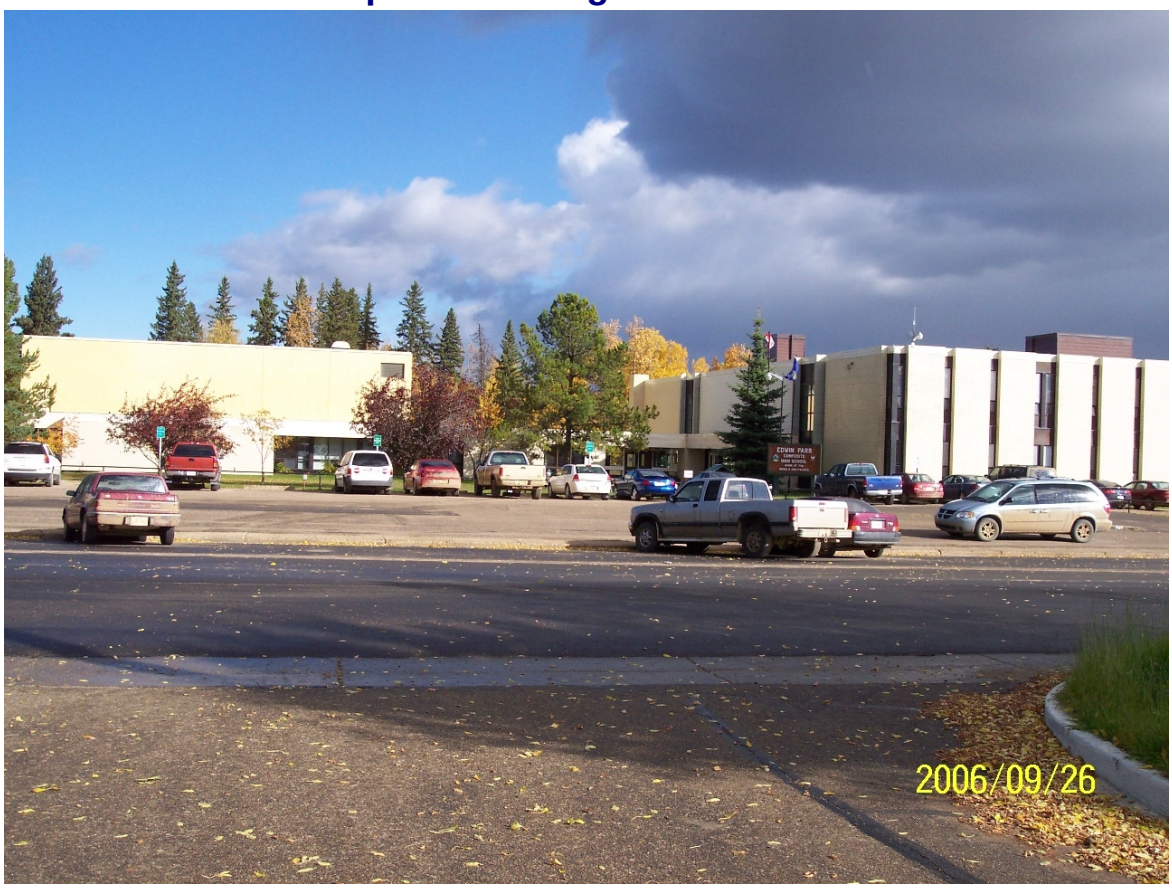
RECAPP Facility Evaluation Report

Aspen View Regional Div #19



Edwin Parr Composite Community School

B2418A

Athabasca

Report run on: March 12, 2007 8:38 AM

Facility Details

Building Name: Edwin Parr Composite Com
Address: 4510 - 48 Street
Location: Athabasca

Building Id: B2418A
Gross Area (sq. m): 9,102.53
Replacement Cost: $19,129,362
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: September 26 2006
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **$2,824,750**
5 year Facility Condition Index (FCI): **14.77%**

General Summary:

This school for Grades 8 through 12 was originally built in Athabasca in 1949. The school faces one street on the West side. It is under the jurisdiction of Aspen View Regional Division #19.

The original 193 square metres school was built in 1949. An addition of 307.30 square metres was built in 1950. A second two storey addition of 3216.70 square metres was built in 1955. A third addition of 424.80 square metres was built in 1958. A fourth two storey addition of 4756.63 square metres wad built in 1968. A fifth addition of 205 square metres was built in 1984. Total building area is 9103.43 square metres.

The modernization of 1955 addition was done in 1984.

ABC Group A Division 2 - School. The 1949 original building, 1950 Addition, 1958 Addition and 1984 Additions have one storey. The 1955 and 1968 Additions have two storeys.

The school is combustible and non-combustible construction; and unsprinklered.

Structural Summary:

(1949) Original building has concrete slab on grade for crawl space, concrete foundation walls on concrete strip footings, wood joists supported by metal I beam on wood studs .
(1950) Addition has concrete slab on grade for crawl space, concrete foundation walls on concrete strip footings, wood joists supported by metal I beam on wood studs.
(1955) Addition (Modernization in 1984) - has concrete slab on grade, concrete foundation walls on concrete strip footings. Industrial Arts areas have wood trusses, crawl space and basement. Second Floor and Roof have wood joists on wood studs.
(1968) Addition has concrete slab on grade, concrete foundation walls on concrete strip footings and concrete blocks. Second Floor and Roof have metal deck on O.W.S.J.
(1984) Addition has concrete slab on grade, concrete foundation walls on concrete strip footings and concrete blocks. Roof have metal deck on O.W.S.J.

Overall structural system rating is acceptable.

Envelope Summary:

(1949) Original building - (North and West) has face brick and stucco on East side, metal doors and frames, aluminum windows, asphalt shingle on sloped roof and built-up roofing flat roof.
(1950) Addition - has stucco on East side, asphalt shingle on sloped roof and built-up roofing flat roof.
(1955) Addition - has face brick on West, portion of South and portion of North and stucco on East side, skylights, metal doors and frames, bronze anodized formed aluminum panels above and below aluminum windows, cement plastered on lath on plywood sheathing on metal studs
(1958) Addition - has face brick on West side and stucco on East side, metal doors and frames aluminum windows, built-up roof.
(1968) Addition - have face brick for two storeys and stucco on Gymnasium, , metal doors and frames, aluminum windows, SBS roofing.
(1984) Addition - has face brick, metal doors and frames, metal insulated overhead doors, built-up roof.

Recommendations for future action include replace built-up roofing, repair exterior stucco, replace skylights; replace concrete splashpads under downspouts, replace gaskets for windows, painting and repair metal door and frames at entrances.

Overall envelope system rating is acceptable.

Interior Summary:

(1949) Original building - Textured ceiling, drywall, vinyl tiles and vinyl sheet flooring, wood doors and wood frames.
(1950) Addition - suspended ceiling system with acoustic tiles, drywall, carpet and vinyl tiles, wood doors and wood frames; whiteboards, tackboards and projection screens in classrooms.
(1955) Addition - suspended ceiling system with acoustic tiles, drywall, carpet and vinyl tiles on Main Floor; suspended ceiling system with acoustic tiles, drywall, carpet and vinyl sheet on Second Floor; ceramic wall tiles and ceramic floor tiles in Washrooms; wood doors and wood frames; whiteboards, tackboards and projection screens in classrooms; prefinished metal lockers in Corridors.
(1958) Addition - suspended ceiling system with acoustic tiles, drywall, carpet on Main Floor; suspended ceiling system with acoustic tiles, drywall, vinyl sheet on Second Floor: wood doors and wood frames;.whiteboards, tackboards and projection screens in classrooms.
(1968) Addition - concrete block walls and textured ceiling on Main Floor; concrete block walls and suspended ceiling system with acoustic tiles on Second Floor, vinyl tile floor finish in Corridors and Classrooms; ; suspended ceiling system with acoustic tiles and carpet in Administration areas; wood deck ceiling, wood wall panels and wood strip floor in gymnasium; wood doors and wood frames; whiteboards, tackboards and projection screens in classrooms; prefinished metal lockers in Corridors.
(1984) Addition - concrete block walls, metal deck ceiling, concrete floor.

Recommendations for future action include, replace floor finishes, replace millwork, repaint drywall, replace wood doors, replace acoustic ceiling tiles, repair prefinished metal lockers.

Overall interior system rating is acceptable.

Mechanical Summary:

Original building - 1949
Single storey building, subsequently renovated. No separate Mechanical room currently in this area.

First Addition - 1950
Single storey building. Small mechanical room containing an air handling unit.

Second Addition - 1955
2 storey building complete with Mechanical rooms in basement and second floors, containing Air Handling Unit; Domestic Water Heater, Boilers & Controls air compressors.

Third Addition - 1958
2 storey building. No separate Mechanical room in this area.

Fourth Addition - 1968
1.5 storey building complete with small Mechanical rooms containing Air Handling Units, Boilers, DHW tank & controls air compressor.

The building is heated by hot water boilers with perimeter radiation, Air handling units in the 5 separate mechanical rooms providing ventilation to the entire school building.

At the time of the 1984 addition and modernization, the domestic water heaters, boilers and controls compressor were replaced.

Overall Mechanical system is in acceptable condition.

Electrical Summary:

The school was built in 1949, and added to in 1950, 1955, 1958, 1964, and 1968. The school was modernized in 1984 at which time the majority of the electrical systems were upgraded. The school has been provided with a 1600A, 120/208V, 3 phase, 4 wire service. An FPE main switchboard, fed from a pad mounted transformer, has been provided and is located in the electrical room in the 1955 section. The main switchboard is approximately 90% full . The high school is fed with 600A breaker from the man switchboard. The emergency engine-generator set is past its life cycle expectancy.

Overall, the electrical systems are in good condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

(1949) Original building - has concrete foundation walls on concrete strip footings.
(1950) Addition - has concrete foundation walls on concrete strip footings.
(1955) Addition (Modernization in 1984) - has concrete foundation walls on concrete strip footings.
(1958) (1968) (1984) Additions - have concrete foundation walls on concrete strip footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

A1030 Slab on Grade*

(1949) Original building - has concrete slab on grade for crawl space.
(1950) Addition - has concrete slab on grade for crawl space.
(1955) Addition (East Wing) (West Classrooms) - has concrete slab on grade.
(1955) Addition (West Industrial Areas) - has concrete slab on grade for crawl space.
(1958) Addition - has concrete slab on grade.
(1984) Addition - has concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

A2020 Basement Walls (& Crawl Space)*

(1949) Original building - has crawl space.
(1950) Addition - has crawl space.
(1955) Addition (West Industrial Areas) - has crawl space.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1010.01 Floor Structural Frame*(Building Frame)

(1949) Original building, (1950) Addition, (1955) Addition, (1958) addition - have wood studs.
(1968) Addition, (1984) Addition- have concrete blocks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

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

(1949) Original building, (1950) Addition, (1955) Addition, (1958) addition - have wood studs.
(1968) Addition - has concrete blocks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1010.03 Floor Decks, Slabs, and Toppings*

(1949) Original building - has plywood on wood floor joists.
(1950) Addition - has plywood on wood floor joists.
(1955) Addition (West Industrial Areas) - has plywood on wood floor joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1010.05 Mezzanine Construction*

(1955) Addition - (Second Floor) has wood joists.
(1968) Addition - (Second Floor) has O.W.S.J.
(1968) Addition - (Stage 137 Mezzanine) has wood joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	80	MAR-07

B1020.01 Roof Structural Frame*

(1949) Original building, (1950) Addition, (1955) Addition (East ANC 107) - (Sloped Roof) has wood joists supported by metal I beam, batt insulation, metal furring, vapour barrier, 16 mm fire guard gypsum board.
(1949) Original building, (1950) Addition, (1955) Addition (East ANC 107) (West Wing) - (Flat Roof) has wood joists supported by metal I beam, batt insulation, vapour barrier, 16 mm fire guard gypsum board.
(1955) Addition - (Industrial Areas) (East ANC 108) has wood trusses.
(1968) Addition - has metal deck on O.W.S.J.
(1984) Addition - has metal deck on O.W.S.J.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1020.04 Canopies*

(1955) Addition - (West walls of Industrial Area, North Entrance) have wood frame canopies.
(1984) Addition - (Upper Wall) have wood frame canopies.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1949) Original building - (North and West) has 90 mm face brick.
(1955) Addition - (West, portion of South and portion of North) have face brick.
(1958) Addition - has 90 mm face brick.
(1984) Addition - has 90 mm face brick.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	MAR-07

B2010.01.06.03 Metal Siding**

(1955) Addition (West Wing) - has bronze anodized formed aluminum panels above and below windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

Event: Replace aluminum wall panels.

Recommendation:
Replace aluminum wall panels. (approx. 45 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$45,000	Low

Updated: MAR-07

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

(1949) Original building, (1950) Addition (East Wall), (1955) Addition (East) - have stucco, wire, 50 mm rigid insulation, plywood sheathing, wood studs at 400 mm o.c., batt insulation , vapour barrier, 16 mm fire guard gypsum board.
(1968) Addition - (GYM 141) has stucco.

Rating	Installed	Design Life	Updated
3 - Marginal	0	75	MAR-07

Event: Repair stucco.

Concern:
(1949) - has damaged stucco.
(1968) Addition - (Gymnasium) Damaged Stucco.
Recommendation:
Repair stucco.

Type	Year	Cost	Priority
Repair	2009	$20,000	Medium

Updated: MAR-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1949) Original building, (1950) Addition (East Wall), (1955) Addition (East), (1968) Addition - stucco has control joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	75	MAR-07

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

(1949) Original building, (1950) Addition (East Wall), (1955) Addition (East), (1968) Addition - stucco has control joints with joint sealers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAR-07

Event: Replace stucco joint sealers.

Recommendation:
Replace stucco joint sealers. (approx. 100 metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$20,000	Low

Updated: MAR-07

B2010.01.99 Other Exterior Wall Skin (Fascia)*

(1950) Addition, (1955) Addition (East ANC 107) - has stucco on wire, building paper, plywood, wood frame, batt insulation. (1984) Addition - (Fascia) has stucco on wire, building paper, plywood, wood frame.

Rating	Installed	Design Life	Updated
4 - Acceptable	1950	50	MAR-07

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

(1968) Addition, (1984) Addition- have face brick, 25 mm air space, 50 mm rigid insulation, adhesive vapour barrier, 190 mm concrete blocks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

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

(1949) Original building, (1950) Addition, (1955) Addition, (1958) addition - have face brick, 25 mm space, 50 mm rigid insulation, plywood sheathing, wood studs at 400 mm o.c., batt insulation , vapour barrier, 16 mm fire guard gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B2010.02.99 Other Exterior Wall Construction*

(1984) Addition - (Courtyard outside IA 170) has concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	100	MAR-07

B2010.09 Exterior Soffits*

(1955) Addition - (West walls of Industrial Area, North Entrance) have cement plastered on lath on plywood sheathing on metal studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

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

(1949) Original building, (1950) Addition, (1955) Addition, (1958) Addition, (1968) Addition, (1984) Addition - have aluminum windows with hoppers c/w venetian blinds between glass panes.
(1955) Addition - (OF 113) has a circular aluminum framed window.
(1950) Addition, (1955) Addition - (Clerestory) has aluminum windows with fixed glazing panes.

Rating	Installed	Design Life	Updated
3 - Marginal	1984	40	MAR-07

Event: Replace aluminum windows.

Recommendation:
Replace aluminum windows. (approx. 8 windows in 1950, 44 windows in 1955; 36 windows in 1968)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$88,000	Low

Updated: MAR-07

Event: Replace rubber gaskets.

Concern:
(1949) Original building, (1950) Addition, (1955) Addition, (1958) Addition, (1968) Addition, (1984) Addition - aluminum windows have hardened rubber gaskets.
Recommendation:
Replace rubber gaskets. (approx. 26 windows)

Type	Year	Cost	Priority
Failure Replacement	2009	$8,000	Medium

Updated: MAR-07

B2030.01.02 Steel-Framed Storefronts**

(1955) Addition, (1968) Addition - Entrances have steel framed storefronts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-07

Event: Replace steel framed storefronts.

Recommendation:
Replace steel framed storefronts. (approx. 8 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$16,000	Low

Updated: MAR-07

B2030.03 Large Exterior Special Doors (Overhead)*

(1984) Addition - (IA 116, 170) have insulated metal panel overhead doors c/w vision panels. (4 doors)

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

B2030.05 Other Exterior Doors**

(1955) Addition - (ANC 201) has a metal exterior door to roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

Event: Replace metal door and frame.

Recommendation:
Replace insulated metal door and frame. (1 door)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$1,500	Low

Updated: MAR-07

B3010.02.01.01 Asphalt Shingles**

(1949) Original building - (Sloped Roof) has asphalt shingles.
(1950) Addition - (Sloped Roof) has asphalt shingles.
(1968) Addition - (North Gymnasium) (Sloped Roof) has asphalt shingles.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	25	MAR-07

Event: Replace asphalt shingles.

Concern:
(1949) Original building, (1950) Addition, (1968) Addition - have worn out damaged asphalt shingles.
Recommendation:
Replace asphalt shingles. (approx. 260 square metres)

Type	Year	Cost	Priority
Failure Replacement	2009	$39,000	Medium

Updated: MAR-07

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

(1949) Original building, (1950) Addition, (1955) Addition, (1958) Addition, (1968) (Gymnasium), (1984) Addition - (Flat Roof) has built-up roofing.

Rating	Installed	Design Life	Updated
3 - Marginal	1949	25	MAR-07

Event: Replace roofing.

Concern:
(1949) Original building, (1950) Addition, (1955) Addition, (1958) Addition, (1968) (gymnasium), (1984) Addition - (Flat Built-up Roof) has blisters, ponding, fish boning, worn out and cracked roofing.

Built-up roof has well established moss growing.
Recommendation:
Replace with SBS roofing. (approx. 700 square metres)

Type	Year	Cost	Priority
Failure Replacement	2008	$105,000	Medium

Updated: MAR-07

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

(1968) Addition - (Single storey Lower Roof, 2 Storey Roof) have SBS roofing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	25	MAR-07

Event: Replace SBS roofing.

Recommendation:
Replace SBS roofing. (approx. 1050 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$105,000	Low

Updated: MAR-07

B3010.08.02 Metal Gutters and Downspouts**

(1955) (1958) (1968) (1984) - have roof drains entering the building, piping out through the lower level of exterior walls and through downspouts to concrete splashpads.
(1949) (1950) (1955) - have eavestroughs the sloped roof and downspouts entering the building, piping out through the lower level of exterior walls and through downspouts to concrete splashpads.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	30	MAR-07

Event: Replace concrete splashpads.

Concern:
School has missing or damaged concrete splashpads.
Recommendation:
Replace eavestroughs, downspouts and concrete splashpads.
(approx. 30 metres)

Type	Year	Cost	Priority
Failure Replacement	2008	$10,000	Medium

Updated: MAR-07

B3020.01 Skylights**

(1955) Addition - (North Entrance) has skylight.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	20	MAR-07

Event: Replace skylight.

Recommendation:
Replace skylight. (1 skylight)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,000	Low

Updated: MAR-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1949) Original building, (1950) Addition, (1955) Addition, (1958) addition - have wood studs.
(1968) Addition - has concrete blocks.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAR-07

Event: Repair interior walls.

Concern:
(1955) Addition - (ANC 107) has crack on drywall.
Recommendation:
Repair drywall.

Type	Year	Cost	Priority
Repair	2008	$10,000	Medium

Updated: MAR-07

C1010.03 Interior Operable Folding Panel Partitions**

(1968) Addition - (GYM 141) has an operable folding partition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-07

Event: Lifecycle Replacement

Recommendation:
Replace operable folding partition. (1 partition)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$12,000	Low

Updated: MAR-07

C1010.04 Interior Balustrades and Screens, Interior Railings*

(1955) Addition - (IA 116 Mezzanine) has metal pipe railing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	40	MAR-07

C1010.05 Interior Windows*

(1955) Addition - (Office 114, Janitor Room in ANC 107) have wired glass metal frame windows.
(1958) Addition - (HEC 213) has wired glass metal frame windows
(1968) Addition - (ADM 153) has wood frame glazed windows.
(1968) Addition - (BSE 232 Storage) has vinyl frame sliding windows.
(1968) Addition - (CR 166) has vinyl frame windows.
(1968) Addition - (PEO 138, 139) have wired glass metal frame windows

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

Event: Replace interior windows.

Recommendation:
Replace interior windows. (approx. 3 windows)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

C1020.01 Interior Swinging Doors**

(1949) Original building - has wood doors and wood frames.
(1950) Addition - has wood doors and wood frames.
(1955) Addition - has wood doors and wood frames.
(1968) Addition - has wood doors and wood frames.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	MAR-07

Event: Failure Replacement

Concern:
School has 25% damaged wood doors and frames.
Recommendation:
Replace wood doors, frames and hardware. (approx. 300 doors)

Type	Year	Cost	Priority
Failure Replacement	2009	$300,000	Medium

Updated: MAR-07

C1020.03 Interior Fire Doors*

(1955) Addition - (, IA 116, 117, MEC 202, VED 203, J 204, staircase doors) have fire rated metal doors and frames.
(1968) Addition - (MEC 164, KIT near ANC 160) have fire rated metal doors and frames.
(1955) Addition - (VED 203) has fire rated metal shutter.
(1968) Addition - (KIT near ANC 160) has fire rated metal shutter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	50	MAR-07

C1020.04 Interior Sliding and Folding Doors*

(1955) Addition - (IA 116 closet) has wood sliding doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	25	MAR-07

C1020.05.01 Coiling Doors and Grilles

(1968) Addition - (ANC 161) has sliding open grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-07

C1020.07 Other Interior Doors*

(1955) Addition - (ANC 108, ANC 201) have double insulated wood doors.c/w sound sealed strips.

Rating	Installed	Design Life	Updated
3 - Marginal	1984	15	MAR-07

Event: Replace sound sealed door strips.

Concern:
(1955) Addition - (ANC 108, ANC 201) have damaged sound sealed door strips.

Recommendation:
Replace sound sealed door strips. (7 doors)

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

Updated: MAR-07

C1030.01 Visual Display Boards**

Classrooms have whiteboards, tackboards and projection screens.
(1968) Addition - (CR 217, 218) have smart boards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	20	MAR-07

Event: Replace whiteboards, tackboards.

Recommendation:
Replace whiteboards, tackboards. (approx. 100 boards)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$100,000	Low

Updated: MAR-07

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

(1955) Addition - (GWR 111, 118, BWR 112, 205, S 207) have prefinished metal toilet partitions.
(1968) Addition - (BWR 143, 154, 227, GWR 144, 155, 229, CNF 146 washrooms, SDA 142, SDA 145) have prefinished metal toilet partitions.
(1968) Addition - (SDA 142 Showers, SDA 145 Showers) have prefinished metal shower partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	MAR-07

Event: Replace toilet and shower partitions.

Recommendation:
Replace toilet partitions and shower partitions. (approx. 14 toilet partitions in 1955; 14 toilet partitions in 1968; 4 shower partitions in 1968)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$14,000	Low

Updated: MAR-07

C1030.08 Interior Identifying Devices*

(1949) (1950) (1955) (1958) (1968) - All rooms have interior identifying devices.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAR-07

C1030.10 Lockers**

(1955) Addition - (Corridors) have 300 prefinished single tier metal lockers.
(1955) Addition - (IA 117) has 24 prefinished single tier metal lockers.
(1955) Addition - (Corridor near IA 117) has 18 prefinished four tier metal lockers.
(1968) Addition - (Corridors) have 286 prefinished single tier metal lockers.
(1968) Addition - (SDA 142) has 46 prefinished four tier metal lockers.
(1968) Addition - (SDA 145) has 40 prefinished four tier metal lockers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	MAR-07

Event: Lifecycle Replacement

Recommendation:
Replace prefinished single tier metal lockers. (approx. 342 lockers in 1955; 372 lockers in 1968)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$357,000	Low

Updated: MAR-07

Event: Repair locker doors.

Concern:
School has 10% damaged recessed metal locker doors.
Recommendation:
Repair locker doors.

Type	Year	Cost	Priority
Repair	2008	$3,000	Medium

Updated: MAR-07

C1030.12 Storage Shelving*

(1949) Original building - (Storage Rooms) have wood shelves.
(1955) Addition - (Storage Rooms) have wood shelves.
(1968) Addition - (Storage Rooms) have wood shelves.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	20	MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

(1955) Addition - (GWR 111, 118, BWR 112, 205, IA 116 washroom, IA 117 washroom) have toilet accessories.
(1968) Addition - (BWR 143, 154, 227, GWR 144, 155, 229, CNF 146 washrooms, SDA 142, SDA 145) have toilet accessories.
(1968) Addition - (SDA 142 Showers, SDA 145 Showers) have shower accessories.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	20	MAR-07

C2010 Stair Construction*

(1955) Addition - (North Entrance, Corridor near CR 120 to Lower Floor, IA 116 to Mezzanine) have concrete stairs.
(1955) Addition - (Corridor near GWR 118, IA 117 to Basement, Corridor near CR 120 to Second Floor, Stair near CR 125) have wood stairs.
(1958) Addition - (Corridor near STA 129) has wood stair.
(1968) Addition - (STG 137) has wood stairs to Mezzanine.
(1968) Addition - has metal stairs between Main Floor and Second Floor.
(1968) Addition - (MEC 164) has metal stair.
(1968) Addition - (S 226) has cat ladder to Mezzanine.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	100	MAR-07

C2020.01 Tile Stair Finishes*

(1955) Addition - (North Entrance, Corridor near CR 120) have quarry tiles on concrete stairs.
(1968) Addition - metal stairs between Main Floor and Second Floor have quarry tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	60	MAR-07

C2020.05 Resilient Stair Finishes**

(1955) Addition - (Corridor near GWR 118, IA 117 to Basement, Corridor near CR 120 to Second Floor, Stair near CR 125) have vinyl tile treads and rubber nosing on wood stairs.
(1958) Addition - (corridor near STA 129) has wood stair.
(1968) Addition - (STG 137) has vinyl tile treads and rubber nosing on wood stairs to Mezzanine.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	20	MAR-07

Event: Repair vinyl treads and rubber nosing.

Concern:
(1955) Addition - (IA 116 to Mezzanine) has damaged vinyl treads and rubber nosing on stair.
Recommendation:
Repair vinyl treads and rubber nosing.

Type	Year	Cost	Priority
Failure Replacement	2008	$1,000	Medium

Updated: MAR-07

Event: Replace vinyl tile treads and rubber nosing.

Recommendation:
Replace vinyl tile treads and rubber nosing.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

C2020.08 Stair Railings and Balustrades*

(1955) Addition - (Corridor near CR 120 to Lower Floor) has wood handrails.
(1955) Addition - (IA 116 to Mezzanine) has metal pipe handrails.
(1955) Addition - (Corridor near GWR 118, IA 117 to Basement, Corridor near CR 120 to Second Floor, Stair near CR 125) have wood stairs.
(1958) Addition - (Corridor near STA 129) has wood stair.
(1968) Addition - (STG 137) has wood stairs to Mezzanine.
(1968) Addition - has metal stairs between Main Floor and Second Floor.
(1968) Addition - (MEC 164) has metal stair.
(1968) Addition - (S 226) has cat ladder to Mezzanine.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	50	MAR-07

Event: Repaint metal pipe railing.

Concern:
Paint of metal pipe railing peeled off.
Recommendation:
Repaint metal pipe railing.

Type	Year	Cost	Priority
Repair	2009	$5,000	Medium

Updated: MAR-07

C2030.01 Ramp Construction*

(1968) Addition - (CR 168) has ramp.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	100	MAR-07

C2030.02 Ramp Finishes*

(1968) Addition - (CR 168, ANC 160, 161) ramps have vinyl tile finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-07

C2030.03 Ramp Railings*

(1968) Addition - (ANC 160, 181) ramps have metal pipe railing.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	50	MAR-07

Event: Barrier Free Access Upgrade

Concern:
(1968) Addition - (ANC 160, 181) ramps do not have barrier free railing.

Recommendation:
Provide additional bottom metal pipe rail with maximum 75 mm space from ramp finish.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2008	$2,000	Medium

Updated: MAR-07

C3010.02 Wall Paneling**

(1955) Addition - (ANC 108, Corridor near CR 120) have wood wall panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	MAR-07

Event: Replace wood wall panels.

Recommendation:
Replace wood wall panels. (approx. 200 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$25,000	Low

Updated: MAR-07

C3010.04 Gypsum Board Wall Finishes*

(1949) Original building, (1950) Addition, (1955) Addition, (1958) Addition - have gypsum wall boards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	60	MAR-07

C3010.06 Tile Wall Finishes**

(1955) Addition - (GWR 111, 118, BWR 112, 205, S 207) have ceramic wall tiles.
(1968) Addition - (BWR 143, 154, 227, GWR 144, 155, 229, SDA 142, SDA 145) have ceramic wall tiles.
(1968) Addition - (SDA 142 Showers, SDA 145 Showers) have ceramic wall tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	MAR-07

Event: Replace tile wall finishes.

Recommendation:
Replace tile wall finishes. (approx. 300 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$30,000	Low

Updated: MAR-07

C3010.09 Acoustical Wall Treatment**

(1968) Addition - (GYM 141) has wood wall panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-07

Event: Replace wood wall panels.

Recommendation:
Replace wood wall panels.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$50,000	Low

Updated: MAR-07

C3010.11 Interior Wall Painting**

(1968) Addition - (Corridors) have murals.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	10	MAR-07

Event: Repaint murals.

Recommendation:
Repaint murals.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: MAR-07

C3010.14 Other Wall Finishes** (Cork)

(1968) Addition - (BSE 232) has cork on walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-07

Event: Replace cork wall panels.

Recommendation:
Replace cork wall panels. (approx. 50 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,000	Low

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

(1950) Addition - (MEC 104) has painted concrete floor finishes.
(1955) Addition - (MEC 003, 202) has painted concrete floor finishes.
(1968) Addition - (MEC 164) has painted concrete floor finishes.

Rating	Installed	Design Life	Updated
3 - Marginal	1950	10	MAR-07

Event: Repaint concrete floor.

Concern:
(1950) Addition - (MEC 104) paint has peeled off.
(1955) Addition - (MEC 003, 202) paint has peeled off.
(1968) Addition - (MEC 164) paint has peeled off.
Recommendation:
Repaint concrete floor. (approx. 10 square metres in 1950; 80 square metres in 1955; 100 square metres in 1968)

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

Updated: MAR-07

C3020.02 Tile Floor Finishes**

(1955) Addition - (GWR 111, 118, BWR 112, 205, S 207) have ceramic tile flooring.
(1968) Addition - (BWR 143, 154, 227, GWR 144, 155, 229, SDA 142, SDA 145) have quarry tiles.
(1968) Addition - (SDA 142 Showers, SDA 145 Showers) have quarry tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	50	MAR-07

Event: Replace tile flooring.

Recommendation:
Replace ceramic floor tiles and quarry floor tiles. (approx. 500 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$50,000	Low

Updated: MAR-07

C3020.04 Wood Flooring**

(1955) Addition - (IA 116) has wood flooring.
(1968) Addition - (GYM 141) has wood strip floor.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	30	MAR-07

Event: Replace wood flooring.

Concern:
(1955) Addition - (IA 116) has damaged wood flooring.
Recommendation:
Replace wood flooring. (approx. 216 square metres)

Type	Year	Cost	Priority
Failure Replacement	2009	$25,600	Medium

Updated: MAR-07

Event: Replace wood strip flooring.

Recommendation:
Replace (GYM 141) wood strip flooring. (approx. 665 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$80,000	Low

Updated: MAR-07

C3020.07 Resilient Flooring**

(1949) Original building - has vinyl tiles and vinyl sheet flooring.
(1950) Addition - (CR 102, 103) has vinyl sheet flooring.
(1955) Addition - (CR 123, 125, 126, 206, ANC 107) have vinyl tile flooring.
(1955) Addition - (INF 110, J 124, HEC 212, 213, SCI 209, 211, SCP 210) have vinyl sheet flooring.
(1968) Addition - (Main Floor and Second Floor, GMS 136, partial LIB 162, Corridors) have vinyl tile flooring.

Rating	Installed	Design Life	Updated
4 - Acceptable	1949	20	MAR-07

Event: Replace resilient flooring.

Concern:
(1955) Addition - (HEC 213) has old vinyl sheet flooring.
Recommendation:
Replace vinyl sheet flooring. (approx. 190 square metres)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2009	$19,000	Medium

Updated: MAR-07

Event: Replace vinyl tile flooring.

Recommendation:
Replace vinyl tile flooring. (approx. 4000 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$400,000	Low

Updated: MAR-07

C3020.08 Carpet Flooring**

(1950) Addition - (CNS 106, INF 105) have carpet.
(1955) Addition - (ANC 107, 108, 201, CR 120, 121, 122, 208, OF 113, 114) have carpet.
(1958) Addition - (STA 129, CR 128) have carpet.
(1968) Addition - (ADM 153, PRI 152, VP 151, INF 150, CNS 149, CNS 147, CNF 146, LIB 162, CR 166, 168, PEO 138, 139, SCI 224) have carpet.

Rating	Installed	Design Life	Updated
3 - Marginal	1950	15	MAR-07

Event: Replace carpet.

Concern:
School has worn out and soiled carpet.
Recommendation:
Replace carpet. (approx. 30 square metres in 1950; 760 square metres in 1955; 150 square metres in 1958; 600 square metres in 1968)

Type	Year	Cost	Priority
Failure Replacement	2009	$154,000	Medium

Updated: MAR-07

C3020.09 Access Flooring**

(1968) Addition - (CR 169) has computer access flooring system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	25	MAR-07

Event: Replace access flooring.

Recommendation:
Replace computer access flooring. (approx. 85 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$85,000	Low

Updated: MAR-07

C3020.14 Other Floor Finishes** (Rubber Tiles)

(1968) Addition - (STG 137) has rubber tiles for weight lifting.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	20	MAR-07

Event: Replace rubber tiles.

Recommendation:
Replace rubber tiles. (approx. 84 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$8,400	Low

Updated: MAR-07

C3030.02 Ceiling Paneling (Wood)*

(1955) Addition - (INF 105, CNS 106 North Entrance and Corridor) have wood deck ceiling.
(1958) Addition - (STA 129) has wood deck ceiling.
(1968) Addition - (GYM 141) has wood deck ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	60	MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

(1950) Addition - (MEC 140) has gypsum board ceiling.
(1955) Addition - (GWR 111, 118, BWR 112, 205, INF 110, IA 116, 117, J 124, VED 203, MEC 202, ANC 201, JAN 204, S 001, 002, 006) have gypsum board ceiling.
(1968) Addition - (BWR 143, GWR 144, SDA 142 and Showers, SDA 145 and Showers) have gypsum board ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	1950	50	MAR-07

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

(1955) Addition - (Corridors, CR 120, 121, 122, 123, 125, 126, SWR 122, ANC 108 practice rooms, SCI 209, 211, HEC 212, 213, CR 206, 208) has acoustic ceiling tiles and suspended T-bar system.
(1968) Addition - (Corridors, S 165, 167, BWR 154, GWR 155, ADM 153, PRI 152, VP 151, INF 150, CNS 149, CNS 147, CNF 146 PEO 138, 139, CR 215, 216, 217, 218, S 225, 226, BWR 227, GWR 229, J 228, SCI 219, 220, 223, 224, SCP 221, 222, BSE 230, 231, 232) has acoustic ceiling tiles and suspended T-bar system.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	25	MAR-07

Event: Failure Replacement

Concern:
School has 10% stained, missing and damaged acoustic ceiling tiles

Recommendation:
Replace acoustic ceiling tiles. (approx. 300 tiles)

Type	Year	Cost	Priority
Failure Replacement	2008	$1,500	Medium

Updated: MAR-07

Event: Replace acoustic ceiling tiles.

Recommendation:
Replace acoustic ceiling tiles. (approx. 6000 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$30,000	Low

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

(1950) Addition - (MEC 140) has painted gypsum board ceiling.
(1955) Addition - (GWR 111, 118, BWR 112, 205, INF 110, IA 116, 117,VED 203, MEC 202, ANC 201, JAN 204, S 001, 002, 006) have painted gypsum board ceiling.
(1968) Addition - (KIT near ANC 160, BWR 143, GWR 144, SDA 142 and Showers, SDA 145 and Showers) have painted gypsum board ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAR-07

Event: Repaint gypsum board ceiling.

Recommendation:
Repaint gypsum board ceiling. (approx. 15 square metres in 1950; 880 square metres in 1955; 250 square metres in 1968)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$57,250	Low

Updated: MAR-07

C3030.09 Other Ceiling Finishes* (Textured)

(1949) Original building - has textured ceiling.
(1950) Addition - (CR 102) - has textured ceiling.
(1968) Addition - (Main Floor Classrooms, LIB 162) have textured ceiling.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	50	MAR-07

Event: Repair ceiling.

Concern:
(1968) Addition - (LIB 162) has damaged textured ceiling.
Recommendation:
Repair ceiling. (approx. 100 square metres)

Type	Year	Cost	Priority
Repair	2008	$5,000	Medium

Updated: MAR-07

S4 MECHANICAL

D2010.01 Water Closets**

(1968)(1984) Various vitreous china, floor mounted water closets with flush valves & flush tanks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

Event: Replace Water Closets

Recommendation:
Replace approximately 10 water closets.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: MAR-07

D2010.02 Urinals**

(1968)(1984) Various wall mounted vitreous china with flush valves, stall urinals with flush tank.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

Event: Replace Urinals

Recommendation:
Replace approximately 6 urinals.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: MAR-07

D2010.03 Lavatories**

(1968)(1984) Various stainless steel countertop lavs, enamelled steel countertop lavs. Faucets with indexed handles.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

Event: Replace Lavatories

Recommendation:
Replace approximately 8 lavatories & faucets.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

D2010.04 Sinks**

(1968)(1984) Various mop service sinks, laundry tubs, darkroom sink, single & double stainless steel sinks, stainless steel art sinks throughout school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

Event: Replace Sinks

Recommendation:
Replace approximately 4 sinks.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$2,000	Low

Updated: MAR-07

D2010.05 Showers**

Gang showers in Gymnasium shower room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-07

Event: Replace Showers

Recommendation:
Replace approximately 4 shower stations.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$8,000	Low

Updated: MAR-07

D2010.08 Drinking Fountains / Coolers**

(1968)(1984) Various recessed & surface mounted, wall mounted, single bubbler, vitreous china drinking fountains throughout school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

Event: Replace Drinking Fountains

Recommendation:
Replace approximately 5 drinking fountains.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

D2010.09 Other Plumbing Fixtures** - wash fountains

Semi-circular and circular terrazzo wash fountains in Industrial Arts area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

(1968)(1984) Mainly insulated copper domestic water piping. Solder joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

D2020.01.02 Valves: Domestic Water**

(1968)(1984) Various gate and ball valves. Mainly isolation service.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

Event: Replace Valves: Domestic Water

Recommendation:
Replace approximately 20 gate valves - domestic water service, with new ball valves.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,000	Low

Updated: MAR-07

D2020.02.06 Domestic Water Heaters** - north (basement) mechanical room

Two A.O.Smith model BT199H-774S domestic water heaters. Rated capacities: 179 mbh input, 86 US gal. Storage. Complete with Armstrong H52AB fractional HP recirculation pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	20	MAR-07

Event: Replace Domestic Water Heaters

Recommendation:
Replace (2) domestic water heaters in north (basement) mechanical room.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$7,000	Low

Updated: MAR-07

D2020.02.06 Domestic Water Heaters** - south mechanical room

Two Bradford White gas fired domestic water heaters model unknown. Storage capacity - 80 US gal. c/w fractional HP, wet rotor recirculation pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	20	MAR-07

D2020.03 Water Supply Insulation: Domestic*

(1968)(1984) Mainly preformed fiberglass pipe insulation. Canvas jacket in exposed areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

D2030.01 Waste and Vent Piping*

(1968)(1984) Mainly cast iron, copper. Partially insulated.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

D2030.02 Waste Piping Specialties*

(1968)(1984) Floor drains, trench drains, sumps & clean outs.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

D2040.01 Rain Water Drainage Piping Systems*

(1968)(1984) Mainly cast iron piping, mechanical joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

D2040.02.04 Roof Drains**

(1968)(1984) Conventional roof drains - dome strainers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

Event: Replace Roof Drains

Recommendation:
Replace approximately 6 roof drains.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$2,500	Low

Updated: MAR-07

D3010.02 Gas Supply Systems*

(1968)(1984) Schedule 40 steel piping connecting incoming supply to boilers and domestic water heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	60	MAR-07

D3020.02.01 Heating Boilers and Accessories: H.W.** - 1968 Building

2 Camus Moduflame 780020 boilers model DFNH2000-E. Heating capacity: 2000 mbh input, 1700 mbh output each. C/w Grundfoss wet rotor circulating pumps.

Rating	Installed	Design Life	Updated
5 - Good	2005	35	MAR-07

D3020.02.01 Heating Boilers and Accessories: H.W.** - 1984 Addition

2 Unilux model 350W hot water boilers. 3600 mbh input each. Serving perimeter radiation and glycol heat exchangers for most of the school. C/w 5 HP Armstrong vertical inline circulating pumps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	35	MAR-07

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

(1984)(2005) Insulated metal chimneys up to weather caps on roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

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

(1968)(1984) Chemical pot feeders. Glycol feed pump. Axiom chemical feed system, including pump and storage tank.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

(1968)(1984) Various indoor air handling units in Mechanical rooms. Makes include Pace, Recold single and multizone air handling units with fans, filters, mixing sections, glycol coils.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

Event: Replace Air Handling Units

Recommendation:
Replace approximately 4 air handling units in 1968 section of the building.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$50,000	Low

Updated: MAR-07

D3040.01.02 Fans: Air Distribution*

Ceiling propellor fans in Industrial Arts area of building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

N.R. Murphy dust collector & duct system serving carpentry shop in Industrial Arts area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

(1968)(1984) Mainly overhead, galvanized steel, low velocity ductwork. Some underfloor supply ductwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1968)(1984) Various linear ceiling and floor, rectangular sidewall, square ceiling grilles & diffusers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

(1984)(2005) Mainly copper & schedule 40 steel piping. Insulated. Armstrong vertical inline pumps.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

D3040.04.01 Fans: Exhaust**

(1968)(1984) Various in-line cabinet fans, ceiling exhaust fans, roof mounted cabinet exhausters and centrifugal roof exhausters.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

Event: Replace exhaust fans

Recommendation:
Replace approximately 6 exhaust fans.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$10,000	Low

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

(1968)(1984) Galvanized steel, low velocity connecting exhaust grilles & hoods to exhaust fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

(1968)(1984) Various eggcrate exhaust grilles, ducted to exhaust fans. Specialty fume hoods in Industrial Arts area, connected to exhaust fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

D3050.05.01 Convectors**

(1968)(1984) Mainly surface mounted convectors throughout school. Located in washrooms, corridors, service areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

Event: Replace Convectors

Recommendation:
Replace approximately 5 convectors.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

D3050.05.02 Fan Coil Units**

(1968)(1984) Force flow units at entrance vestibules.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

Event: Replace Fan Coil Units

Recommendation:
Replace approximately 4 force flow units.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$8,000	Low

Updated: MAR-07

D3050.05.03 Finned Tube Radiation**

(1968)(1984) Perimeter radiation throughout school with sloped top / bottom enclosures. Various heights.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

Event: Replace Finned Tube Radiation

Recommendation:
Replace approximately 15 metres of damaged radiation enclosure.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

D3050.05.06 Unit Heaters**

(1968)(1984) Mainly horizontal unit heaters in Industrial Arts areas & service areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

Event: Replace Unit Heaters

Recommendation:
Replace approximately 5 unit heaters.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

D3060.02.03 Pneumatic and Electric Controls

(1968)(1984) Mainly pneumatic controls on Air Handling units, perimeter radiation. Electric control of force flow units, unit heaters.
North Basement Mechanical room: Duplex control air compressor with 1 HP motors. Devilbiss refrigerated air dryer.
North Upper Mechanical room: Brittania simplex comressor with 7.5 HP motor. Thompson Gordon refrigerated air dryer.
South Mechanical room: make Devilbiss simplex compressor.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

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

Siemens DDC system controlling heating & ventilation systems.

Rating	Installed	Design Life	Updated
5 - Good	2005	25	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

(1968)(1984) portable dry chemical fire extinguishers throughout. Wall mounting brackets and fully recessed extinguisher cabinets. Regularly checked.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

S5 ELECTRICAL

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

A 1600A, 120/208V, 3 phase, 4 wire main switchboard has been provided, located in the electrical room of the 1955 section and fed from a pad mounted transformer, on the north side of the property. The switchboard is the product of FPE and is complete with a 1600A main breaker and branch feeder breakers. A TVSS (transient voltage surge suppressor system) has been provided. A 600 Amp breaker feeds the distribution in the high school. The switchboard is approximately 90% full. All branch feeder breakers are identified.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	40	MAR-07

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

Branch circuit panel boards have been provided throughout the school and are located in the classroom corridors and the mechanical rooms. Panels are approximately 80% full.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

D5010.07.02 Motor Starters and Accessories**

Wall mounted magnetic motor starters have been provided for mechanical equipment motors. Starters are complete with hand off auto selector switches and pilot lights.

Rating	Installed	Design Life	Updated
5 - Good	1984	30	MAR-07

D5020.01 Electrical Branch Wiring*

All branch wiring is copper and installed in conduit.

Rating	Installed	Design Life	Updated
5 - Good	1984	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting control is provided by line voltage switches. Each area is locally switched.

Rating	Installed	Design Life	Updated
5 - Good	1984	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent fixtures of the recessed and surface mounted type have been provided and are complete with T8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
5 - Good	2000	30	MAR-07

D5020.02.02.03 Interior Metal Halide Fixture*

Metal Halide fixtures have been provided in the gym. Fixtures are complete with 400 Watt metal halide lamps.

Rating	Installed	Design Life	Updated
5 - Good	1984	30	MAR-07

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting in the high school is provided by connecting selected fixtures around the school to the emergency power engine-generator set. All paths and points of egress are well illuminated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1964	35	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting in the junior high school is provided by battery packs and remote heads. All paths and points of egress are well illuminated.

Rating	Installed	Design Life	Updated
5 - Good	1990	20	MAR-07

D5020.02.03.03 Exit Signs*

Exit lights are of the LED type. All required exits have been provided with exit signs.

Rating	Installed	Design Life	Updated
5 - Good	2000	30	MAR-07

D5020.02.05 Special Purpose Lighting*

Stage lighting of the incandescent type has been provided and is dimmer controlled.

Rating	Installed	Design Life	Updated
5 - Good	1984	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted H.P. Sodium fixtures have been provided around the perimeter of the building. The fixtures are complete with 150 Watt H.P. Sodium lamps. All entrances are provided with soffitt mounted recessed H.P. Sodium fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

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

Exterior lighting is controlled by photo cell with manual override.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

D5030.01 Detection and Fire Alarm**

A Simplex zoned hard wired fire alarm system has been provided. It is complete with heat and smoke detectors, manual pull stations, and 10" bells. The main control panel/annunciator is located in the main entrance vestibule of the high school entrance, with a remote annunciator in the junior high school entrance vestibule. The system is tested annually and is externally monitored.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	25	MAR-07

D5030.02.02 Intrusion Detection**

A Safewatch intrusion alarm system has been provided . It is complete with motion sensors, keypads, and door contacts. The system is externally monitored.

Rating	Installed	Design Life	Updated
5 - Good	1996	25	MAR-07

D5030.02.04 Video Surveillance**

A CCTV system consisting of cameras and monitors has been provided. Cameras are located in the corridors and around the building exterior. A monitor and a VHS recording system is located in the general office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	25	MAR-07

D5030.04.01 Telephone Systems**

Telephone service is underground and terminates at the main telephone board located in the mechanical room of the 1950 section. A Panasonic D1232 telephone system has been provided and is located in the communication room. Telephone sets have been provided in the administration area.

Rating	Installed	Design Life	Updated
5 - Good	2001	25	MAR-07

D5030.04.03 Call Systems**

A Bogen Multicom 2000 call system has been provided. The head equipment is located in the communication room. The system is complete with a media retrieval system that is located in the library. Television sets have been provided in each classroom. Telephone sets have been provided in each classroom. Speakers have been provided in the corridors and the classrooms. The call system is interfaced with a music system.

Rating	Installed	Design Life	Updated
5 - Good	2001	25	MAR-07

D5030.04.04 Data Systems**

Cat 5 data cabling has been provided throughout the school with outlets in the classrooms and the administration area. The network is located in the server room and and is complete with a data rack containing patch panels and data hubs.

Rating	Installed	Design Life	Updated
5 - Good	1998	25	MAR-07

D5030.06 Television Systems*

Cable TV service has been provided and TV outlets have been provided in most classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-07

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

A 4.0kW, 120/240V, single phase, 3 wire, emergency engine-generator set has been provided and is located in the boiler room of the 1968 section. The engine is natural gas fired. The system is the product of Onan and is complete with a battery charger and an automatic transfer switch. The system provides power to selected light fixtures, the boilers, and the fire alarm system in the event of utility power failure.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	35	MAR-07

Event: Replace emergency engine-generator set.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$30,000	Low

Updated: MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.05.03 Display Cases

(1950) Addition - (Corridor near MEC 104) has display case.
(1955) Addition - (Corridor near INF 110, Corridor near J 204, Corridor near HEC 213) have display cases.
(1968) Addition - (Foyer near BWR 158) has display case.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-07

E1020.02 Library Equipment*

(1968) Addition - (LIB 162) has computers, bookshelves, display units c/w bulletin board and index storage, magazine racks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	25	MAR-07

E1020.07 Laboratory Equipment*

(1955) Addition - (ANC 107) has kiln.
(1955) Addition - (IA 117, SCP 210) have eye wash stations.
(1955) Addition - (SCI 211) have fume hood.
(1968) Addition - (SCI 219, 223) have fume hoods.
(1968) Addition - (SCP 221, SCI 223) have eye wash station.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	MAR-07

Event: Provide metal cabinets.

Concern:
(1955) Addition - (SCP 210) does not have acid corrosive cabinets, flammable cabinets.
(1968) Addition - (SCP 221) does not have acid corrosive cabinets, flammable cabinets.

Recommendation:
Provide metal cabinets. (4 cabinets)

Type	Year	Cost	Priority
Hazardous Material Management Upgrade	2008	$8,000	Medium

Updated: MAR-07

E1030.01 Vehicle Service Equipment*

(1984) Addition - (IA 170) has automobile repair equipment, hydraulic lifts, rotary lift.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	25	MAR-07

E1090.01.01 Vacuum Cleaning Systems*

(1955) Addition - (IA 116) has dust collector at the North side of building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	25	MAR-07

E1090.03 Food Service Equipment*

(1968) Addition - (KIT near ANC 160) has fridge, range, freezer, hot pan range, fire suppression hood.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	25	MAR-07

E1090.04 Residential Equipment*

(1955) Addition - (HEC 212) has oven, fridges, microwaves, ranges.
(1955) Addition - (HEC 213) has fridges, microwaves, ranges, washer, dryer.
(1968) Addition - (CR 166, 168, ANC 161) have microwaves and fridge.
(1968) Addition - (S165) has fridge, vending machine.
(1968) Addition - (S 167) has freezer.
(1968) Addition - (ADM 153) has fridge.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	25	MAR-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1968) Addition - (GYM 141) has suspended basketball backstops, side-fold wall mounted basketball backstops, scoreboard, curtain divider.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	15	MAR-07

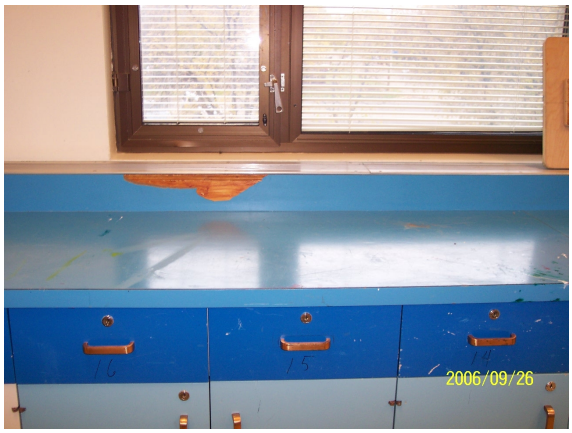
E2010.02 Fixed Casework (Classroom Millwork)**

School have original millwork.

Rating	Installed	Design Life	Updated
3 - Marginal	1950	35	MAR-07

Event: Repair classroom millwork

Concern:
(1955) Addition - (VED 203) has damaged millwork.
Recommendation:
Repair millwork. (approx. 20 metres)



Type	Year	Cost	Priority
Repair	2009	$20,000	Medium

Updated: MAR-07

Event: Replace millwork.

Recommendation:
Replace millwork. (approx. 300 metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$300,000	Low

Updated: MAR-07

E2010.02 Fixed Casework (Receptionist Counters)**

(1949) Original Building - (Maintenance General Office) has counter.
(1968) Addition - (ADM 153) has counter.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

Event: Replace receptionist counters.

Recommendation:
Replace receptionist counters. (approx. 4 metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$8,000	Low

Updated: MAR-07

E2010.02 Fixed Casework (Vanities)**

(1955) Addition - (GWR 111, 118, BWR 112, 205, IA 116 WC, IA 117 WC) have vanities.
(1968) Addition - (CNF 146 Washrooms, BWR 143, 154, 227, GWR 144, 155, 229) have vanities.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

Event: Replace vanities.

Recommendation:
Replace vanities. (approx. 12 metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: MAR-07

E2010.03.06 Curtains and Drapes**

(1955) Addition - (VED 203) has curtain and track.
(1955) Addition - (IA 170, INF 110) has curtain and track.
(1955) Addition - (HEC 213) has curtain and track.
(1968) Addition - (ADM 153, PRI 152, VP 151, INF 150, CNS 149, CNS 147, CNF 146) have drapes over windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-07

Event: Replace curtains, drapery and tracks.

Recommendation:
Replace curtains, drapery and tracks.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

E2010.04 Fixed Floor Grilles and Mats

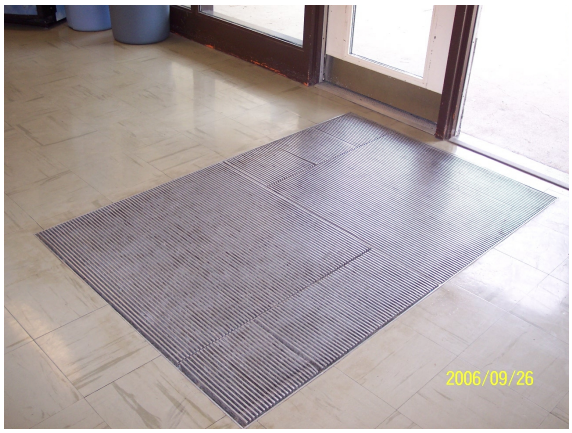
(1968) Addition - (Exit near CNF 146) has recessed floor grilles.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	0	MAR-07

Event: Failure Replacement

Concern:
(1968) Addition - recessed metal grilles which collect dust and dirt and are unhealthy to users.

Recommendation:
Replace all recessed metal grilles with concrete finish. (approx. 1 unit)



Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2008	$1,000	Medium

Updated: MAR-07

F1020.02 Special Purpose Rooms (Dark Room)*

(1955) Addition - (VED 203) has dark room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	50	MAR-07

F1020.02 Special Purpose Rooms (Industrial Arts)*

(1955) Addition - (IA 116 - Carpentry) - joiner, planer, band saw, wood lathe, table saw, radial arm sander etc.
(1955) Addition - (IA 117) has welding booths c/w exhaust fan; has 1 ton chain hoist over stair landing.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

F1020.02.06 Insulated Rooms

(1955) Addition - (ANC 108, ANC 201) have insulated practice rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	0	MAR-07

F1020.02.13 Paint Booths*

(1955) Addition - (IA 117) has paint room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	50	MAR-07

F2020.01 Asbestos*

(1955) Addition - (Basement Corridor) has VAT.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	0	MAR-07

Event: Remove VAT.

Concern:
(1955) Addition - (Basement Corridor) has VAT.

Recommendation:
Remove VAT and replace with new vinyl tile flooring. (approx. 100 square metres)

Type	Year	Cost	Priority
Hazardous Material Management Upgrade	2009	$10,000	Unassigned

Updated: MAR-07

F2020.04 Mould*

No concerns identified or reported during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-07

F2020.09 Other Hazardous Materials*

No concerns identified or reported during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

(1968) Addition - (Main Entrance) has barrier free route from parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-07

K4010.02 Barrier Free Entrances

School does not have handicapped access.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAR-07

Event: Provide handicapped access.

Concern:
School does not have handicapped access.
Recommendation:
Provide handicapped access. (2 doors in 1955; 2 doors in 1968)

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2008	$40,000	Medium

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

Building has Corridors wide enough for handicapped.
(1955) Addition -(North Stair) has wheelchair platform from Main Floor to Second Floor and Lower Floor.
(1958) Addition - (Lower Floor) has wheelchair platform to connect (1968) Addition.
(1968) Addition -(Southeast Stair) has wheelchair platform from Main Floor to Second Floor.
(1968) Addition - (Main Floor ANC 160, 161, CR 168, Corridor near GWR 155) have wood ramps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	0	MAR-07

K4010.04 Barrier Free Washrooms

(1955) Addition - (GWR 111, 118, BWR 112) have handicapped toilet cubicles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	0	MAR-07

RECAPP Facility Evaluation Report

Edwin Parr Composite Community School

S2418

Athabasca

Report run on: March 15, 2007 2:12 PM

Facility Details

Building Name: Edwin Parr Composite Com
Address:
Location: Athabasca

Building Id: S2418
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: September 26 2006
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **$1,233,000**
5 year Facility Condition Index (FCI): **0%**

General Summary:

School faces one street on the West side. Bus loading and pick up zone is in the main parking lot. Asphalt parking lot for staff is located on the West side.
Grass is on the East side of the school buildings. Lawn is on the West side. Mature trees at the West side of the site. Site has garbage containers.

Mechanical:
Sanitary sewer, domestic water for the building are from municipal mains in the adjacent street. Storm water is splashed to grade on the east side of the building. Natural gas is from utility mains. No significant problems were reported nor observed at the time of our inspection.

Electrical:
Parking lot has energized parking stalls.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G1030 Site Earthwork (Site Grading)*

School has negative grading around perimeter of buildings.

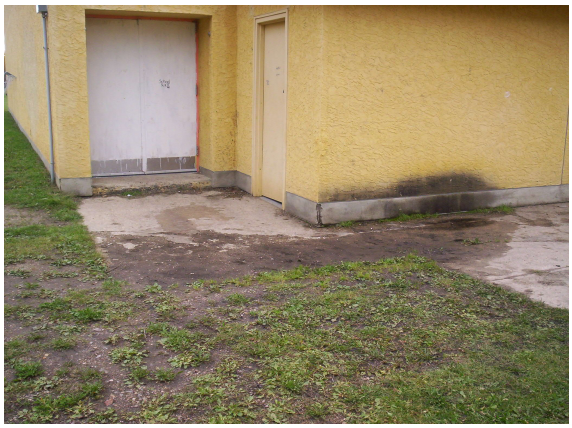
Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAR-07

Event: Provide new grade around building.

Concern:
Soil has settled along the perimeter of the building.
Recommendation:
Provide new grade around building.

Type	Year	Cost	Priority
Failure Replacement	2008	$10,000	Medium

Updated: MAR-07



G2010.02.02 Flexible Pavement Roadway (Asphalt)**

School has asphalt paved public roadway on the West side.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAR-07

G2010.06.05 Guide Rails

School has guide rails along the West side of property.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-07

G2020.02.01 Aggregate Parking Lots (Gravel)**

School has aggregate parking lot on the Southwest and South sides.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	10	MAR-07

Event: Provide additional gravel.

Concern:
Gravel was washed away.
Recommendation:
Provide additional gravel.

Type	Year	Cost	Priority
Repair	2008	$5,000	Medium

Updated: MAR-07

Event: Replace aggregate parking lot.

Recommendation:
Replace aggregate parking lot. (approx. 4000 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$200,000	Low

Updated: MAR-07

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

School has asphalt paved parking lot on the West side.
Bus loading and pick up zone is in the main parking lot.
School has asphalt and gravel parking lot on the North side.

Rating	Installed	Design Life	Updated
3 - Marginal	1984	10	MAR-07

Event: Repair asphalt paved parking lot.

Concern:
School has loosen asphalt paved parking lot on the West side.
Recommendation:
Repair and provide additional asphalt topping to existing parking lot surface.

Type	Year	Cost	Priority
Repair	2008	$8,000	Medium

Updated: MAR-07

Event: Replace asphalt parking lot.

Recommendation:
Replace asphalt parking lot. (approx. 5000 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$750,000	Low

Updated: MAR-07

G2020.06.02 Parking Bumpers*

School does not have parking lot bumpers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	25	MAR-07

G2020.06.03 Parking Lot Signs*

Parking lot has signages.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	25	MAR-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

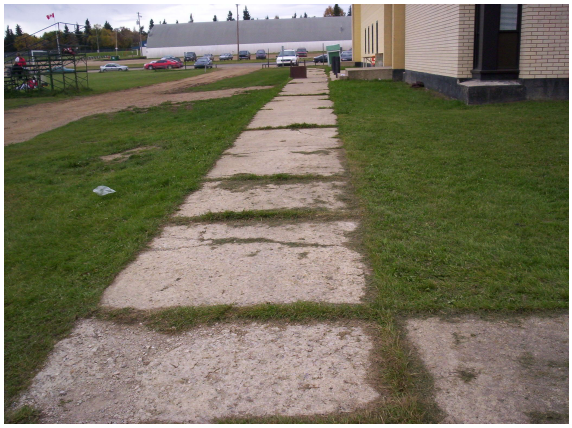
(1968) Addition - has concrete sidewalk on the West and South sides.

Rating	Installed	Design Life	Updated
3 - Marginal	1968	15	MAR-07

Event: Replace concrete sidewalk.

Concern:
(1968) Addition - has unleveled and worn out concrete sidewalk on the South side.

Recommendation:
Replace concrete sidewalk.(approx. 100 metres long)



Type	Year	Cost	Priority
Failure Replacement	2008	$10,000	Unassigned

Updated: MAR-07

G2040.02 Fences and Gates**

School has fence and page wire along the North side and barn wire fence on the South side of the property.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

School - has goal posts for football, soccer, basketballs; baseball diamonds and lacrosse on the South side.
School - has an observation tower and bleachers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	25	MAR-07

Event: Replace athletic and recreational surfaces.

Recommendation:
Replace athletic and recreational surfaces. (approx. 5000 sqaure metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$250,000	Low

Updated: MAR-07

G2040.06 Exterior Signs*

School has a free standing signage at the West Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	25	MAR-07

G2040.08 Flagpoles*

(1968) - Three flag poles are installed at West Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	30	MAR-07

G2040.12.03 Picnic Tables

(1968) - School has picnic table at the West Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1968	0	MAR-07

G2040.12.07 Garbage Disposal

School has garbage containers on the North and South sides.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	MAR-07

G2050.04 Lawns and Grasses*

School - has grass on the East side and lawn on the West side.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	15	MAR-07

G2050.05 Trees, Plants and Ground Covers*

School has mature trees at the West Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	10	MAR-07

G2050.07 Planting Accessories*

School has flower bed along the West side.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	10	MAR-07

G3010.02 Site Domestic Water Distribution*

(1984) Incoming water service from municipal mains in adjacent street to water service in north end of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	50	MAR-07

G3020.01 Sanitary Sewage Collection*

(1968)(1984) Outgoing sanitary sewer to municipal mains in the street to the west of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

G3030.01 Storm Water Collection*

(1968)(1984) Roof drainage collected within building and discharged at grade (3 or 4 locations) on the east side of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

G3060.01 Gas Distribution*

Incoming gas service on north side of building. Exact location of natural gas main is unknown at the time of inspection.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

G4010.04 Car Plugs-ins*

Combination of rail mounted and building mounted car plug-in receptacles have been for staff use. The receptacles are time and temperature controlled.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	25	MAR-07