulated doors with upper sealed glazing units installed in 1994 accessing painted wood platforms, steps and railing and pressure treated skirting. These elements are in marginal condition.

Interior elements consist of VCT flooring installed in 2002, painted gypsum wallboard walls, suspended acoustical tile ceilings installed in 2002, painted wood millwork with plastic laminated counter tops, painted wood doors in metal frames, white boards with ceiling mounted projectors installed in 2002 and prefinished metal lockers. Elements are in acceptable condition.

**Mechanical**

Total of 6 packaged gas fired rooftop units complete with electric cooling installed in 1994. All units are York Model D1NA024, 21W heating capacity, 2 tons of cooling, 389l/s airflow, downflow air distribution to galvanized ductwork in good condition.

Lifecycle costs in 2024 - \$120,000.00

**Electrical**

Branch Circuit Panels: one 3 phase 4 wire 120/208V rated at 125A installed in each portable.

Lifecycle Replacement - \$18,000.00 in 2014

Motor Starters and Accessories: load switches for all roof top units.

Lifecycle Replacement - \$3,000.00 in 2014

Fluorescent lights: fixtures were replaced with T-8 lamps and ballasts.

Lifecycle Replacement - \$19,200.00 in 2014

HPS wall packs are installed around building perimeter.

Fire alarm system devices are connected to main building Mircom FA1000 hard wired fire alarm panel.

Lifecycle Replacement - \$6,000.00 in 2014

Intrusion system devices are connected to Tesco Alarm P832 security panel.

Lifecycle Replacement - \$600.00 in 2014

Call system devices were wired to Bogen panel.

Lifecycle Replacement - \$1,200.00 in 2014

**Marginal replacement costs elements (2011).**

Prefinished metal cladding - 648sq. M @ \$290/sq. M = \$187,920.00

6 window units @ \$1,100/unit = \$6,600.00

86 Lineal M gutters & downspouts @ \$18/M = \$1,500.00

2 wood platforms, stairs & railings - 8 sq. M @\$125.00/sq. M = \$1,000.00

Total Cost = \$197,020.00

**Envelope lifecycle replacement cost elements.**

Roofing - 577 sq. M @\$174/sq. M = \$100,400 (2023)

4 exterior doors @ \$1,800/unit = \$ 7,200.00 (2023)

Total Cost - \$107,200.00

VCT Flooring - 577 sq. M @\$50/sq. M = 28,850.00 (2014)

Acoustical Tile Ceiling -577 sq. M @\$45/sq. M = \$26,000.00 (2014)

Millwork @\$150/sq. M = \$86,550.00 (2014)

Visual Display Boards - 18 @\$650/unit = \$11,700.00 (2014)

Interior Doors - 6 @ \$1,000.00/unit = \$6,000.00 (2014)

Lockers - 120 @ \$580/unit = \$69,600.00 (2014)

Total Cost - \$228,700.00

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1978	30	JAN-11



Partial view of portable units

**Event: Replace Building Envelope Elements**

**Concern:**

Wall cladding faded with indentations in unreparable condition.

Many window opening units are inoperable.

Gutters are bent limiting water flow to gutters which have been indented limiting water flow.

Wood platforms stairs and railing badly deteriorated.

**Recommendation:**

Replace metal cladding, window units, gutter and downspouts and wood platforms, stairs and railings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$197,020	Medium

Updated: JAN-11

**Event: Replace Electrical**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$29,100	Unassigned

Updated: JAN-11

**Event: Replace Envelope Elements**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$107,200	Unassigned

Updated: JAN-11

**Event: Replace Interior Elements**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$228,700	Unassigned

Updated: JAN-11

**Event:** Replace Mechanical Item

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$120,000	Unassigned

Updated: JAN-11

**F1010.02.04 Portable and Mobile Buildings\*\* - 1994 Portables**

Two portable classroom units constructed in 1994 and connected to the 1974 portables by means of a wood framed corridor accessing a painted wood exterior platform and stairs without railings. Grades provide positive drainage. Structure consists of wood framed roof, walls and floors supported by wood sleepers in acceptable condition. Envelope consists of SBS roofing supporting air handling units installed in 1998 and is in good condition. Prefinished metal clad walls house sealed fixed and opening aluminum clad windows with painted metal grills over, painted insulated metal clad doors with upper glazed units replaced in 1994 accessing a painted wood platform and exterior stairs, pressure treated skirting with crawl space metal vents and prefinished metal gutters and downspouts. With exception of exterior doors these elements are in marginal condition. Interior elements consist of VCT flooring installed 2002, painted gypsum wallboard walls, suspended acoustical tile with ceiling mounted projectors installed in 2002, painted millwork with plastic laminated counter tops, painted wood doors in metal frames and visual display boards installed in 1994.

**Mechanical**

Total of 2 packaged gas fired rooftop units complete with electronic cooling installed in 1994 and 2006. Both units are manufactured by York. 1994 unit Model is D1NA024 and 2006 unit is D3PN024. Both units have heating capacity of 21W, 2 tons cooling, 389l/s airflow, downflow air distribution to galvanized steel ductwork. Both units in good condition. Lifecycle Replacement of 1994 unit in 2024 - \$20,000.00 and 2006 unit in 2036 - \$20,000.00

**Electrical**

Branch Circuit Panels: one 3 phase 4 wire 120/208V 125A rated panel installed in each unit.  
 Lifecycle Replacement - \$ 6,000.00 in 2024  
 Motor Starters and Accessories: load switches for all roof top units.  
 Lifecycle Replacement - \$1,000.00 in 2024  
 Fluorescent Fixtures Replaced with T-8 lamps and ballasts.  
 Lifecycle Replacement - \$6,000.00 in 2024  
 HPS wall packs installed around building perimeters.  
 Fire Alarm system devices are connected to main building Mircom FA1000 hardwired fire alarm panel.  
 Lifecycle Replacement - \$1,000.00 in 2024  
 Intrusion system devices are connected to Tesco P832 security panel.  
 Lifecycle Replacement - \$200.00 in 2024  
 Call system devices are wired to Bogen panel.  
 Lifecycle Replacement - \$400.00 in 2024

**Marginal Replacement Cost Elements (2011)**

Exterior cladding - 146 sq. M @ \$290/sq. M = \$42,350.00  
 3 Window Units @ \$1100/unit = \$3,300.00  
 6 sq. M Platform & Stairs @\$125/sq. M = \$750.00  
 Total Replacement Cost - \$46,400.00

**Lifecycle Replacement Cost Elements**

202 sq. M Roofing @ \$174/sq. M = \$35,150.00(2023)  
 2 exterior doors @ \$1,800/unit = \$3,600.00(2023)  
 34 Lineal M Gutters & Downspouts @ \$18/M = \$600.00  
 Replacement Cost - \$39,300.00  
 202 sq. M - VCT flooring @ \$50/sq. M = \$10,100.00(2022)  
 202 sq. M - Acoustical Tile @ 45/sq. M = \$9,100.00(2022)  
 Millwork @ \$150/sq. M = \$30,300.00(2022)  
 6 Visual Display Boards @ 650/unit = \$3,900.00(2022)  
 Replacement Cost - \$

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1994	30	JAN-11





View of 1994 Portables.

**Event: Replace Envelope Elements**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$39,300	Unassigned

**Updated:** JAN-11

**Event: Replace Electrical**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$14,300	Unassigned

**Updated:** JAN-11

**Event: Replace Envelope elements**

**Concern:**

Exterior cladding dented and badly faded.  
Window opening units are inoperable.  
Wood platform and stairs badly worn

**Recommendation:**

Replace metal cladding, windows and exterior wood platform and stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$46,400	Medium

**Updated:** JAN-11

**Event: Replace Interior Elements**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$53,400	Unassigned

**Updated:** JAN-11

**Event: Replace Mechanical Items**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$20,000	Unassigned

**Updated:** JAN-11

## S8 FUNCTIONAL ASSESSMENT

### K3020 Indoor Environment - Each Section

A test for IAQ complete by Capital Health in 2002, found no concerns.

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

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

Hard level surface from designated parking stall to west entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	JAN-11

### K4010.02 Barrier Free Entrances\*

Power actuated door hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	0	JAN-11

#### **Event: Install Power Actuated Door Hardware**

**Concern:**

The front entrance doors are accessible for the handicapped but no automatic openers have been installed.

**Recommendation:**

Provide an automatic opener in the front entrance door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$7,500	Medium

**Updated:** JAN-11

### K4010.03 Barrier Free Interior Circulation\* - Each Section

Public access doors equipped with round door knobs.

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

#### **Event: Replace 22 Door Hardware Units**

**Concern:**

Round door knobs limit handicapped access.

**Recommendation:**

Provide lever handled door hardware for public access doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$3,300	Low

**Updated:** JAN-11

**K4010.04 Barrier Free Washrooms\* - Each Section**

BFA stalls in Boys & Girls wash rooms.

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

**Event: Install BFA Equipment**

**Concern:**

Grab bars missing in BFA stalls.  
 Lavatory not suitable for BFA access.  
 No tiltable mirrors provided.

**Recommendation:**

Provide additional grab bars @ \$200.00  
 Upgrade lavatories @ \$2,000.00  
 Provide suitable mirrors @ \$200.00

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$2,400	Medium

**Updated:** JAN-11

**K4030.01 Asbestos\* - Each Section**

No asbestos observed or reported.

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

**K4030.04 Mould\* - All Sections**

No concerns observed or reported.

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

**K5010 Reports and Studies\***

On the 24 August 2010, Vic Maybroda of MAYCON Architectural & Engineering Services, Slavek Strzelczyk of Bacz Engineering and Yi Yang of Acuity Engineering Consulting Services accompanied by Judith Harrison, Supervisor of Facilities Caretakers, Elk Island Catholic Separate Regional Division No. 41 undertook an on site facility inspection of existing conditions of the Jean Vanier School.

The original one story school was constructed in 1973 containing 2344.57 sq. M with a 517.30 sq. M expansion completed in 1978. Six portables of 577.65 sq. M were added in 1978 with an additional two portable classrooms of 362.80 sq. M were added in 1994.

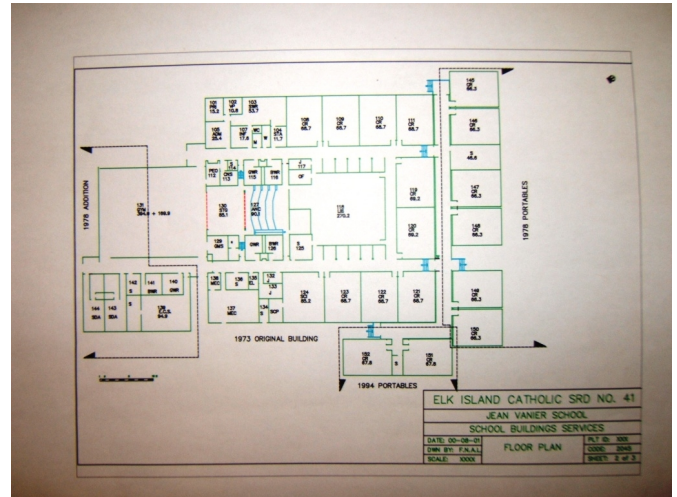
The school including portable classrooms contains a kindergarten, two computer rooms, a music room, a science room, 16 classrooms, a library, a gymnasium with stage, administration and ancillary support spaces.

Other than minor upgrades to various elements no major renovations or modernization to the school has occurred since the last review dated 02 June 2005.

The asphalt parking area has been resurfaced in 2010.

The school appears to be well maintained but major elements are well past their design life particularly the portable classrooms.

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



Floor Plan