

# **RECAPP Facility Evaluation Report**

**Northland School Div #61**



**St. Theresa School**

B4751A

Wabasca - Desmarais

<b>Facility Details</b>	
<b>Building Name:</b>	St. Theresa School
<b>Address:</b>	12 Neewatim Drive P. O. BC
<b>Location:</b>	Wabasca - Desmarais
<b>Building Id:</b>	B4751A
<b>Gross Area (sq. m):</b>	4,952.19
<b>Replacement Cost:</b>	\$14,031,111
<b>Construction Year:</b>	1961

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Wade Engineering
<b>Evaluation Date:</b>	October 24 2008
<b>Evaluator Name:</b>	Ron Shannon/Mike Pangman

**Total Maintenance Events Next 5 years:                   \$147,600**  
**5 year Facility Condition Index (FCI):                         1.05%**

**General Summary:**

Located in Wabasca, AB, grades K-5 with 352 students and capacity of 628. Constructed in 1961 with additions in 1976, 1986, 2002 when new gym was built. Re-locatable classrooms (7 in total) tied-in on roof and linked with common hallway along east aide of building in 2002. Modernizations were completed in 1986 and 2002.

**Structural Summary:**

1961 grade beam and concrete piles with dirt crawlspace and wood joists and beams, plywood subfloor and wood frame construction,  
 All other sections concrete grade beam and pile construction with slab on grade, concrete block walls, with open web steel joists and steel Q deck.  
 Re-locatable classrooms are on screw piles. Overall condition is acceptable.

**Envelope Summary:**

1961, 76 sections were modernized with the 1986 addition with new aluminum windows, brick veneer over 38mm rigid insulation on exterior walls. Roofing is a mixture of A&G built up roofing, inverted 4 ply roofing and SBS torch applied membrane of varying ages. The inverted roofing is 1986 and is not expected to last more than 2-3 years. 2002 addition is brick veneer and steel siding on upper gym with metal roof on the mansard section around the perimeter of the roof and new sloped steel roofing over the 1986 ANC addition and main entrance. An anti-graffiti coating was applied to the brick in 2007 and 2008 and it appears to have reacted with the sealants on the building and has caused wholesale failure of the caulking. Replacement of the sealants is recommended. Overall condition is acceptable.

**Interior Summary:**

Painted block and GWB used primarily with minimal wall tile in boys washrooms. Ceramic floor tile in washrooms and change rooms, sheet linoleum and carpet in classrooms and offices. Majority of finishes, cabinetry and hardware replaced in 2002 modernization with a few 1986 sections of flooring to do. Overall condition is good.

**Mechanical Summary:**

The facility was modernized in 2002, which approximately 90% of the mechanical systems were upgraded. The building mechanical equipment is therefore in excellent condition. However, there are several issues relating to the control system upgrades that should be addressed.  
 Overall condition is good.

**Electrical Summary:**

Incoming underground service from an exterior 300 KVA pad mounted transformer is 1200 amps, 120/208 volts, 3 phase, 4 wire. Main and secondary electrical distribution in good condition. Panel boards installed in the 1976 and 1986 are in acceptable condition. Interior lighting is good with the exception of the lighting by the gymnasium, light level is low in the morning. Overall electrical condition is 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 - 1961 Section\***

Concrete piles and Grade Beam

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1961	0	MAR-09

**A1010 Standard Foundations - 1976 Section\***

Concrete piles and Grade Beam

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1976	0	MAR-09

**A1010 Standard Foundations - 1986 Section\***

Concrete piles and Grade Beam

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	0	MAR-09

**A1010 Standard Foundations - 2002 Section\***

Concrete piles and Grade Beam

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

**A1030 Slab on Grade - 1976 Section\***

Concrete floor slab

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1976	0	MAR-09

**A1030 Slab on Grade - 1986 Section\***

Concrete floor slab

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	0	MAR-09

**A1030 Slab on Grade - 2002 Section\***

Concrete floor slab

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

**A2020 Basement Walls (& Crawl Space) - 1961 Section\***

Dirt crawl space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1010.01 Floor Structural Frame (Building Frame) - 1961 Section\***

Wood beams and joists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1961 Section\***

Wood frame construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1976 Section\***

CMU walls throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-09

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1986 Section\***

CMU walls throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 2002 Section\***

CMU walls throughout

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

**B1010.03 Floor Decks, Slabs, and Toppings - 1961 Section\***

Wood or plywood sub floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1010.05 Mezzanine Construction - 1961 Section\***

Wood frame construction with plywood sub floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1010.05 Mezzanine Construction - 2002 Section\***

HSS steel columns and CMU bearing walls, OWSJ with CIP concrete floor on steel deck

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

**B1010.07 Exterior Stairs - 1986 Section\***

Three riser concrete steps and landing to north exit door and three riser preser treated steps and landing at east exit door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-09

**B1010.09 Floor Construction Fireproofing - 1961 Section\***

Combustible construction, sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1020.01 Roof Structural Frame - 1961 Section\***

Wood Beams and joists with dimensional wood deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1020.01 Roof Structural Frame - 1976 Section\***

Steel beams and columns with OWSJ and steel Q deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-09

**B1020.01 Roof Structural Frame - 1986 Section\***

Steel beams and columns with OWSJ and steel Q deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

**B1020.01 Roof Structural Frame - 2002 Section\***

Steel beams and columns with OWSJ and steel Q deck

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

**B1020.04 Canopies - 1961 Section\***

Uncovered open web wood joists on steel frame on steel columns with brick veneer at front entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

**B1020.04 Canopies - 2002 Section\***

Steel deck on HSS steel beam and columns over rear entrance

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

**B1020.06 Roof Construction Fireproofing - 1961 Section\***

Combustible construction , GWB in required areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B1020.06 Roof Construction Fireproofing - 1976 Section\***

Non-Combustible construction , GWB in required areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-09

**B1020.06 Roof Construction Fireproofing - 1986 Section\***

Non-Combustible construction , GWB in required areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-09

**B1020.06 Roof Construction Fireproofing - 2002 Section\***

Non-Combustible construction , GWB in required areas.

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

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1961 Section\*

Small brick veneer, air space, rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	75	MAR-09

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1976 Section\*

Small brick veneer, air space, rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	MAR-09

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1986 Section\*

Small brick veneer, air space, rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	75	MAR-09

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 2002 Section\*

Small brick veneer, air space, rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	75	MAR-09

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

Steel siding on Z girts on rigid insulation on upper gym wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	MAR-09

### Event: Replace Siding Panels - 431m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$74,000	Unassigned

**Updated:** MAR-09

### B2010.01.09 Expansion Control: Exterior Wall Skin - 1962, 1976 & 1986\*

Masonry control joints with rod and caulking. Sealant failing. Cost of replacement included in B2010.01.11 Joint Sealer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	0	MAR-09

**B2010.01.09 Expansion Control: Exterior Wall Skin - 2002\***

Masonry control joints with rod and caulking

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-09

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1962, 76, 86 Section\*\***

Installed 1986 - 1962, 76 and 86 sections, sealant around windows doors and penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	20	MAR-09

**Event: Replace sealants 400m**

**Concern:**

Sealant failure (cohesive and adhesive failures observed) in control joints and around windows and doors. In addition, to sealant failure due to weathering on the 1961, 1976 and 1986 sections, an anti graffiti coating was applied in 2007 to the brick veneer on all additions, which has attacked the caulking causing wholesale failure where the materials have come in contact.

**Recommendation:**

Cut out sealants and grind brick veneer around windows and in control joints to prepare substrate. Install new backer rod and construction grade exterior sealant.

**Consequences of Deferral:**

Water entry into wall cavity and potential for water damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$25,000	High

**Updated:** MAR-09

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2002 Section\*\***

Sealant around windows doors and penetrations. See B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1962, 1976, & 1986 Section\*\* for event and life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2002	20	MAR-09

**B2010.02.05 Wood Framing : Ext. Wall Const. - 1961 Section\***

Wood frame construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09



**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1961 Section\***

Vapour barrier with fiberglass cavity insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* 1976, 1986, & 2002 Sections**

Exterior vapour barrier and rigid insulation on CMU walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-09

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* 1961, 76, 86**

Commercial aluminum windows with double glazed insulated sealed units; fixed and fixed over venting units in classrooms. ANC room 102 has a large sliding windows installed in curved exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-09

**Event: Replace Aluminum Windows 45m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$89,200	Unassigned

**Updated:** MAR-09

**Event: Replace Sliding window**

**Concern:**

ANC room 102 in 86 addition has a large sliding window (2.1 x 2.1 m) that has failed and is not on it's tracks, the window was never properly installed and is not properly connected to the rough opening. It is extremely drafty and may be allowing water entry into the interstitial wall cavity.

**Recommendation:**

Remove and replace with a fixed window in aluminum frame and repair air seal connections to building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$6,500	Low

**Updated:** MAR-09

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* 2002**

Commercial aluminum windows with double glazed insulated sealed units; fixed and fixed over venting units in classrooms

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	40	MAR-09

**Event: Replace Windows 33m2**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2042	\$60,000	Unassigned

**Updated:** MAR-09

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

Triangle shaped, aluminum strip window frame, structural glazing under 6/12 pitch metal roof over library.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	40	MAR-09

**Event: Replace glazing 36m2**

**Recommendation:**  
Replace sealed units when glazing fails

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2026	\$35,000	Unassigned

**Updated:** MAR-09

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

All doors replaced in 2002 modernization. Painted steel frames with steel doors (with glass inserts) and sidelights on main doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	30	MAR-09

**Event: Replace Exterior Entrance Doors 13 panels**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$42,000	Unassigned

**Updated:** MAR-09

**Event: Replace gym doors - 2**

**Concern:**

Gym doors have been damaged from abuse

**Recommendation:**

Replace doors and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$3,500	Low

**Updated:** MAR-09

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

Steel doors in pressed steel frames at 3 locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-09

**Event: Replace Utility Doors - 4 panels**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$6,900	Unassigned

**Updated:** MAR-09

**B3010.01 Deck Vapor Retarder and Insulation - 1961 Section\***

Type 2 vapour barrier and rigid insulation (unknown R value).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-09

**B3010.01 Deck Vapor Retarder and Insulation - 1976 Section\***

Type 2 vapour barrier and rigid insulation (unknown R value).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-09

**B3010.01 Deck Vapor Retarder and Insulation - 1986 Section\***

Type 2 vapour barrier and rigid insulation (unknown R value).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

**B3010.01 Deck Vapor Retarder and Insulation - 2002 Section\***

Type 2 vapour barrier and rigid insulation (unknown R value).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-09

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* 1976**

Section of 1976 roof area replaced in 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-09

**Event: Repair blisters and ridges**

**Concern:**

1976 section asphalt and gravel membrane has ridges and blisters starting to develop over the roof section.

**Recommendation:**

Repair blisters and ridges and fill gum boxes.

**Consequences of Deferral:**

Increased costs for repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$5,000	Low

**Updated:** MAR-09

**Event: Replace Roofing 780m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$210,000	Unassigned

**Updated:** MAR-09

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* 1961& 1976**

SBS roofing on rigid insulation. All of 1961 and a section of 1976 re-roofed in approximately 1996.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1996	25	MAR-09

**Event: Replace SBS Roofing - 1140m2**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2021	\$306,000	Unassigned

**Updated:** MAR-09

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* 2002 Section**

Two ply torch applied SBS membrane on 2002 addition (Gymnasium and hallway)

<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	MAR-09

**Event: Replace Roofing 980m2**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$264,000	Unassigned

**Updated:** MAR-09

**B3010.04.08 Membrane Roofing (Inverted/ Protected)\*\* 1986**

4 ply asphalt membrane on steel deck with rigid insulation and gravel ballast.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	30	MAR-09

**Event: Replace Roofing 500m2**

**Recommendation:**

Roof is expected to fail within 2-3 years based on industry experience with 4 ply inverted roof assemblies.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$134,500	Unassigned

**Updated:** MAR-09

**B3010.07 Sheet Metal Roofing\*\***

Sloped metal roofing over library and ANC in 1986 additions and sloped mansard section around 2002 gym roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-09

**Event: Replace Metal Roofing 432m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$136,000	Unassigned

**Updated:** MAR-09

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

One acrylic 2.6m dome skylight over kitchen in 1986 addition. 3 - 1.5m acrylic pyramidal skylights over hallway by gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-09

**Event: Replace skylight - 1**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$6,000	Unassigned

**Updated:** MAR-09

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

Chimneys, exhaust fans, plumbing vents, gas and electrical penetrations, roof top HVAC units. Roof access from mechanical mezzanine in 2002 gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

**B3020.02.03 Roof Windows (Clearstory)**

Small fixed frame aluminum units on upper wall of small gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

**S3 INTERIOR****C1010.01.03 Unit Masonry Assemblies: Partitions -**

Concrete block construction in 76, 86 and 2002 additions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-09

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

Frame construction in 1961 building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	MAR-09

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

Steel stud with vinyl covered GWB partitions in library and some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	50	MAR-09

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

Single pane safety glass in steel frames in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-09

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

Steel frame with glass and spandrel panels on main offices

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

**C1010.07 Interior Partition Firestopping - \***

Mineral wool and fire caulking where observed.

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

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

Wood with glass inserts and steel doors in steel frames throughout with standard brushed chrome hardware

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	MAR-09

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

Fire doors in hallways on magnetic release and storage room doors

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

**C1020.05 Interior Large Doors - \***

Stainless steel security roll-up grilles in office and kitchen

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

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

White and tack boards throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-09

**Event: Replace Visual Display Boards - 68**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,000	Unassigned

**Updated:** MAR-09

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

Computerized "smart" boards in classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-09

**Event: Replace Smart Boards - 11**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$49,500	Unassigned

**Updated:** MAR-09



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

Painted steel stall enclosures in bathrooms and showers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-09

**Event:** Replace Toilets/Shower Compartments - (21 w/c)  
(10 shower)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$67,000	Unassigned

**Updated:** MAR-09

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

Room identification, exit signage

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

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

Half lockers in hallways and 300mm high in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-09

**Event:** Replace Lockers

**Recommendation:**

61 full size; 244 double locker, 7 cabinets with 300 mm type.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$432,000	Unassigned

**Updated:** MAR-09

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

Wood - Fixed and adjustable shelves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-09

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

Stainless steel, metal and plastic, paper towel, toilet paper and soap dispensers.

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

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

Boys washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-09

**Event: Replace Tile Wall Finishes 106m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$37,100	Unassigned

**Updated:** MAR-09

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

Painted GWB and block throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	MAR-09

**C3010.12 Wall Coverings - \***

Vinyl covered GWB on demountable partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1961	15	MAR-09

**C3010.14 Other Wall Finishes\***

Brick veneer in hallways and walls sections where new sections have been added.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

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

Mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	10	MAR-09

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

Ceramic tile in washrooms, showers and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	50	MAR-09

**Event: Replace Tile Floor Finishes 226m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2052	\$55,600	Unassigned

**Updated:** MAR-09

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

Hardwood sports floor in gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-09

**Event: Refinish Gym Floor 430m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$25,000	Unassigned

**Updated:** MAR-09

**C3020.07 Resilient Flooring - \*\* 1961, 1976 & 1986**

VC Tile replaced in 1986 in older sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-09

**Event: Replace Resilient Flooring 1005m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$74,000	Unassigned

**Updated:** MAR-09

**C3020.07 Resilient Flooring\*\* 2002**

Sheet linoleum installed in 2002 addition and various locations in older sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-09

**Event: Replace Resilient Flooring 2200m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$259,000	Unassigned

**Updated:** MAR-09

**C3020.08 Carpet Flooring - \*\* 1961, 1976 & 1986**

Carpet in classrooms and offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	15	MAR-09

**Event: Replace Carpet Flooring 87m2**

**Concern:**

Carpet beginning to break down and is nearing end of serviceable life.

**Recommendation:**

Replace with new heavy traffic carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$6,600	Low

**Updated:** MAR-09

**C3020.08 Carpet Flooring\*\* 2002**

Carpet in classrooms and offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-09

**Event: Replace Carpet - 90m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,800	Unassigned

**Updated:** MAR-09

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

T bar ceiling in classrooms, hallways and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-09

**Event: Replace Susp.T-Bar - 2716m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$147,000	Unassigned

**Updated:** MAR-09

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

GWB and exposed steel deck in various locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-09

## S4 MECHANICAL

### D2010.04 Sinks - \*\*

Twenty-three (23) stainless steel sinks in classrooms  
 Six (6) 3-lav automated basin sinks in washrooms  
 Five (5) stainless steel washroom sinks (staff)  
 One (1) vitreous china sink

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	MAR-09

**Event:** Replace Sinks

**Recommendation:**

Replace all sinks in the facility.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$62,800	Unassigned

**Updated:** MAR-09

### D2010.05 Showers - \*\*

Four (4) fiberglass shower stalls with shower heads and mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	MAR-09

**Event:** Replace Showers

**Recommendation:**

Replace four (4) fiberglass shower stalls, shower heads and valve sets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$14,200	Unassigned

**Updated:** MAR-09

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

Six (6) wall cabinet refrigerated drinking fountains  
Two (2) wall hung refrigerated drinking fountains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	35	MAR-09

**Event: Replace Drinking Fountains / Coolers**

**Recommendation:**

Replace all eight (8) drinking fountains (stainless steel, refrigerated)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$38,100	Unassigned

**Updated:** MAR-09

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1986**

Ten (10) wall mounted water closets with flush valves  
Four (4) floor mounted urinals with flush valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-09

**Event: Replace Washroom Fixtures (WC, Lav, Urnl)**

**Recommendation:**

Replace Ten (10) wall mounted Wcs and flush valves and four (4) floor mounted urinals with flush valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$35,100	Unassigned

**Updated:** MAR-09

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 2002**

Thirteen (13) tank-type water closets  
 Four (4) wall mounted urinals with automated flush valves  
 Twelve (12) automated lavatory valves in basin style fiberglass sinks (3 per sink)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	2002	35	MAR-09

**Event: Replace Washroom Fixtures (WC, Lav, Urnl) - 2002**

**Recommendation:**

Replace washroom fixtures throughout the building.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$46,400	Unassigned

**Updated:** MAR-09

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

Soldered copper piping at fixtures and cast iron mains with victaulic fittings

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

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

Brass mains shutoff valve in sprinkler tree room and distributed valves throughout the building (approximately 20)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1986	40	MAR-09

**Event: Replace Valves: Domestic Water**

**Recommendation:**

Replace domestic water valves throughout the building (approximately 20) and main isolation screw valves (2).

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2026	\$31,100	Unassigned

**Updated:** MAR-09

**D2020.01.08 Hose Bibbs\***

Hose bibs around building exterior (four [4])

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1986	0	MAR-09

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

1/3 hp HW circulation pump

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-09

**Event: Replace Plumbing Pumps: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,200	Unassigned

**Updated:** MAR-09

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

Four (4) A.O Smith 65gal, 266gal/hr domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2008	20	MAR-09

<u>Capacity Size</u>	<u>Capacity Unit</u>
250	litre

**Event: Replace Domestic Water Heaters**

**Recommendation:**

Replace four (4) 65gal/266gal/hr domestic hot water heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$28,000	Unassigned

**Updated:** MAR-09

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

Fiberglass pipe insulation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	MAR-09

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

Sanitary grade glued ABS pipe and sealed rooftop plumbing vents

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	MAR-09

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

PVC drain pipes

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



**D2040.02.04 Roof Drains - \***

Cast iron gravel guards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1961	40	MAR-09

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

Welded cast iron piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	60	MAR-09

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

Four (4) RBI Category 1, natural gas hot water boilers (270.6kW), Two (2) 7.5hp boiler water circulators, insulated steel piping with Gruvlok fittings, expansion tank and 12" check valves on pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	35	MAR-09

**Event: Repair Based on Study**

**Concern:**

Currently, of the four available boilers, only two operate at any given time due to backdraft issues in the boiler room. Additional combustion air capacity was added to the space in approximately 2006, but the problem persists. Backdraft results in combustion gasses filling the mechanical room and adjacent hallways and classrooms. Operating only two boilers will result in peak operation more frequently than anticipated and rapid deterioration and maintenance of the boilers.

**Recommendation:**

Based on results of study add a powered fan to pressurize room. Adjustment to chimney heights may be also required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$5,000	High

**Updated:** MAR-09

**Event: Replace Heating Boilers and Accessories: H.W.**

**Recommendation:**

Replace four (4) 270kW natural gas boilers and accessories (pumps, valves, piping and expansion tank).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$192,200	Unassigned

**Updated:** MAR-09

**Event: Study for Heating Boilers Backdraft**

**Concern:**

Currently, of the four available boilers, only two operate at any given time due to backdraft issues in the boiler room. Additional combustion air capacity was added to the space in approximately 2006, but the problem persists. Backdraft results in combustion gasses filling the mechanical room and adjacent hallways and classrooms. Operating only two boilers will result in peak operation more frequently than anticipated and rapid deterioration and maintenance of the boilers.

**Recommendation:**

A study should be conducted to determine the cause of the backdraft from the boilers. The study should include an air balance on the mechanical room with all four boilers operating.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2009	\$8,800	Unassigned

**Updated:** MAR-09

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

Four (4) insulated metal chimney stacks through the roof and two (2) galvanized metal combustion air ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-09

**Event: Replace Chimneys (&Comb. Air): H.W. Boiler**

**Recommendation:**

Replace four (4) chimney stacks and two (2) galvanized metal combustion air ducts (approximately 6m each).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$31,400	Unassigned

**Updated:** MAR-09

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

Chemical pot feeder

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

**D3030.06.01 Refrigeration Compressors - \*\***

Two (2) refrigerant compressors in mechanical penthouse (rm 201) serving commercial kitchen refrigerator and freezer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	15	MAR-09

**Event: Replace Refrigeration Compressors**

**Recommendation:**

Replace two (2) refrigerant compressors for kitchen refrigeration

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,200	Unassigned

**Updated:** MAR-09

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

Two (2) air cooled condensing units in mechanical penthouse (rm 201)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-09

**Event: Replace Refrigerant Condensing Units**

**Recommendation:**

Replace two (2) air cooled condensing units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$16,000	Unassigned

**Updated:** MAR-09

**D3040.01.01 Air Handling Units: Air Distribution - \*\***

Two (2) 12,000cfm Engineered Air units with glycol heating coils  
 Two (2) 7,500cfm Engineered Air units with glycol heating coils  
 Two (2) 3,600cfm Engineered Air units with glycol heating coils

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	MAR-09

**Event: Replace Air Handling Units: Air Distribution**

**Recommendation:**

Replace eight (8) Engineered Air units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$110,000	Unassigned

**Updated:** MAR-09

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

Low velocity ductwork

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	MAR-09

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

Single deflection grilles, laminar flow grilles and round cone diffusers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	MAR-09

**D3040.03.01 Hot Water Distribution Systems - \*\***

Two (2) 4hp circulators for glycol heating loop, two (2) check valves, four (4) expansion fittings, four (4) isolation ball valves, insulated steel piping, copper branch piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	40	MAR-09

**Event: Replace Hot Water Distribution Systems**

**Recommendation:**

Replace hot water distribution system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$60,600	Unassigned

**Updated:** MAR-09

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

Ten (10) rooftop exhaust fans with variable speed drives for washrooms and administration areas  
One (1) fume hood in the science lab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	MAR-09

**Event: Replace Fans: Exhaust**

**Recommendation:**

Replace all rooftop exhaust fans (ten [10]) and the fume hood fan in the science lab

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$20,100	Unassigned

**Updated:** MAR-09

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

Circular accordion ducts and galvanized ductwork

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	MAR-09

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

Egg crate grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	MAR-09

**D3040.05 Heat Exchangers\*\***

Water to glycol shell and tube heat exchanger

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	MAR-09

**Event: Replace Heat Exchanger**

**Recommendation:**

Replace shell and tube heat exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$19,500	Unassigned

**Updated:** MAR-09

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

Seven (7) Carrier rooftop packaged air handling units with 27kW natural gas burners and built-in refrigerant condensing coils serving the 2002 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	2002	30	MAR-09

**Event: Install Wind Block**

**Concern:**

Since commissioning of the rooftop units in 2002, the units have required higher than normal maintenance during the heating season. The cause of the continuous maintenance is likely the high winds off the lake and subsequent extreme winter temperatures. Malfunction of multiple units during the winter months could result in mechanical failure and severe damage to the portable classrooms. In addition, maintenance staff have problems maintaining the units during the winter due to the high winds and extreme temperatures.

**Recommendation:**

To improve the operation and maintenance of the packaged rooftop units, wind blocks are proposed on the North side of the all seven units. The wind blocks should be pressure treated lumber, heavy gauge or steel siding, and properly secured to the portable classroom roofs. Wind blocks will prevent high winds from extinguishing pilot lights and provide some shelter to maintenance staff servicing the units.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Operating Efficiency Upgrade	2009	\$15,000	Unassigned

**Updated:** MAR-09

**Event: Replace Packaged Rooftop Air Conditioning Units (& Heating Units)**

**Recommendation:**

Replace seven (7) packaged rooftop air handling units with 32kW burners and 5ton cooling capacity

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$316,700	Unassigned

**Updated:** MAR-09

**D3050.02 Air Coils - \*\***

Distributed glycol reheat coils at classroom branches before diffusers (approximately sixteen [16])  
Glycol heating coils in eight (8) air handling units

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	2002	30	MAR-09

**Event: Replace Air Coils**

**Recommendation:**

Replace sixteen (16) reheat coils in classrooms and eight (8) heating coils in air handling units

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$208,100	Unassigned

**Updated:** MAR-09

**D3050.03 Humidifiers - \*\***

Small steam generator for humidification that is never used.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1986	25	MAR-09

**Event: Replace Humidifiers**

**Recommendation:**

Replace steam humidifier

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$15,300	Unassigned

**Updated:** MAR-09

**D3050.05.02 Fan Coil Units - \*\***

Thirteen (13) force flow cabinets in all entrances to the building

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	30	MAR-09

**Event: Replace Fan Coil Units**

**Recommendation:**

Replace thirteen (13) force flow cabinets in the entrances

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$12,400	Unassigned

**Updated:** MAR-09



**D3050.05.03 Finned Tube Radiation - \*\***

Finned tube radiation in certain areas (staff room, gymnasium etc).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-09

**Event: Replace Finned Tube Radiation**

**Recommendation:**

Replace finned tube radiation in staff room and gymnasium (approximately 40m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$23,700	Unassigned

**Updated:** MAR-09

**D3050.05.06 Unit Heaters\*\***

Three (3) unit heaters in the boiler room and mechanical penthouses (fan rooms)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	MAR-09

**Event: Replace Unit Heaters**

**Recommendation:**

Replace three (3) unit heaters (two (2) 16kW units and one (1) 53kW unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$16,600	Unassigned

**Updated:** MAR-09

**D3050.05.08 Radiant Heating (Ceiling & Floor)\*\***

Radiant ceiling panels throughout classrooms and administration areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	35	MAR-09

**Event: Replace Radiant Heating (Ceiling & Floor)**

**Recommendation:**

Replace radiant ceiling panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$35,800	Unassigned

**Updated:** MAR-09

**D3060.02.01 Electric and Electronic Controls\*\***

Direct digital zone control through BMS. Digital and electronic thermostats throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-09

**Event: Replace Electronic Controls\*\***

**Recommendation:**

Replace direct digital controls (digital thermostats, motor starters etc)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$9,400	Unassigned

**Updated:** MAR-09

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

Automatic Controls internet based building management system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	20	MAR-09

**Event: Replace Building Systems Controls (BMCS, EMCS)**

**Recommendation:**

Replace building management system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$140,500	Unassigned

**Updated:** MAR-09

**D4010 Sprinklers: Fire Protection - \***

Sprinklers throughout the building. Sprinkler tree in water mains connection room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	60	MAR-09

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

ABC fire extinguishers throughout building. Duct type smoke detectors on return air system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-09

**D4090.03 Clean Agent Extinguishing Systems\*\***

Range Guard Karbaloy fire suppression system for kitchen range hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	40	MAR-09

**Event: Replace Clean Agent Extinguishing Systems**

**Recommendation:**

Replace Range Guard Karbaloy kitchen range hood fire suppression system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$17,600	Unassigned

**Updated:** MAR-09

## S5 ELECTRICAL

### D5010.03 Main Electrical Switchboards (Main Distribution) - \*\* - 2002

Main switchboard is 1200 amp, 120/208 volts, 3 phase, 4 wire manufactured by Federal Pioneer. Switchboard consist of main breaker, line section, metering cabinet, surge suppressor and CDP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	MAR-09

**Event:** Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$70,000	Unassigned

**Updated:** MAR-09

### D5010.03 Main Electrical Switchboards (Main Distribution)\*\* - 1986

Switchboard is 200 amps, 120/208 volts, 3 phase, 4wire consists of main breaker, metering cabinet and MDP2 manufactured by Westinghouse Canada Limited. Switchboard located in room 108.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-09

**Event:** Replace Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$39,000	Unassigned

**Updated:** MAR-09

### D5010.03 Main Electrical Switchboards (Main Distribution)\*\* - 1976

Switchboard is 600 amps, 120/208 volts, 3 phase, 4 wire consists of main breaker, metering cabinet and MDP2 manufactured by Federal Pioneer. Located in room 155.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-09

**Event:** Replace Electrical Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$39,000	Unassigned

**Updated:** MAR-09

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - \*\* - 1976**

3 panels installed in 1976 manufactured by Federal Pioneer. Panel capacity is good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-09

**Event: Replace Panelboards (3)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$18,500	Unassigned

**Updated:** MAR-09

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)\*\* - 1986**

4 panels, 1 with two tubs installed in 1986 manufactured by Westinghouse Canada Inc. Panel capacity is good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-09

**Event: Replace Panels (5)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

**Updated:** MAR-09

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)\*\* - 2002**

7 Panels, 2 with two tubs manufactured by Federal Pioneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-09

**Event: Replace Panels (9)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$55,400	Unassigned

**Updated:** MAR-09

**D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers\*\***

Motor control center Model 6 with 3 sections manufactured by Square D; 3 phase, 60 HZ, 600 amp horizontal and 300 amp vertical. MCC located in 2002 Mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	MAR-09

**Event: Replace Motor Control**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$33,800	Unassigned

**Updated:** MAR-09

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

Approximately 6 stand alone motor starters provided throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1986	30	MAR-09

**Event: Replace Motor Starters and Accessories (6)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$10,000	Unassigned

**Updated:** MAR-09

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

Combination of Teck conduit, emt conduit and bx cable provided throughout the school. Majority of the branch wiring from 2002 modernization and some branch wiring from 1986 modernization. Adequate receptacles provided throughout the school. Building operator noted no problem with branch wiring.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	0	MAR-09

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

Standard line voltage switches. Some are new in 2002.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1986	0	MAR-09

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

Interior incandescent lamp type fixtures have been retro-fitted with compact florescent.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	MAR-09

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

Approximately 400 Interior florescent fixture consists of 2'X4', 1'X4' and strip light provided throughout. Interior florescent fixtures were new in 2002.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	MAR-09

**Event: Replace Interior Florescent Fixtures (400)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$200,000	Unassigned

**Updated:** MAR-09

**D5020.02.02.05 Other Interior Fixtures - \***

Pot lights provided on the corridors and in the architectural ceiling by the gymnasium in the 2002 addition. Building operator noted that the area by the gymnasium is dimmed in the morning.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	MAR-09

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

Approximately 15 emergency lighting battery packs with remote heads provided throughout the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	MAR-09

**Event: Replace Emergency Lighting Battery Packs (15)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$22,000	Unassigned

**Updated:** MAR-09

**D5020.02.03.03 Exit Signs - \***

LED type exit signage provided throughout exit pathways.

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

**D5020.02.05 Special Purpose Lighting - \***

Spot light type fixture with flood lights provided in the music/drama room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	0	MAR-09

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

Pole and wall mounted high pressure sodium provided around the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-09

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

Exterior lights control via photo electric cell and lighting contactor.

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

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

Notifier AFP-200 Intelligent fire detection and alarm system. Fire alarm control panel located in 1976 addition electrical room and Fire alarm Annunciator located by the administration office. Approximately 60 fire alarm devices such as heat/smoke detector, horn/strobe lights and manual pull station provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-09

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$49,800	Unassigned

**Updated:** MAR-09

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

DSC security system, control keypad located by the Administration office. Motion detector provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-09

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$17,000	Unassigned

**Updated:** MAR-09



**D5030.02.04 Video Surveillance - \*\***

Panasonic camera surveillance provided throughout, 10 cameras.

<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	MAR-09

**Event: Replace Video Surveillance**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$8,000	Unassigned

**Updated:** MAR-09

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

Battery operated time clock provided throughout.

<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	MAR-09

**D5030.04.01 Telephone Systems - \***

Telecor XL administrative communication system integrated with PA 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	MAR-09

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

Alberta Supernet, Cat5e cable throughout.

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

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

Telecor XL administrative communication System with TOA 900 series amplifier. PA system integrated with telephone system, speakers provided throughout. Gymnasium music system is TOA 900 series with wireless devices.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	MAR-09

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

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$30,000	Unassigned

**Updated:** MAR-09

**D5030.06 Television Systems - \***

Close Circuit TV system with modular PICO CATV series. Classrooms have TV/DVD/VCR racks suspended from brackets mounted to the walls or tied down on carts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-09

**D5090.06 Lightning Protection Systems - \***

Surge Guard Suppressor manufactured by Federal Pioneer.

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

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment - \*

Book shelves, audio/visual equipment, tables and chairs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

### E1020.03 Theater and Stage Equipment\*

Spot lights in gym rafters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-09

### E1020.07 Laboratory Equipment - \*

Counter top fume hood reported not functional - requires repair. Standard science room supplies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-09

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

Full commercial kitchen with stainless steel counter and dishwasher, dual oven range, bake ovens, deep fryer, draft hood with fire suppression, walk in cooler and freezer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-09

### E1090.04 Residential Equipment - \*

Refrigerator, stoves, microwaves in staff room and canteen

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

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

Folding and winch operated backboards, electronic scoreboard, various loose equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-09

**E2010.02 Fixed Casework - \*\***

Wood cabinets with laminate tops in classrooms and offices, kitchen cabinets in staff room and canteen.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	35	MAR-09

**Event: Replace Fixed Casework 4200m2/gfa**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$496,400	Unassigned

**Updated:** MAR-09

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

Horizontal aluminum blinds throughout

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	MAR-09

**Event: Replace Blinds 80m2**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$12,000	Unassigned

**Updated:** MAR-09

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

7 re-locatable classrooms and common hallway along east elevation installed with hard tie-ins to exterior wall and roof control joints in 2002. Screw pile foundation with crawlspace, wood frame construction, with steel siding, vinyl windows, SBS roofing and one acrylic skylight per unit and rooftop HVAC. Interior finishes sheet linoleum in classroom and hallway, painted GWB, Susp.T bar ceiling, wood built in shelves in classroom and cloakroom at front, white board and tack boards in each. Units are in good condition.

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

**F2020.01 Asbestos - \***

Hazmat report completed in 2001 indicated VAT floor tile in two locations. All asbestos was removed in 2002 modernization.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1961	0	MAR-09

**F2020.04 Mould - \***

No concerns noted or reported

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1961	0	MAR-09

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

Cleaning agents, science room chemicals.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1961	0	MAR-09

## S8 FUNCTIONAL ASSESSMENT

### K3010 Building Services -

Overall the facility services are good condition No computer room air conditioning unit. Computer room overheating.

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

#### **Event: ProvideComputer Room Air Conditioning Units**

**Concern:**

The computer room currently has no air conditioning and is constantly in a state of overheating. No zone temperature control is available in the space. Portable fans and exhaust fans are constantly running to remove computer generated heat and result in poor air quality and an uncomfortable, unhealthy and potentially dangerous work/study environment.

**Recommendation:**

Install a packaged DX computer room air conditioning unit with a rooftop condensing unit with zone temperature control.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$24,000	High

**Updated:** MAR-09

### K3020 Indoor Environment -

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1961	0	MAR-09

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

Curb cuts installed, handicap stall provided, but not marked, needs sign.

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

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

Push button power assists on entry doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	0	MAR-09

**Event: Repair Barrier Free Entrances**

**Concern:**

Power assists not currently working

**Recommendation:**

Service and repair door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$3,500	Low

**Updated:** MAR-09

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

No restrictions to access

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

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

Washrooms provided

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

**K4020 Building Code -**

No concerns noted or reported

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