RECAPP Facility Evaluation Report

Edmonton School District No. 7



Balwin Junior High School

B3048A Edmonton

Edmonton - Balwin Junior High School (B3048A)

Facility Details

Building Name: Balwin Junior High School

Address: 7055 - 132 Avenue

Location: Edmonton

Building Id: B3048A Gross Area (sq. m): 0.00

Replacement Cost: \$10,685,639

Construction Year: 0

Evaluation Details

Evaluation Company: Koliger Schmidt Architect - Engineer

Evaluation Date: June 2 2005

Evaluator Name: Mr. Mario Macchione

Total Maintenance Events Next 5 years: \$1,425,026 5 year Facility Condition Index (FCI): 13.34%

General Summary:

Balwin Junior High school's original one-storey building was built in 1960 (3702.1m²) of masonry and steel construction. In 1969 a two-storey addition (3169.0m²) of masonry and wood construction.

The total area of the both facilities is 6871.1m².

Renovations and modernizations included:(1969 building) 1980 -Renovations to Home Economics, (1960 building) 1982 -Renovations to admin area, 1990 -Upgrade staff and general office, 1998 -Special needs upgrading and in 2004 Administration area modifications. The plans given to us by Alberta Infrastructure do not reflect all of these renovations. For September 2005 Balwin will be incorporating elementary students from the closure of North Edmonton school. At present time they are making modifications and upgrades to the 1969 building in order to suite the elementary area needs. A list presented to us during our visit indicated that the boys and girls washrooms will be upgraded, large classrooms 201 and 202 will be converted into 4 classrooms, conversion of science lab to general classroom and addition of coat hooks, cubbies, bulletin boards and whiteboards to be made before the start of the September school year.

At present time the only area with barrier free accessibility is the 1960 building. If barrier free access is needed in the 1969 building then an elevator will need to be installed. The two major deficiencies are the existing roofing and windows. Balwin Junior High school is in good condition.

Structural Summary:

1960 building -Single storey: -concrete foundation with the main floor slab on grade, concrete block walls, steel roof joists and pre cast concrete roof deck.

Some deflection and bending of concrete decking roof construction between steel joists.

1969 building -Two-storey: -concrete foundation with lower floor slab on grade, concrete block walls, glulam beams, wood joists and decking.

Structurally both buildings are in good condition.

Envelope Summary:

The exterior walls of the 1960 building are painted concrete block and stucco.

1969 building's exterior is masonry and metal siding.

Aluminum windows and painted wood doors throughout.

Roofing is membrane roofing.

Re-roofing and window/conc sill replacement are the major items to be replaced.

Envelope is in fair condition.

Interior Summary:

1960 building -Floors have 9x9 and 12x12 vinyl tile, mosaic tile and terrazzo in washrooms and sheet carpet. Walls: painted concrete block/gypsum board. Ceilings: Exposed structure in some places, hallways and several classrooms have drop ceilings.

1969 building -Floors: 12x12 vinyl tile, mosaic tile, marmoleum sheet flooring and carpet. Walls: painted concrete block/gypsum board. Ceilings: exposed wood decking/beams painted or stained and drop ceiling in hallways.

Replacement of 12x12 tiles and carpet flooring in upper areas of 1969 building.

Report run on: June 7, 2006 4:24 PM Page 2 of 38

Other than the two deficiencies listed interior in good condition.

Mechanical Summary:

The 1960 phase is heated by two converted steam boilers. Heating and ventilation is provided to this portion of the building by unit ventilators around the perimeter of the building, and then the air is exhausted to fans on the roof above the corridors. The 1960 gym is heated and ventilated by an air handling unit with a fan and heating coil. It is recommended to retrofit the 1960 building by replacing the unit ventilators and steam system with a central air system and hot water heating system. This would improve air quality and energy efficiency.

The 1969 phase is heated by two hot water boilers that supplies heat to perimeter finned tube radiation and hot water coils. This phase is ventilated by two air handling units, one serving the main building and one serving the gym. The control system for both phases is pnuematic.

The mechanical systems are in fair condition.

Electrical Summary:

Main power service is acceptable. Lighting system requires upgrade to T5 technology. Install low voltage lighting controls c/w energy management options. Upgrade fire alarm system with strobes. Upgrade exit signs with LED lamps and battery packs. Install new emergency lighting battery packs in 1969 section. PA system is 2002. Security system is 2004. School electrical system rating is acceptable.

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

S1 STRUCTURAL

A1030.02 Structural Slabs on Grade

1960 building -gym and mechanical room

1969 building -lower floor and mechanical room.

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

A2020 Basement Walls (& Crawl Space)*

1960 building- Crawl space; concrete walls

RatingInstalledDesign LifeUpdated4 - Acceptable0100JUN-05

B1010.01.02.09 Glue-Laminated Construction: Beams

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1010.02.05 Concrete Masonry Units:Structural Wall

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1010.03.07 Wood Decking

1969 building- Top floor

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1010.07.01 Cast-in-place Concrete:Exterior Stairs

1960 and 1969 buildings at every main exterior entrance

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1020.01.01.05 Structural Steel: Roof Column

1960 building

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1020.01.02.09 Glue-Lam. Construction: Roof Beams

1969 building

 Rating
 Installed
 Design Life
 Updated

 4 - Acceptable
 0
 0
 JUN-05

B1020.01.04.02 Steel Joists

1960 building

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1020.02.03.02 Concrete Masonry Units: Struct. Wal

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1020.03.02 Precast Concrete: Roof Deck

1960 building -Some deflection noted

Rating 2 - Poor 0 Design Life Updated

JUN-05

Event: Install steel bracing and re-roof

Concern:

The Y-tong decking is deflecting causing roof problems, creating low areas where ponding can occur. Roof areas above the corridors are the worst, the y-tong decking spans 10' between joists and this is the worst place of pooling and soft roof conditions.

Recommendation:

Install steel bracing in the corridors on the underside of the roof structure and replace entire roof except gym area. (539 m²)

 Type
 Year
 Cost
 Priority

 Repair
 2006
 \$267,500
 High

Updated: November 23 2005



B1020.03.07 Wood Decking

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

B1020.04.07 Glued-Laminated Construction: Canopies

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable075JUN-05

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

1960 building- Painted

RatingInstalledDesign LifeUpdated4 - Acceptable075JUN-05

B2010.01.06.03 Metal Siding**

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

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

1960 building- Minor cracks

RatingInstalledDesign LifeUpdated4 - Acceptable075JUN-05

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

1960 building- Concrete window sills.

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Repair conrete window sills

Concern:

The concrete window sills throughout the school tranfer cold and moisture because of this, these sills now have cracked and bubbled paint.

Recommendation:

Install weatherproof plastic cover over all concrete sills (approx. 95 m long of sill) . Co-ordinate with exterior window replacement.

TypeYearCostPriorityRepair2006\$5,350High

Updated: November 23 2005

B2010.02.03.02 Concrete Masonry: Ext. Wall Const.

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05



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

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

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

1960 and 1969 buildings -Combination of wood and anodized aluminum units.

RatingInstalledDesign LifeUpdated2 - Poor035JUN-05

Event: Replace windows

Concern:

Windows throughout school are in poor condition, locking hardware is broken or unsecured and in most classrooms operable windows have been screwed shut. Water damaged wood and condensation between glass panes is noticeable in almost every classroom.

Recommendation:

Replace windows (approx. 154 m²)

TypeYearCostPriorityFailure Replacement2006\$417,300High

Updated: November 23 2005



B2030.01.02 Steel-Framed Storefronts**

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable015JUN-05

B2030.01.10 Wood Entrance Door**

1960 and 1969 buildings; painted.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Replace exiting hardware

Concern:

Most hardware (panic bars, openers) are existing and in some cases don't latch, damaged and need a lot of force to open.

Recommendation:

Replace all old hardware on exterior wooden exit doors. (19 doors)

TypeYearCostPriorityFailure Replacement2006\$33,170Medium

Updated: November 23 2005



B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** 1960 building

1960 building- See Structural B1020.03.02 for costing.

RatingInstalledDesign LifeUpdated2 - Poor025JUN-05

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** 1969 building

1969 building

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

B3010.08.02 Metal Gutters and Downspouts**

1960 and 1969 buildings-internal roof drainage

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

B3020.01 Skylights**

1960 building- All skylights have been removed and flashed over.

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

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

1960 building -Access located in custodial closet; provides access to all roof areas.

Rating	Installed	Design Life	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1969 building- Framed metal stud

RatingInstalledDesign LifeUpdated4 - Acceptable050JUN-05

C1010.01.03 Unit Masonry Assemblies

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C1010.02 Interior Demountable Partitions*

1969 building -Between rooms 201 & 202

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

C1010.03 Interior Operable Folding Panel Partitions**

1969 building -Between rooms 205 & 206

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

C1010.05 Interior Windows*

1960 and 1969 buildings

 Rating
 Installed
 Design Life
 Updated

 4 - Acceptable
 0
 40
 JUN-05

C1010.07 Interior Partition Firestopping* 1960 building

1960 building- Custodian closets

RatingInstalledDesign LifeUpdated3 - Marginal050JUN-05

Event: Fill and seal pipe and conduit penetrations.

Concern:

In the custodian closet rooms 136 and 150 there are unsealed penetrations (conduit and pipe) through walls, compromising fire separations.

Recommendation:

Fill and seal ceiling and wall penetrations with firestopping material

TypeYearCostPriorityCode Repair2006\$1,070Medium

Updated: November 23 2005



C1020.01.07 Wood Doors

1960 and 1969 buildings -Existing hardware; doors and frames painted in 2002

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C1020.03 Interior Fire Doors*

1960 and 1969 buildings; Replaced in 2002

RatingInstalledDesign LifeUpdated5 - Good050JUN-05

C1030.01.01 Chalkboards

1960 and 1969 buildings

Rating Installed Design Life Updated 3 - Marginal 0 0 JUN-05

Event: Replace chalkboards with whiteboards.

Concern:

Some children are allergic to chalk and also causes a mess with chalk residue on floors and walls.

Recommendation:

Replace 25 chalkboards with whiteboards. Repair walls as needed.

TypeYearCostPriorityProgram Functional Upgrade2006\$26,750Low

Updated: November 23 2005

C1030.01.02 Markerboards

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C1030.01.03 Tackboards and Visual Aid Boards

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

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

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

C1030.06.01 Metal Handrails

1960 building -Stairways down to gym; anchored to wall

1969 building -Upper stairs and lower stairs; anchored to wall

Rating Installed Design Life Updated 4 - Acceptable 0 0 JUN-05

C1030.10 Lockers** 1960 building

1960 building -New lockers in 2001; boys changerooms

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: 1960 building- Boys changeroom lockers

Concern:

In the boys changeroom most of the locker compartments doors are missing doors.

Recommendation:

Install new locker doors or repair existing to the missing compartments. Locker system was installed in 2001.

TypeYearCostPriorityRepair2006\$1,605Medium

Updated: November 23 2005



C1030.10 Lockers** 1969 building

1969 building -Lockers in the lower floor hallway.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: 1969 building -Hallway locker replacement

Concern:

The Hallway lockers in the upper and lower floors are old, worn and in some cases have no doors. Some have been decorated and painted by students.

Recommendation:

Replace lockers in lower floor. (45 tall lockers and 45 short half lockers)

TypeYearCostPriorityFailure Replacement2006\$20,758Low

Updated: November 23 2005



C1030.12.04 Prefabricated Wood Storage Shelving

1960 and 1969 buildings; older millwork; painted

Rating	Installed	Design Life	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

C1030.14 Toilet, Bath, and Laundry Accessories*

1960 and 1969 buildings -existing

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

C2010.01 Cast-In-Place Concrete Stair Construction

1960 and 1969 buildings

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C2010.03 Metal Stair Construction

1960 and 1969 buildings -Mechanical rooms

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C2020.01 Tile Stair Finishes*

1960 building - Concrete stair finish with tile nosing; all stairs down to gym.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

C2020.05 Resilient Stair Finishes**

1969 building -Rubber tread on stairs leading to upper and lower hallways.

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

C2020.08.06 Metal Railings and Balustrades

1960 building -Mechanical room

1969 building -Mechanical room, upper stairs and lower stairs to school hallway

 Rating
 Installed
 Design Life
 Updated

 4 - Acceptable
 0
 0
 JUN-05

C3010.04 Gypsum Board Wall Finishes*

1960 and 1969 buildings; painted

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

C3010.06 Tile Wall Finishes**

1960 building -Boys and staff men washrooms around urinals

1969 building -Girls washrooms around sinks, boys washrooms around sinks and urinals.

RatingInstalledDesign LifeUpdated4 - Acceptable050JUN-05

C3010.09 Acoustical Wall Treatment**

1969 building -Music and drama rooms

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

C3020.01 Concrete Floor Finishes (Paint)*

1960 and 1969 buildings -Mechanical rooms

RatingInstalledDesign LifeUpdated4 - Acceptable075JUN-05

C3020.02 Tile Floor Finishes**

1960 building -Mosaic tile; Boys and girls gym change rooms and shower areas; Boys and staff men's washrooms around urinals.

1969 building -Boys and girls washrooms

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

C3020.03 Terrazzo Floor Finishes*

1960 building -Girls and Boys washrooms.

RatingInstalledDesign LifeUpdated4 - Acceptable070JUN-05

C3020.04 Wood Flooring**

1969 building -Gym flooring

RatingInstalledDesign LifeUpdated5 - Good025JUN-05

C3020.04.03 Wood Parquet Flooring

1960 building -Gym; grandwood flooring -Some cracking in floor but has been repaired.

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C3020.07.01 Resilient Tile Flooring 1960 building

1960 building -Hallways, staff kitchen and some classrooms. See F2020.03

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

C3020.07.01 Resilient Tile Flooring 1969 building

1969 building -Classrooms 203, 204, 205 and 206.

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Classrooms 203, 204, 205 and 206.

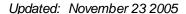
Concern:

12x12 vinyl tile in room 203 has been damaged by leaking battery acid. Rooms 204, 205 and 206 have tile floors that are wavy and lifting, could cause tripping hazard.

Recommendation:

The upper floor constuction is wood and therefore moves taking the 12x12 tiles with it. Installing another floor finish to accommodate this type of floor construction would be more beneficial than just replacing tiles. (Marmoleum sheet) (197.4m²)







C3020.07.02 Resilient Sheet Flooring

1969 building -Music room; Marmoleum -some wear in heavy traffic areas.

Rating	<u>Installed</u>	Design Life	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

C3020.08.02 Sheet Carpet

1960 building -Staff areas, office and some classrooms.

1969 building -Upper hallway and some classrooms.

Rating Installed Design Life Updated 3 - Marginal 0 0 JUN-05

Event: 1960 building -Install new carpet

Concern:

Carpet in these two classrooms are stained

Recommendation:

Replace carpet in rooms 132 and 133. (144.6 m²)

TypeYearCostPriorityFailure Replacement2006\$11,770Low

Updated: November 23 2005

Event: 1969 building -Replace carpet in upper floor

hallway and classroom 201

Concern:

Carpet has stretched in hallway area and classroom 201, could cause tripping hazard.

Recommendation:

Remove and install new carpet to these areas. (177m²)

TypeYearCostPriorityFailure Replacement2006\$13,910Medium

Updated: November 23 2005

C3030.02 Ceiling Paneling (Wood)*

1969 building -Boys and girls washrooms, classrooms and gym

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

C3030.04 Gypsum Board Ceiling Finishes*

1969 building -Room 163; painted.

RatingInstalledDesign LifeUpdated4 - Acceptable050JUN-05

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

1960 building -Drop ceiling in hallways, rooms 132, 133,134, staff room and office areas.

1969 building -Drop ceiling in hallways.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

C3030.09 Other Ceiling Finishes*

1960 building -Exposed structure

Rating	Installed	Design Life	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

S4 MECHANICAL

D2010.01 Water Closets**

1960, 1969 - Floor mounted, open front seats with flush valves. All flush valves appear to have been replaced in 2000. 1995 - Floor mounted, open front seats with flush tanks in staff washrooms and some handicapped washrooms.

RatingInstalledDesign LifeUpdated5 - Good030JUN-05

D2010.01 Water Closets** - 1969 Phase

1969 - Floor mounted, open front seats with flush valves. All flush valves appear to have been replaced in 2000.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Replace water closet base, retain flush valve.

Concern:

Some water closets have hairline cracks in base. Some smaller water closets are required for new elementary students in September 2005.

Recommendation:

Replace 6 water closets, but keep existing flush valves.

 Type
 Year
 Cost
 Priority

 Repair
 2006
 \$7,704
 Low

Updated: November 23 2005

D2010.02 Urinals**

1960, 1969 - Floor mounted urinals, automatic flush timer and motion sensor installed in 1998.

RatingInstalledDesign LifeUpdated5 - Good030JUN-05

D2010.03 Lavatories** - 1960 Phase

1960 - Vitreous china lavatories with separate hot and cold water taps.

RatingInstalledDesign LifeUpdated2 - Poor030JUN-05

Event: Replace lavatories.

Concern:

Six of the lavatories in this school have separate hot and cold water taps, allowing for the possibility of scalding.

Recommendation:

Replace 6 lavatories with a type that has mixing tees.

TypeYearCostPriorityCode Upgrade2006\$4,494High

Updated: November 23 2005



D2010.03 Lavatories** - 1960 Phase

2002 - Stainless steel lavatories with push button mixing tees in student washrooms.

RatingInstalledDesign LifeUpdated6 - Excellent030JUN-05

D2010.03 Lavatories** - 1969 Phase

1985 - Vitreous china lavatories with mixing tees.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Adjust lavatory height for new elementary school children coming to school.

Concern:

The school is being converted to an elementary/junior high school. Lavatories will need to be lowered or replaced to allow use.

Recommendation:

Lower 4 exising lavatories for elementary children use.

TypeYearCostPriorityProgram Functional Upgrade2006\$2,140High

Updated: November 23 2005

D2010.04 Sinks**

1960, 1969 - 3 elevated janitor sinks with mixing tees.

Rating	<u>Installed</u>	Design Life	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Replace janitor sinks.

Concern:

3 janitor sinks are original and difficult to use. No backflow preventors on spouts.

Recommendation:

Replace 3 janitor sinks with floor mounted models and new trim.

TypeYearCostPriorityCode Upgrade2008\$4,815Medium

Updated: November 23 2005



D2010.04 Sinks** - 1960 Phase

2002 - Stainless steel sink with mixing tee in one classroom and in staff room.

2000 - Floor mounted janitor sinks with mixing trim and vacuum breaker.

RatingInstalledDesign LifeUpdated6 - Excellent030JUN-05

D2010.04 Sinks** - 1969 Phase

1969 - Stainless steel science lab sinks heavily corroded, but to be demolished. Complete with lab trim and vacuum breaker. Solids capture jar below. Stainless steel art room sinks with swing spout.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D2010.04 Sinks** - 1969 Phase

1969 - Gang-hand wash sink in industrial arts room.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Repair gang hand-wash sink.

Concern:

The gang hand wash sink cannot be used currently since it sprays water beyond the edge of the sink.

Recommendation:

Repair existing system or replace sink if required.

TypeYearCostPriorityRepair2006\$3,210Medium

Updated: November 23 2005

D2010.05 Showers** - 1960 Phase

2000 - One shower with removable head.

RatingInstalledDesign LifeUpdated5 - Good030JUN-05

D2010.05 Showers** - 1960 Phase

1960 - 14 shower stalls next to main gym, 7 for boys and 7 for girls. Currently, handles are missing and showers are not used.

 Rating
 Installed
 Design Life
 Updated

 4 - Acceptable
 0
 30
 JUN-05

D2010.05 Showers** - 1969 Phase

1995 - 2 plastic shower stalls for staff off gym.

Rating 5 - Good 0 Design Life Updated JUN-05

D2010.08 Drinking Fountains / Coolers**

1960 - Vitreous china water fountains.

1969 - Plastic and stainless steel water fountains.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D2010.09 Other Plumbing Fixtures**

Handicap lavatory.

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Handicap lavatory not accessible.

Concern:

Handicap lavatory requires lever handle.

Recommendation:

Install lever handle faucet for handicap lavatory.

TypeYearCostPriorityBarrier Free Access Upgrade 2007\$1,070High

Updated: November 23 2005

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping. Majority of piping original, new piping added as required.

RatingInstalledDesign LifeUpdated5 - Good040JUN-05

D2020.01.02 Valves: Domestic Water**

1960 - Mixing valves for girls and boys showers.

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

D2020.01.03 Piping Specialties (Backflow Preventors)** - 1960 Phase

No vacuum breakers on non freeze hose bibbs.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Install vacuum breakers on non freeze hose bibbs.

Concern:

No vacuum breakers on non freeze hose bibbs.

Recommendation:

Install vacuum breakers.

TypeYearCostPriorityCode Repair2007\$1,070Medium

Updated: November 23 2005

D2020.01.03 Piping Specialties (Backflow Preventors)** - 1969 Phase

2004 - Reduced pressure backflow preventer on domestic water service.

RatingInstalledDesign LifeUpdated6 - Excellent00JUN-05

D2020.02.02 Plumbing Pumps: Domestic Water**

1960, 1969 - Inline domestic hot water recirculation pump.

RatingInstalledDesign LifeUpdated5 - Good020JUN-05

D2020.02.06 Domestic Water Heaters**

2002 - A.O. Smith Masterfit domestic hot water tank with 31.6 kW input and 323 litre capacity for 1960 phase.

2002 - State Turbosandblaster domestic hot water tank Model SBT 75 75 NE7 DFCGA with 19.8 kW input and 284 litre capacity for 1969 phase.

RatingInstalledDesign LifeUpdated5 - Good020JUN-05

D2020.03 Water Supply Insulation*: Domestic

Some portions of the domestic hot and cold water insulated, new insulation as new piping installed.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D2030.01 Waste and Vent Piping*

Cast iron underground.

RatingInstalledDesign LifeUpdated4 - Acceptable050JUN-05

D2040.01 Rain Water Drainage Piping Systems*

Cast iron.

RatingInstalledDesign LifeUpdated5 - Good050JUN-05

D2040.02.04 Roof Drains**

Gravel guards installed at most roof drain locations, but roof drain bodies are missing in many locations.

Rating 2 - Poor 0 40 Updated JUN-05

Event: Repair roof drains.

Concern:

Problems with roof drains include: Lack of roof drain body, i.e. roof is slope directly into storm pipe with gravel guards siliconed to roofing material.

Recommendation:

Replace 6 roof drains with proper roof drain installations. Correct roofing where required.

TypeYearCostPriorityRepair2007\$3,852High

Updated: November 23 2005

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers and domestic hot water heaters for both 1960 phase

RatingInstalledDesign LifeUpdated4 - Acceptable050JUN-05

D3020.01.01 Heating Boilers & Accessories: Steam**

1960 - 2 coal fired Reliance Welding Works steam boilers converted to natural gas.

RatingInstalledDesign LifeUpdated3 - Marginal035JUN-05

Event: Upgrade steam boilers to hot water boilers.

Concern:

Steam boilers are inefficient and requires a high amount of maintenance.

Recommendation:

Replace two steam boilers with 2 hot water boilers. Must be replaced at the same time as the unit ventilators as a part of an overall mechanical retrofit.

TypeYearCostPriorityEnergy Efficiency Upgrade2008\$107,000Medium

Updated: November 23 2005

D3020.01.03 Chimneys (&Comb. Air): Steam Boilers**

1960 - Metal chimney from both steam boilers leads to concrete block chimney. Combustion air ducted next to combustion fan for each boiler.

RatingInstalledDesign LifeUpdated4 - Acceptable035JUN-05

D3020.01.04 Water Treatment: Steam Boilers*

1960 - Chemical pot feeder.

RatingInstalledDesign LifeUpdated4 - Acceptable035JUN-05

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

1969 - 2 York-Shipley boilers model SPWC-50-N-542, 615 kW input.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

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

1969 - Metal chimney from both steam boilers goes up directly through roof.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

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

1969 - Chemical pot feeder.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3040.01.01 Air Handling Units: Air Distribution** - 1960 Phase

1960 - Gym fan unit with fan and steam coil only.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3040.01.01 Air Handling Units: Air Distribution** - 1969 Phase

1969 - Built up air handling unit with Canadian Buffalo fan, hot water coil, wet media humidifier (not in use), filter section and mixing section for return and outside air supplies main 1969 building.

1969 - Air handling unit with fan, hot water coil, filter section and mixing section for return and outside air supplies 1969 gym.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3040.01.02 Fans: Air Distribution*

1969 - Return fan for main building air handling system. Return fan for gym air handling system.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3040.01.04 Ducts: Air Distribution* - 1969 Phase

1969 - Supply and return ductwork for 1969 building is steel.

RatingInstalledDesign LifeUpdated5 - Good050JUN-05

D3040.01.07 Air Outlets & Inlets:Air Distribution*

1960 - Supply grilles on unit ventilators in classrooms. Exhaust grilles in classrooms and washrooms. Some ceiling exhaust grilles. Door grilles for relief from main office. Gym has supply and exhaust grilles.

1969 - Supply and return grilles in classrooms. Exhaust grilles in washrooms.

RatingInstalledDesign LifeUpdated5 - Good030JUN-05

D3040.02 Steam Distribution Systems: Piping/Pumps** - 1960 Phase

1960 - Steel piping steam distribution system supplies to unit ventilators and force flows.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Upgrade steam heating system to hot water system.

Concern:

Steam heating system is inefficient, and requires a large amount of maintenance.

Recommendation:

Upgrade steam heating system with hot water system with perimeter radiant panel heating. Recommend replacement at same time as unit ventilators as part of mechanical retrofit for improved air quality.

TypeYearCostPriorityEnergy Efficiency Upgrade2008\$267,500Medium

Updated: November 23 2005

D3040.03.01 Hot Water Distribution Systems** -1969 Phase

1969 - Steel hot water distribution system to perimeter fin, force flows, and heating coils.

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

D3040.04.01 Fans: Exhaust**

1960 - Main corridor exhaust fans, washroom exhaust fans.

1969 - Fume hood exhaust fan for science room.

1969 - Murphy dust exhaust fan system for Industrial Arts room. Model CM-I.

1989 - Exhaust for kiln in 1969 phase art room.

1990 - Exhaust hood and fan for staff kitchen.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3040.04.01 Fans: Exhaust** - 1969 Phase

No exhaust hoods for home economics stoves.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Install hoods for stoves.

Concern:

Smoke/grease/fire concerns.

Recommendation:

Install two stainless steel hoods over each set of stoves,

ducted to one exhaust fan.

TypeYearCostPriorityCode Repair2008\$4,280High

Updated: November 23 2005

D3040.04.03 Ducts: Exhaust*

Steel ducting to exhaust fans.

RatingInstalledDesign LifeUpdated5 - Good00JUN-05

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust grilles in washrooms and roof exhaust in some rooms.

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

D3050.01.01 Computer Room Air Conditioning Units**

No Air Conditioner for library/computer lab.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Install Air Conditioner for computer lab.

Concern:

Computer lab becomes warm when fully occupied.

Recommendation:

Install computer lab air conditioning system.

TypeYearCostPriorityIndoor Air Quality Upgrade2007\$26,750Medium

Updated: November 23 2005

D3050.05.02 Fan Coil Units**

1960, 1969 - Force flows at the entrances to the school.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3050.05.03 Finned Tube Radiation**

1969 - Finned tube radiation around perimeter of 1969 phase.

RatingInstalledDesign LifeUpdated5 - Good040JUN-05

D3050.05.03 Finned Tube Radiation** - 1960 Phase

2000 - Some electrical finned tube radition in office space.

RatingInstalledDesign LifeUpdated5 - Good035JUN-05

D3050.05.06 Unit Heaters**

1969 - Unit heater in mechanical room.

RatingInstalledDesign LifeUpdated4 - Acceptable030JUN-05

D3050.05.07 Unit Ventilators**

1960 - Trane unit ventilators installed in every classroom and office.

RatingInstalledDesign LifeUpdated3 - Marginal030JUN-05

Event: Upgrade unit ventilators to central air handling systems.

Concern:

The unit ventilators provide poor air quality, are obsolete and inefficient.

Recommendation:

Demolish unit ventilators and install a series of rooftop units that serve the classrooms and offices. Steam system must be upgraded at the same time as the unit ventilators as part of a mechanical retrofit.

TypeYearCostPriorityIndoor Air Quality Upgrade2008\$288,900High

Updated: November 23 2005

D3060.02.02 Pneumatic Controls**

Pneumatic compressor, tank, and air dryer in each of 1960 and 1969 phase boiler rooms. Pneumatic actuators for unit ventilators, perimeter fin radiation, and air handling unit dampers.

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Hose cabinets for occupant fire fighting throughout building. ABC fire extinguishers in cabinets and individually throughout school.

Rating Installed Design Life Updated 5 - Good 0 30 JUN-05

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

1960 Underground Primary transformer vault within school. Secondary service rated for 1000 Amp, 120/208 volt, three phase. Vault locked.

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

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

1960 Federal Pacific Distribution panel. 2001 Federal Pioneer 600 Amp distribution panel added. Capacity at 50%. Spare spaces available. Surge protection not installed in main service. 2005 Peak of 61 kW, 167 Amps was recorded.

RatingInstalledDesign LifeUpdated4 - Acceptable040JUN-05

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

1998 New panels added adjacent to 1960 and 1969 panels. Panels are at 70% capacity. Federal Pioneer panels.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5010.07.02 Motor Starters and Accessories**

1960 and 1969 Allen Bradly individual motor controls and starters.

 Rating
 Installed
 Design Life
 Updated

 3 - Marginal
 0
 0
 JUN-05

Event: Replace existing motor starters with new motor

starters.

Concern:

Starters and Controls are at end of life. Spare parts are difficult to obtain. Starters cannot be connected to new energy management systems.

Recommendation:

Replace with new motor controls and starters.

TypeYearCostPriorityFailure Replacement2006\$26,750Medium

Updated: November 23 2005

D5020.01 Electrical Branch Wiring*

1960, 1969 wiring installed in conduit. 1998 wiring installed in conduit.

RatingInstalledDesign LifeUpdated3 - Marginal050JUN-05

Event: Replace existing wiring with new wiring.

Concern:

Wiring installation have reached its end of life. Potential of failure is high.

Recommendation:

Conduct megger tests to all feeders and wiring. Replace with new wires and cables.

TypeYearCostPriorityFailure Replacement2006\$69,550Medium

Updated: November 23 2005

D5020.02 Interior Lighting

1960 and 1969 areas are fitted with original fluorescent light fixtures c/w T12 lamps and magnetic ballasts. 1999 Seven classrooms have been upgraded with T8 lamps and electronic ballasts. Lighting fixtures are surface mounted and suspended from ceiling. Original 500 Watt Quartz Stage lighting in Stage area.

RatingInstalledDesign LifeUpdated3 - Marginal035JUN-05

Event: Replace existing PCB ballasts with new ballasts.

Concern:

Magnetic ballasts may contain PCBs.

Recommendation:

Audit the lighting system to establish quantity of ballasts with PCBs. Replace with new non-PCB ballasts.

TypeYearCostPriorityHazardous Material2006\$69,550HighManagement Upgrade

Updated: November 23 2005

Event: Replace existing stage lighting with new light fixtures.

Concern:

These fixtures were identified during our visit as containing Asbestos. Such material is hazardous if it becomes air born.

Recommendation:

Replace stage lighting with new units that do not contain asbestos.

TypeYearCostPriorityHazardous Material2006\$21,400HighManagement Upgrade

Management Opgrade

Updated: November 23 2005

Event: Retrofit lighting system with new T5 light fixtures c/w electronic ballasts.

Concern:

Light fixtures are at end of life. Maintenance cycle for connector pieces and lenses are high. Magnetic ballasts failure is high. Parts are difficult to obtain.

Recommendation:

Retrofit lighting system with new T5 light fixtures c/w electronic ballasts.

TypeYearCostPriorityFailure Replacement2007\$470,800Medium

Updated: November 23 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

1960 and 1969 line voltage Switches in hallways and classrooms. Low Voltage relay switching in Gym area. Dimmer system, Ariel Davis in stage area.

Rating Installed Design Life Updated 3 - Marginal 0 30 JUN-05

Event: Install Low Voltage Lighting Controls.

Concern:

The lighting control system can not be connected to energy management system. No master sweep to turn off lights or to schedule events.

Recommendation:

Install school wide network of low voltage relays connected to master lighting control unit. Install motion sensors in low circulation areas. Master control unit shall be programmable. Possible payback within 7 years.

TypeYearCostPriorityEnergy Efficiency Upgrade2006\$64,200Low

Updated: November 23 2005

D5020.02.03 Emergency Lighting*

1960 section has emergency lighting and battery packs. 1969 section has fluorescent light fixtures connected to emergency generator.

Rating Installed Design Life Updated 3 - Marginal 0 0 JUN-05

Event: Install new emergency lighting lamps c/w self contained battery packs.

Concern:

2004 operation of Emergency generator failed. Emergency lighting was not available in 1969 section.

Recommendation:

Install new self contained emergency battery packs c/w dual emergency lighting heads rated for coverage as per areas installed. Energize from dedicated circuits as per CEC 2002 requirements.

TypeYearCostPriorityFailure Replacement2006\$16,050High

Updated: November 23 2005

D5020.02.03.03 Exit Signs

1960 and 1969 Sections have Exit signs connected to 120 volt circuit from the emergency generator.

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Install new EXIT signs c/w self contained battery packs and LED lamps.

Concern:

Exit signs use incandescent lamps. They have high failure rate. Exit signs do not have DC sockets for connection to battery packs. Emergency Generator has reached end of life.

Recommendation:

Replace exit signs with new self contained self charged exit signs that has built in battery packs and LED lamps.

TypeYearCostPriorityFailure Replacement2006\$10,700High

Updated: November 23 2005

D5020.03 Exterior Building Lighting

1960 and 1969 HID and Incandescent light recessed light fixtures over main entrance areas. controlled by Photocell.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5030.01 Detection and Fire Alarm**

1992 Simplex 4002 Fire Alarm Panel. with Annunciator at main entrance. Panel is hard wired c/w 18 zones.

RatingInstalledDesign LifeUpdated3 - Marginal025JUN-05

Event: Install new strobes.

Concern:

Fire Alarm Visual signals are not available in school. Hearing impaired students may not become aware of fire alarms.

Recommendation:

Upgrade the Bells in the school with Strobes. Strobes shall be wired from a separate signal circuit.

TypeYearCostPriorityBarrier Free Access Upgrade 2006\$26,750High

Updated: November 23 2005

D5030.02.02 Intrusion Detection**

2002 Magnum Alert Security system. Motion sensors in hallways c/w door open contacts.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5030.03 Clock and Program Systems**

2002 Digital Clocks in Hallways connected to modified Simplex 2399 for operation of bells and horns in the school.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5030.04.01 Telephone Systems**

1999 Meridian Telephone System c/w 3 lines. Handsets are in classrooms.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5030.04.04 Data Systems**

HP Server in Computer Room. Supernet is in school. HP and Cissco hubs with 20% spare capacity.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5030.04.05 Local Area Network Systems*

1999 Cat 5 Network Cables n Conduit and Free air in Ceiling.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

D5030.05 Public Address and Music Systems**

2002 Bogen Sound system. 2002 Tech TOA 900 Series Sound system in Music Room.

RatingInstalledDesign LifeUpdated4 - Acceptable020JUN-05

D5090.01 Uninterruptible Power Supply Systems**

2002 APC 1000 UPS in Server Room.

RatingInstalledDesign LifeUpdated4 - Acceptable035JUN-05

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

1960 kW Natural Gas emergency generator for emergency lighting and exit signs.

RatingInstalledDesign LifeUpdated3 - Marginal035JUN-05

Event: Install new battery packs for exit signs and emergency lighting.

Concern:

Emergency generator failed in 2004 during a power outage in the school. Natural gas generators are not acceptable under ABC 1997 as Emergency generators. Generator reached end of its life.

Recommendation:

Replace Fluorescent light fixtures on emergency power with new self contained battery packs and remote lighting heads. Replace Exit signs with new LED exit signs c/w self contained battery packs for emergency power.

TypeYearCostPriorityFailure Replacement2006\$26,750Medium

Updated: November 23 2005

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.05.02 Cash Registers and Checking Equipment

1960 building -School store rm 105

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

E1010.07.02 Vending Machines

1960 building -Canned juice and snacks vending machines

E1020.03 Theater and Stage Equipment*

1960 building -Gym stage area; curtains and performance lighting. 1969 building -Drama room 162; curtains, performance lighting

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

E1020.07 Laboratory Equipment*

1969 building -Science rooms 165 and 171.

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

E1090.03 Food Service Equipment*

1960 building -School store 105; Pop cooler

RatingInstalledDesign LifeUpdated4 - Acceptable025JUN-05

E1090.04.02 Residential Kitchen Equipment

1960 building -Staff room 119, rm 133; Fridge, range, dishwasher, microwave and coffee maker. 1969 building -Home Economics rm 160; 2 Fridges, deep freeze, 2 ranges, and dishwasher.

RatingInstalledDesign LifeUpdated5 - Good00JUN-05

E1090.06 Darkroom Equipment

1969 building -Room 185 (in the Industrial Arts classroom)

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1960 building -Gym has basketball nets, mats, hockey nets, hockey sticks and sports balls.

1969 building -Gym has electronic scoreboard, basketball nets, volleyball nets, mats, hockey nets, hockey sticks, track and field equipment and sports balls.

RatingInstalledDesign LifeUpdated4 - Acceptable015JUN-05

E2010.02.05 Educational Facility Casework*

1960 and 1969 building- Older painted millwork

RatingInstalledDesign LifeUpdated4 - Acceptable035JUN-05

E2010.02.07 Kitchen Casework*

1960 building -Staff room 119 and rm 133 1969 building -Home Economics rm 160

RatingInstalledDesign LifeUpdated4 - Acceptable035JUN-05

E2010.02.08 Laboratory Casework*

1969 building -Science rooms 165 and 171

RatingInstalledDesign LifeUpdated3 - Marginal035JUN-05

Event: Repair science benches and work stations.

Concern:

Counter tops are damaged, bases are missing and some water damage to wood in one of the station should be replaced.

Recommendation:

Repair and or replace some counter tops, rubber bases and millwork.

TypeYearCostPriorityRepair2006\$2,140Medium

Repair 2006 \$2,140



E2010.02.09 Library Casework*

Updated: November 23 2005

1960 building -Stationary and moveable millwork book shelves throughout.

RatingInstalledDesign LifeUpdated5 - Good035JUN-05

E2010.03.01 Blinds**

1960 and 1969 buildings -classrooms, office areas.

RatingInstalledDesign LifeUpdated4 - Acceptable035JUN-05

E2010.03.06 Curtains and Drapes**

1969 building -classrooms

 Rating
 Installed
 Design Life
 Updated

 4 - Acceptable
 0
 35
 JUN-05

F1020.02.01 Athletic Rooms

1969 building -Room 158; Balwin Fitness and Power Training Club.

Rating	Installed	Design Life	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

F2020.09 Other Hazardous Materials*

In 2001 a hazardous materials assessment was preformed on the school by PHH Environmental Limited. In this report these materials in the school contain asbestos: 1960 building -9x9 and 12x12 tiles, boiler breaching, insulation, mechanical and domestic water lines and fittings, vessel insulation and roof drain pipe.

Rating	Installed	Design Life	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

S8 FUNCTIONAL ASSESSMENT

K1010 Site Location & Access

Easily accessible from main road off of 132 avenue.

 Rating
 Installed
 Design Life
 Updated

 5 - Good
 0
 0
 JUN-05

K2010.01 Building Entrance/ Reception (location)

1960 building -Located on the north side of building facing 132 avenue.

K2010.02 Major Corridors (Layout, Orientation)

1960 and 1969 buildings

 Rating
 Installed
 Design Life
 Updated

 4 - Acceptable
 0
 0
 JUN-05

K4010.01 Barrier Free Route: Parking to Entrance

Secondary parking lot to barrier free ramps located at entrances on the south east side of the 1960 building.

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

K4010.02 Barrier Free Entrances

1960 building -The barrier free use of entrances on the south east side of the 1960 building.

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Install power assist door hardware

Concern:

Barrier free access is available through the west doors of the special needs wing and the east doors into the other area of the 1960 wing, but there are no power assist doors.

Recommendation:

Install power assist door hardware to one of the entrance doors at both entrances. (2 doors in total)

TypeYearCostPriorityBarrier Free Access Upgrade 2006\$2,140Low

Updated: November 23 2005

K4010.03 Barrier Free Interior Circulation

1960 building -Special needs program located in the south east area; Barrier free renovations were made. 1969 building -Barrier free access is not feasible in this part of the school. None of the floors are on grade.

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05

K4010.03 Barrier Free Interior Circulation 1960 building

1960 building -Gym

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Install Wheelchair stair lift.

Concern:

There is no access to gym from either entrance.

Recommendation:

Install a wheelchair stair lift

TypeYearCostPriorityBarrier Free Access Upgrade 2006\$10,700Low

Updated: November 23 2005

K4010.04 Barrier Free Washrooms

1960 building -(not special needs area) No barrier free stalls in washrooms

RatingInstalledDesign LifeUpdated3 - Marginal00JUN-05

Event: Modify existing washrooms

Concern:

None of the washrooms in this building section are barrier free.

Recommendation:

Modify girls and boys gym washrooms. Install new partitions (\$1800) to accommodate a barrier free water closet in both washrooms. Install 2 new accessible water closets (\$3000) and 2 new accessible lavs (\$1000) with lever handles and offset wastes. Repair walls and flooring.

TypeYearCostPriorityBarrier Free Access Upgrade 2006\$6,206Low

Updated: November 23 2005

K4010.04 Barrier Free Washrooms -Special Needs Area

1960 building -washrooms rms 135 and 178 (Special needs program area)

RatingInstalledDesign LifeUpdated4 - Acceptable00JUN-05