

RECAPP Facility Evaluation Report



Wellington Junior High School

B3357A
Edmonton

Facility Details

Building Name: Wellington Junior High Scho
Address: 13160 - 127 Street
Location: Edmonton

Building Id: B3357A
Gross Area (sq. m): 0.00
Replacement Cost: \$9,669,033
Construction Year: 0

Evaluation Details

Evaluation Company: Lotus Architecture
Evaluation Date: December 1 2004
Evaluator Name: Mr. Tonu Mitra

Total Maintenance Events Next 5 years: **\$4,203,684**
5 year Facility Condition Index (FCI): **43.48%**

General Summary:

Wellington Junior High school is 'U' shaped building with two storey east and west wings and a partial two storey north wing. It is a concrete frame structure with precast concrete floor and roof slabs and concrete strip and pier foundation. Painted concrete block exterior and flat roofs.

The north wing accommodates the main Gymnasium, Administration unit, Industrial Arts and Home Economics on ground floor and a corridor linking the east and west wings on the second floor. The east wing accommodates Classrooms, Science Labs, a Library, Arts Room and Behaviour Disorder program area. The west wing has a small Gymnasium at the back. This wing is mostly empty, except Dependent Handicap area on the ground floor and a Music Room on the second floor. The entire building has crawl space.

The original building (consisting of east and north wings) was built in 1957. The west wing was added in 1961. There are no portables.

Building Area: Original Building: 4,450 sq.m.
 1961 Addition: 1,767.4 sq.m.
 Total Building Area: 6,217.4 sq.m.

School capacity: 676 Current enrolment: 182

Over the years, little or no upgrading work was done to this building, except in isolated areas to accommodate new programs such as Dependent Handicapped and Behaviour Disorder. As a result, the building has suffered from neglect with a lot of aging and deteriorated building components. Recent upgrading includes Administration area renovations (1994) and roof replacement (1992 and 2001). This school also has major deficiencies such as crumbling foundation which should be attended to as a priority. Repairs will be complicated because the crawlspace is contaminated with asbestos. Except roof, most building components are in poor condition.

Many parts of the building interior are not being used and in poor condition. Upgrading proposal for building interior assumes that the facility will eventually be utilized to the capacity. However, interior components can be upgraded in stages, as utilization improves.

Overall rating for this facility is 'marginal'.

Structural Summary:

Concrete strip foundations and concrete pier foundation for interior columns. Concrete columns and beams superstructure with concrete block infill walls. Precast concrete double 'T' floor and roof slabs.

Foundations are starting to crumble due to salt attacks and alkali reactions. Repairs must be completed soon to maintain integrity of foundation; however, the crawl space is contaminated with asbestos. The superstructure is in fair condition, although numerous hairline cracks in block walls and floors would suggest movement of foundation and concrete frame structure.

The overall rating of building structure is 'acceptable'.

Envelope Summary:

The exterior walls are single wythe concrete block with loose fill insulation. Original large aluminum window units on wood frame with hopper sections and field glazing. The exterior doors are original wood on wood frames with transome

and sidelites. The roof was replaced in 2001 with 2 ply SBS roofing, complete with internal roof drains and tapered insulation. Complete building exterior was repainted in 1994.

The exterior walls are cold and sweat inside, causing damages to interior finishes. Windows are poor in design and leak air. Condensation between glazing panes have rotted wood framing inside. Many hopper sections do not operate properly. Exterior doors and frames have rotted and many are beyond repair.

Upgrading of exterior walls is recommended with air / vapour barrier, exterior insulation and cladding. Windows should be replaced with smaller sections of energy efficient windows. All exterior doors should be replaced.

The overall rating of building envelope is 'poor'.

Interior Summary:

The interior walls are painted concrete block. Most interior doors are solid core wood on wood frames. Double doors, on wood frames with transome and sidelites and wired glass in corridors and stairs. Other fire doors are original metal on steel frames. Corridors of east wing has new linoleum flooring. Carpet in Administration and program areas, main foyer, Library and Music room. Original vinyl asbestos tiles in most Classrooms. Painted concrete floors in service areas and washrooms. Mixture of suspended T-Bar ceilings and original perforated tile ceilings. Original sprayed textured ceilings in the rooms of east wing contain asbestos. Except in Staff Room, Science labs and program areas, all millwork is original.

Block walls have developed hair line cracks at many locations. Doors are in marginal condition and fire doors are not rated. Most hardware is original and hard to repair. Except in Staff room, all carpet is in poor condition. Original resilient flooring materials are dated and in marginal condition. Washroom and Change Room interiors are original and dated. Tiles are falling off the walls and new tiles hard to match.

Majority of interior components and finishes will have to be replaced to bring to current standards. However, many parts of the building are not being used and empty. Therefore, interior upgrading can be implemented in stages, depending on the utilization of spaces.

Overall rating of building interior is 'marginal'.

Mechanical Summary:

The mechanical systems and equipment are in marginal condition with many components requiring replacement. The steam boilers are marginal and should be replaced. The unit ventilators do not provide adequate heating and ventilation for current building use and should be replaced. The plumbing fixtures except for the lavs which have already been replaced are old have deteriorated with replacement parts difficult to obtain. Controls should be replaced with new DDC controls. Overall rating for the mechanical systems is marginal (3).

Electrical Summary:

Some of the electrical has been upgraded. A new secondary service and distribution, exit and emergency lighting, motor starters and lighting replacement is recommended. Overall rating of 3.

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***

(1957)(1961) Concrete spread footings and piers at columns and concrete foundation walls and continuous footings at walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	100	DEC-04

Event: **Repair / replace concrete foundation structure.**

Concern:

Concrete piers and footings have deteriorated due to alkali (in cement) and aggregate reaction and sulphate attack. The alkali-aggregate reaction has caused abnormal expansion and map cracking in concrete and sulphate reaction has also resulted in extensive deterioration and cracking. All of this could lead to failure of concrete support structure. The problem has been amplified with wet soil conditions in the crawl space. Sulphate attack is pronounced at the bottom of columns and top of piers where concrete remains cool and moist. Several columns have structurally failed and emergency replacement with steel columns was required to temporarily rectify the problem. Portions of foundation that are in contact with grade are also crumbling. The crawl space contains asbestos fibre in pipe insulation which have fallen and infiltrated in to the ground due to ground water. (Refer to reports prepared for the Edmonton Public Schools by Prostatix Engineering Consultants Inc. (dated March 15 and April 28, 1999), EBA Engineering Consultants Ltd. (dated March 31 and April 28,1999) and Mclean Young Construction Ltd . Crawlspace repair costing document (dated April 23,1999). Stress cracks on walls at many locations would suggest foundation movements.

Recommendation:

Reports recommended removal of asbestos (see also F2020.01-Asbestos) in crawl space; repair / replacement of concrete piers and repairs of columns and foundation walls. Provision of adequate ventilation to crawl space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$669,600	High

Updated: March 4 2005

A1030 Slab on Grade*

(1957) Concrete slab on grade in Boiler Room is 1.2 m below grade. Slab on grade in Industrial Arts has numerous hairline cracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

(1957)(1961) Cast-in-place concrete columns and beams.

Bases of concrete columns in the crawl space have deteriorated (se A1010-Standard Foundations).

Concrete columns and beams in upper floors are in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.03 Floor Decks, Slabs, and Toppings*

(1957)(1961) Precast concrete double 'Tee' with concrete topping. There are two hairline cracks in Classroom 204 and one in the adjacent Art Room. Cause of cracking at this location (east wing) is not apparent. It should be monitored for further development.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.05 Mezzanine Construction*

(1957) The Industrial Arts space has a small mezzanine above offices and used for storage. Load bearing concrete block walls and plywood floor on wood joist framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.09 Floor Construction Fireproofing*

(1957)(1961) Concrete floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B1010.10 Floor Construction Firestopping*

(1957)(1961)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B1020.01 Roof Structural Frame*

(1957)(1961) Concrete columns and beams and precast double 'Tees'.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1020.04 Canopies*

(1957)(1961) Covered entrances to east and west wings from courtyard and at the main entrance - precast double 'Tees', supported by cast-in-place concrete columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1020.06 Roof Construction Fireproofing*

(1957)(1961) Precast concrete roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

S2 ENVELOPE**B2010.01.02.02 Concrete Block: Ext. Wall Skin***

(1957)(1961) Single wythe concrete block painted - see B2010.02.03-Masonry Units:Ext. Wall Const. Mortar joints have failed due to freeze and thaw cycles; this is specially pronounced on the portions of Gymnasium walls above roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

B2010.01.06.04 Wood Siding*

(1961) Painted plywood infill walls around windows of the west wing addition - see B2010.02.05 - Wood Framing: Ext. Wall Const. Paint peeling from plywood surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1957)(1961) Expansion joints between single wythe block walls of east and west wings and north wing. Joints appeared to have moved. Rod and caulking required to seal joints as regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

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

(1957)(1961) See B2010.01.09.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

B2010.01.13 Paints (& Stains): Exterior Wall*

(1998) Concrete block exterior, wood fascias were repainted - acceptable. Exterior wood and metal door finishes are in poor condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	DEC-04

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

(1957)(1961) Single wythe concrete block exterior walls with zonolite core fill insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	DEC-04

Event: Upgrade exterior walls.**Concern:**

Single wythe exterior concrete block walls with loose fill insulation have little or no insulating value. This has resulted in cold bridges, sweating, paint peeling and cracks at interior and exterior wall junctions. Interior walls in some areas were repainted in 1998 but peeling of paint was evident. Freezing and thawing of interior moisture has also resulted in deterioration of concrete block mortar joints on the exterior. This type of envelope is not energy efficient.

Recommendation:

Exterior of block should be sealed with air / vapour barrier membrane, complete with exterior rigid insulation and exterior cladding. Work should be done together with exterior windows and doors replacement so that proper air seal is achieved throughout the envelope. Approximate area: 2,500 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$633,960	Low

Updated: March 4 2005

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

(1961) Exterior walls of the two storey west wing are made of wood studs with transite and plywood panels. Walls were painted in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	100	DEC-04

Event: Upgrade exterior wood walls of west wing.**Concern:**

Exterior east and west walls of the west wing are infill walls (between concrete beams and columns), made of 38 x 89 mm wood studs with painted plywood and transite infill panels. No insulation provided. This is a sub-standard construction, unsafe and does not meet code requirements. Transite panels contain asbestos.

Recommendation:

Demolish exterior wood walls of west wing completely and re-build with concrete block infill walls. Upgrade walls with air / vapour barrier membrane and exterior insulation, similar to B2010.02.03-Masonry Units: Ext. Wall Const.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$127,440	Medium

Updated: March 4 2005



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

(1957)(1961) No air barriers or vapour barriers. Core fill loose insulation in block walls. No insulation in west wing walls - see B2010.02.03 and B2010.02.05 for upgrading.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.06 Exterior Louvers, Grilles, and Screens*

(1951)(1961) Original aluminum grilles in exterior walls of crawl space and in Fan Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.09 Exterior Soffits*

(1957)(1961) Precast concrete 'Tees' and painted plaster soffits at recessed entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2020.01.01.02 Aluminum Windows*

(1957)(1961) Original aluminum windows with field glazing and hopper sections, on precast concrete sills (exterior) wood sills inside. Wood sections between two panes are painted with silver paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	DEC-04

Event: **Replace original windows. Construct infill walls at large window openings of east wing.**

Concern:

Existing original aluminum windows are poorly made and in very poor condition. Wood sections between aluminum frames are rotting due to condensation over the years. Most hopper sections do not operate. Windows have no insulating value and seal around openings are poor, allowing cold air infiltration, condensation and deterioration of wood sills. Upper portions of large windows on east wing are permanently blanked off by posters and sheets of paper to cut off direct sun and heat build up.

Recommendation:

Replace all original windows with new thermally broken aluminum window sections, complete with hermetically sealed double glazing and awning sections. New windows on east and west wings should be only 1.2 m high. Upper portions of existing large window openings of east wing should be filled with light weight concrete block, or with stud wall assembly. Exterior envelope upgrading should be the same as recommended for all other walls - see B2010.02.03. East wing windows infill, complete with envelope upgrade: \$72,000.00.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$448,200	Low

Updated: March 4 2005



B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows*

(2002) Original aluminum windows were replaced with PVC windows with awning sections at the north wall, ground floor. Windows are installed between existing wood frames and wood sills (painted).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

B2030.01.10 Wood Entrance Door*

(1957)(1961) Original wood double doors on wood frames with sidelites and transomes. Original brass hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: Replace all entrance doors and frames.**Concern:**

Original wood doors and frames are deteriorating to the point where refinishing and repairs are not practical. Glass sections of doors have steel mesh to protect from vandalism and sidelites have been boarded up with plywood. It gives the school a very poor uninviting appearance. Hardware are original and hard to repair. There are no automatic door openers for disabled people.

Recommendation:

Replace all entrance doors, frames and sidelites with steel doors, frames and sidelites, complete with new hardware. Provide automatic door openers at the Se entrance doors of west wing for the handicapped.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$88,560	Low

Updated: March 4 2005

B2030.02 Exterior Utility Doors*

(1957) 900 mm x 1200 mm high plywood doors painted, complete with throw bolts and locks to access the lower roof areas from second floor. One located above main foyer and other as part of the window section at the second floor link corridor.
 (1961)(1970) Majority of exterior utility doors are single leaf, solid core wood on wood frames. Several doors were replaced by steel doors but do not meet code requirements and are not insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace all exterior utility doors.**Concern:**

Several original window sections were modified to incorporate plywood doors to access lower roofs. These doors are small to be of any use.

Existing utility doors are in poor condition. Paint and wood surfaces have deteriorated. Hardware is old and difficult to repair.

Recommendation:

Plywood doors should be removed and replaced with new window sections. Access to lower roofs should be provided by means of outside ladders from higher roofs which have interior access (see B3010.09).

Replace existing utility doors and frames with new insulated steel doors and pressed steel frames, complete with new hardware.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$12,960	Low

Updated: March 4 2005

B3010.01 Deck Vapor Retarder and Insulation*

(1992)(2001) Installed with new roofing. Tapered insulation for slopes to internal drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(1991) North wing. 2 ply SBS roofing.

(2001) East and west wings. 2 ply SBS roofing.

All re-roofing was done with new internal roof drains and new parapet flashings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

B3010.09 Roof Specialties and Accessories*

(1970) Although access to the lower roof provided from the interior, there are no ladders to the higher roof.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: **Provide steel ladder to access various levels of roofs.**

Concern:

There are no ladders to safely access lower levels of roofs. Small openings (originally windows) on the second level provides access to the roof above Boiler Room and north lower roofs which are inadequate. Use of a temporary ladder is unsafe.

Recommendation:

Provide three steel ladders to access various parts of roofs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$2,160	Medium

Updated: March 4 2005

**B3020.02 Other Roofing Openings***

(1970) There are two access hatches with steel ladders, located near NE and SW stairs.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

(1957)(1961) Except walls in Administration area, all walls are standard concrete block. Cracks have appeared at many locations, indicative of stresses in concrete frame structure and foundation movements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1010.02 Interior Demountable Partitions*

(1986)(1994) Counsellor's office walls in Dependent Handicapped area and in offices of Administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

C1010.04 Interior Balustrades and Screens, Interior Railings*

(1957)(1961) Steel pipe rails at crawl space access platforms (below NE and NW stairs); at access platform to Boiler Room floor from Custodian's office. Pipe rails should be repainted as regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C1010.05 Interior Windows*

(1957) Display windows in the Main foyer and Custodian's office. Single pane glass on wood frame windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C1010.07 Interior Partition Firestopping*

(1957)(1961) Concrete block walls to underside of concrete beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C1020.01 Interior Swinging Doors*

(1986)(1988)(1993)(1994) Several doors were added during various renovations for the Dependent Handicapped, Home Economics, Behaviour Disordered and Administration areas. Door types include solid core single or double leaf doors on wood or steel frames with or without glazing in upper half portions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C1020.01 Interior Swinging Doors*

(1957)((1961) Majority of interior doors are single leaf, solid core wood doors, painted, with or without vision panels; on painted wood and steel frames (some with sidelites). Several doors have glass panels in upper half portions. Double leaf swinging doors at Gymnasiums and Gym Storage - solid core wood doors on wood frames. Double leaf doors in Library have glass in upper half portion.

Majority of doors have original brass hardware and many single doors have air transfer grilles at the bottom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace original interior doors.**Concern:**

Original doors have been painted many times over the years. Many doors are starting to split and beyond repair. Original hardware on doors are no longer available and parts are difficult to find. Some closers leak. Wood door frames of several doors have deteriorated.

Recommendation:

Replace all original swinging doors with new, complete with new set of hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$129,600	Low

Updated: March 4 2005

C1020.02 Interior Entrance Doors*

(1957)(1961) All interior entrance doors are solid core double doors, painted, with glazed upper portion; on wood frames with fixed central mullions and sidelites with georgian wired glass. Original brass hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace interior entrance doors.**Concern:**

Doors are original with original hardware. Over the years, doors and frames have been painted several times and showing signs of aging. Bottom of wood frames are deteriorating. Original hardware hard to replace or repair. Interior doors should match with proposed new exterior doors.

Recommendation:

Replace all four interior entrance doors and frames with new steel doors, frames and new hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$11,340	Unassigned

Updated: March 4 2005

C1020.03 Interior Fire Doors*

(1957)(1961) Doors are either solid core wood on wood frames, or metal doors on steel frames. Original hardware. Corridor and stair doors and sidelites have georgian wired glass in upper portions. Magnetic hold open devices were installed in several corridor doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace doors in fire separations.**Concern:**

Original wood doors and frames in fire separations are not ULC approved and do not meet the requirements for fire separation in enclosures. Original hardware is obsolete and do not meet requirements for rated doors. Several doors do not latch properly. Steel doors and frames are made of thin gauge materials and are in poor condition.

Recommendation:

Replace doors and frames in fire separations with new rated steel doors and frames and new hardware, including crawl space access door in Boiler Room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$155,520	Medium

Updated: March 4 2005

C1030.01 Visual Display Boards*

(1957)(1961) Original chalk boards and tack boards in most Classrooms. Tack boards in hallways, Library. Music Room, Dependent Handicapped area and Behaviour Disorder area.
 (1989)(1990)(1993) Chalk boards and tack boards in Home Economics, Music, Staff Room, Behaviour Disorder and Dependent Handicap Areas.
 (1993)(1994) White boards in Behaviour Disorder area; white board and calendar board in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Install white boards in Classrooms.**Concern:**

Most Classrooms do not have white boards.

Recommendation:

Provide white boards in Classrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$14,040	Low

Updated: March 4 2005

C1030.02 Fabricated Compartments(Toilets/Showers)*

(1957)(1961) Except in Dependent Handicap Washrooms, partitions in all other washrooms, including in Staff Washrooms are original metal partitions, painted.

(1986) Dependent Handicap area Washrooms - prefabricated metal toilet partitions, includes properly designed large handicapped cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: **Replace original metal toilet partitions.**

Concern:

Metal partitions are in fair condition, however, they should be replaced because of dated appearance and also because layout of washroom fixtures should be revised in Girls' and Boys' Washrooms to reverse locations of wash basins and wcs (to keep wcs / partitions further away from washroom doors).

The gang showers in Boys' and Girls' Change Rooms should be converted in to 4 shower cubicles each.

Recommendation:

Remove original metal toilet partitions and install new prefabricated partitions in revised washroom layouts. Provide shower cubicles in gang shower areas of Change Rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$23,760	Low

Updated: March 4 2005

C1030.05 Wall and Corner Guards*

(1980) Stainless steel corner guards in some parts of hallways and in handicap Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.08 Interior Identifying Devices*

(1986)(1994) Painted signs on doors. Aluminum cast signage on doors in Administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.10 Lockers*

(1951)(1961) Original steel lockers - recessed lockers in corridors and a small number of free standing lockers in Boys' and Girls' Change Rooms. Lockers were painted in 1994. Doors of several lockers are bent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C1030.12 Storage Shelving*

(1951)(1961)(1984) Steel and wood shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

Tissue paper dispensers, paper towel dispensers, soap dispensers etc., garbage cans, individual mirrors above each wall mounted sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2010 Stair Construction*

(1951)(1961) Concrete stairs in good condition. Steel ladders to crawl spaces and to Boiler Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

C2020.02 Terrazzo Stair Finishes*

(1961) SW and NW stairs - terrazzo finish with non-slip nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

C2020.05 Resilient Stair Finishes*

(1994)(1998) Rubber tile (Mondo), on treads, risers and landings. Rubber bases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	DEC-04

C2020.08 Stair Railings and Balustrades*

(1957)(1961) Wood or metal handrails, on wall mounted metal brackets. Rail and balustrade at the second level of the NE stair do not meet code requirements related to spacing of bars and balustrade height.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C2020.11 Other Stair Finishes*

(1961) Concrete stairs to Change Rooms - painted with metal non-slip strips. Paint is starting to wear out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3010.01 Concrete Wall Finishes*

(1994) Exposed concrete surfaces of columns and beams are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C3010.02 Wall Paneling*

(1951)(1961) Stained wood boards around the stage and 2100 mm high painted plywood panels on the Main Gymnasium walls. Painted plywood panels on the walls of small Gymnasium. The plywood panels were repainted in 1994. Painted wood paneling in Library and in small sections inside Classrooms. Masonite wall paneling in Counselling Office is in poor condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3010.04 Gypsum Board Wall Finishes*

(1993)(1994) Painted drywall surfaces in Administration area and Behaviour Disorder area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.06 Tile Wall Finishes*

(1957)(1961) Original 100 x 100 mm ceramic tiles to 1.2 m or 2.1 m heights in washrooms and full height in Change Rooms.
 (1990) 100 x 100 mm ceramic tiles, full height, in handicap washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace wall ceramic tiles in Washrooms and Change Rooms.**Concern:**

Tiles are old and dated. In some washrooms, cracks on walls are showing through wall tiles and tiles on exterior walls had fallen off due to condensation and cold surfaces. In repair areas, proper match with existing tiles is difficult. Tiles in Change Rooms have fallen and have not been replaced.

Recommendation:

Except handicap washrooms, wall ceramic tiles should be replaced with new tiles in all washrooms as part of overall upgrading of washrooms.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$70,740	Low

Updated: March 4 2005

C3010.09 Acoustical Wall Treatment*

(1989) Fabric wrapped acoustic insulation boards installed in the back wall of Music Room and above black boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C3010.11 Interior Wall Painting*

90% of concrete block walls are painted. Repainting completed in various parts of the building in different years, most recent portion appears to be hallways of the east wing. Small Storage Rooms in east wing, crawl space access rooms under SE and SW stairs and Industrial Arts Storage Room walls are bare concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	5	DEC-04

Event: **Repaint walls of unused areas.**

Concern:

Since 1970, repainting of interior walls appears to have been undertaken on 'as required' basis; during renovations in various sections of this facility. As a result, in occupied areas, brightness and general appearance of painted surfaces vary by the age of painted surfaces. Unused or unoccupied areas appear not to have been painted for a long time and generally appear poor. Some walls are dirty.

Recommendation:

Repaint walls in unused / unoccupied areas. Repainting can be undertaken in stages, concurrent with the use of unoccupied areas. Dirty wall surfaces in Boiler Room, Custodian's Office, Storage in Administration area etc. should be cleaned and repainted.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$84,240	Low

Updated: March 4 2005

C3010.12 Wall Coverings*

(1986) Vinyl wall fabric on drywall surfaces of demountable walls in Dependent Handicapped area.
(1994) Vinyl wall covering on drywall surfaces of demountable walls in offices in Administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	DEC-04

C3010.13 Wall Trim and Decoration*

(1994) Accent colour paint stripes/bands and decorated letters of the school name on the walls of Entrance Foyer. Wood chair rails in Time Out cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C3010.14 Other Wall Finishes*

(1951) Brick faced walls at NE stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C3020.01 Concrete Floor Finishes*

(1951)(1961) Painted concrete floors in Boiler Room, Storage Rooms, Janitor / Utility Rooms, Industrial Arts and Storage, Fan Rooms, Transformer Room. Concrete painted with metallic aggregate (non-slip) floors in Washrooms and Change / Shower areas. Crawl space access platforms - bare concrete.

Rating	Installed	Design Life	Updated
3 - Marginal	0	75	DEC-04

Event: Install ceramic tiles in Washroom Change Room floors.

Concern:

Except at SW corner washrooms, all existing floors in Boys' and Girls' Washrooms and Change Rooms are non-slip painted floors which are hard to clean. Washroom floor surfaces have cracked, making surfaces unhygienic and dated in appearance.

Recommendation:

Grind existing floor surfaces of Girls' and Boys' Washrooms and Change Rooms and install non-slip ceramic tiles.

Type	Year	Cost	Priority
Repair	2007	\$43,740	Low

Updated: March 4 2005

Event: Repaint concrete floors.

Concern:

Original paint on concrete floors have worn out. Concrete surfaces appear dirty and dated. Many hair line cracks in Boiler Room and Industrial Arts concrete slabs.

Recommendation:

Clean surfaces and repaint all concrete floors.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	\$36,180	Low

Updated: March 4 2005

C3020.02 Tile Floor Finishes*

(1990) 50 x 50 mm non-slip ceramic tile mosaic floors in Handicap Washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C3020.02.01 Ceramic Tile

(1951)(1961) Original 25 x 25 mm ceramic tile mosaic around urinal in Washrooms. The tiles will have to be replaced with overall upgrading of Washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C3020.03 Terrazzo Floor Finishes*

(1961) Boys' and Girls' Washrooms on the second floor SW portion have terrazzo flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	70	DEC-04

C3020.04 Wood Flooring*

(1951) 1966 - Maple flooring in the main Gymnasium and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: **Replace the main Gymnasium flooring and refinish the stage wood flooring.**

Concern:

The original wood flooring in Gymnasium has not been maintained properly. Wood boards have shrunk, curling and very poor in appearance. Line / markings have faded. The floor squeaks and there is no bounce on the floor; it is likely that rubber seats / cushions and sleepers of the floor system have deteriorated. The stage floor is also dull in appearance.

Recommendation:

Replace complete Gymnasium wood floor assembly (\$73,000) and refinish the stage wood floor (13,000).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$92,880	Low

Updated: March 4 2005

C3020.07.01 Resilient Tile Flooring

(1951)(1961) Original vinyl asbestos tiles in most Classrooms and small individual office/counselling areas and in corridors of west and north wings.

(1988) Vinyl composite tiles in Home Economics area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace original resilient tile flooring.

Concern:

Original resilient tile flooring appear dated and dull. Joints in some areas are separating and corners damaged. The replaced resilient tile flooring in Home Economics area is also in poor condition. Resilient tiles have served way beyond their life expectancy. Original tiles contain asbestos.

Recommendation:

Replace original resilient tile flooring in Classrooms and in corridors of the west wing, Gym Storage and Counselling / Offices. Replace resilient flooring tiles in Home Economics area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$118,800	Unassigned

Updated: March 4 2005

C3020.07.01 Resilient Tile Flooring

(1990)(1993) VCTs in portions of floors of the Dependent Handicap and Behaviour Disorder areas.

(1994) VCTs in a portion of Staff Room and Administration area floors.

(1994)(1998) Rubber tile flooring (Mondo) in stair landings and floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C3020.07.02 Resilient Sheet Flooring

(1994) Original VATs were replaced with linoleum flooring on corridors of east wing, both levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C3020.08 Carpet Flooring*

(1990) Carpet tiles in Dependent Handicap area in west wing.

(1998) Carpet in Staff Room and Classroom 102 in east wing. Some rubber bases are loose.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3020.08 Carpet Flooring*

(1982) Carpet in Library, Custodian's Office.
 (1988) The Main Foyer and Entrance Vestibule and Administration area.
 (1989) Music Room.
 (1993) Behaviour Disorder area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	DEC-04

Event: Replace carpets.**Concern:**

Most carpets are worn and loose. Seams coming apart. Carpets are already past their life expectancy. Carpet in Behaviour Disorder area, although is relatively new, is loose and has stained badly, including paint marks. Carpet in Entrance Vestibule, Main Foyer and Custodian's Office is not recommended.

Recommendation:

Replace carpet with new in Library, Music Room, Behaviour Disorder area and Administration areas (43,000). Replace carpets in Entrance Vestibule, the Main Foyer and Custodian's Office with sheet vinyl flooring (14,000).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$61,560	Low

Updated: March 4 2005

C3020.11 Floor Painting

See C3020.01 - Concrete Floor Finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3020.14 Other Floor Finishes*

(1961) Clay tile flooring with parquet pattern in Small Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Install new flooring in Small Gymnasium.**Concern:**

Existing clay tile flooring is worn and dated. This is not an appropriate type of gym flooring material.

Recommendation:

Install 10 mm thick PVC athletic flooring over existing flooring in Small Gymnasium.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$30,780	Low

Updated: March 4 2005

C3030.01 Concrete Ceiling Finishes*

(1982) Exposed precast double 'Tee's, painted, in Industrial Arts and Storage, Boiler and Fan Rooms. Paint is old and dull.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

C3030.03 Plaster Ceiling Finishes*

(1951)(1961) Painted plaster ceilings in small Storage and Utility Rooms along corridors of east and west wings.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C3030.04 Gypsum Board Ceiling Finishes*

(1951)(1961) Painted gypsum board ceilings in Girls' and Boys' Washrooms, Handicap Washrooms, Change Rooms, Custodian's Office and in Office and Storage under mezzanine in Industrial Arts area. Painted surfaces are dirty in Industrial Arts area and Custodian's office. Boys' and Girls' Washroom ceilings will have to be repainted as part of overall washroom upgrading. Handicap Washroom ceilings are in good condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C3030.06 Acoustic Ceiling Treatment (Perforated Tile)*

(1957)(1961) - Glued on 300 x 300 mm perforated (compressed fibre) acoustic tiles on the surfaces of gypsum boards in corridors of east and north wings; Entrance Vestibule, the Main Foyer, Small Gymnasium and in Behaviour Disorder area of west wing.

Perforated tiles are also glued to the double 'Tee' roof slab surfaces of the main Gymnasium.

Rating	Installed	Design Life	Updated
3 - Marginal	0	15	DEC-04

Event: Replace glued - on perforated ceiling tiles in the main and small Gymnasium ceilings.

Concern:

Glued on perforated tiles are falling off the surfaces of precast concrete roof slab.

Recommendation:

Replace glued on perforated ceiling tiles in the main Gymnasium with either semi rigid acoustic insulation boards on wood strapping screwed to ceiling surfaces, or with sprayed sound absorbing material. Approximate total area: 485 sq.m.

Type	Year	Cost	Priority
Failure Replacement	2008	\$19,980	Low

Updated: March 4 2005

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

(1980) Suspended T-Bar acoustic tile ceilings in Classrooms and hallways of west wing. Tiles look old and several damaged tiles should be replaced.

(1986) Dependent Handicap area - fair condition.

(1989) Music Room - replace damage tiles as regular maintenance.

(1993) Classroom 102 and Behaviour Disorder area in east wing - good condition.

(1994) Staff Room and Administration area - good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3030.09 Other Ceiling Finishes*

(1951) Spray acoustic texture ceilings in Classrooms, Science Rooms, Library, Home Economics, Counselling and Medical Offices in east and north wings of building. Textured ceilings in Library and Home Economics have been painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Remove textured sprayed ceilings in east wing Classrooms and install T-Bar ceilings.

Concern:

The original sprayed textured acoustic ceilings contain 30 to 40% Chrysotile asbestos. Most ceilings in Classrooms have cracked and some have been damaged. Potential for release of asbestos fibre because of planned electrical and mechanical upgrading. Library and Home Economics area ceilings are in good condition and have been painted to contain asbestos.

Recommendation:

Demolish existing sprayed textured ceilings in Classrooms of east wing and install new T-Bar ceilings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2007	\$138,240	Medium

Updated: March 4 2005

D1010.02 Lifts*

(1990) A wheelchair lift was installed in the west portion of north wing. It is installed inside a shaft with regular wood doors with vision panels. Capacity: 1,000 lbs. Accommodates two persons and a wheelchair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

S4 MECHANICAL**D2010.01 Water Closets***

(1957)Mainly Floor mounted with Flush Valves

(1961)Floor Mounted with Flush Tank in Handicap area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace Water Closets**Concern:**

Water Closets are deteriorating and are in generally poor condition with cracks appearing in them.

Recommendation:

Replace all water closets with flush valve fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$47,520	Low

Updated: March 4 2005

D2010.02 Urinals*

(1957)(1961)Floor Mounted with Flush Tanks some replaced 1985

Equipped with sensor/timer (water wolf) in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace all urinals**Concern:**

Urinals are deteriorating and are in generally very marginal condition. Many are cracked and chipped.

Recommendation:

Replace all urinals with flush valve fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$27,000	Low

Updated: March 4 2005

D2010.03 Lavatories* (China)

(1957)Some wall hung china lavs with dual faucet spring loaded brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace wall hung lavs**Concern:**

Existing lavs are deteriorating and do not have user friendly brass fittings.

Recommendation:

Replace these lavs with stainless steel countertop lavs with single faucet spring loaded push button type fittings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$8,100	Low

Updated: March 4 2005

D2010.03 Lavatories* (Stainless Steel)

(1957)(1961)Mainly countertop stainless steel with single faucet spring loaded push button brass. Installed 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2010.04 Sinks* (Janitor's)

(1957)(1961)Janitor's sinks located in some utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace existing Janitor's sinks**Concern:**

Janitor's sinks are in marginal condition and are not user friendly for the custodians.

Recommendation:

Replace janitor's sinks with floor mounted mop sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$6,480	Low

Updated: March 4 2005

D2010.04 Sinks* (Kitchen)

(1957)(1961)All kitchen type sinks are stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.05 Showers*

(1957)Gang Showers with three heads in girls, six heads in boys. Central floor drain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace showers**Concern:**

All showers are currently group type showers with central floor drain.

Recommendation:

Replace showers with individual stall showers with separate drains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$16,200	Low

Updated: March 4 2005

D2010.08 Drinking Fountains / Coolers*

(1957)(1961)Wall hung china with dual bubblers. No coolers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace drinking fountains**Concern:**

Existing wall hung drinking fountains are deteriorating and are in marginal condition. They are no longer hanging from the wall but have been jury-rigged to the wall

Recommendation:

Replace the drinking fountains with new refrigerated drinking fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$16,200	Low

Updated: March 4 2005

D2020.01.01 Pipes and Tubes: Domestic Water*

(1957)(1961)Copper distribution piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Replace Domestic Water piping**Concern:**

Piping is original and almost at the end of its service life.
Leaks due to corroded pipe have been reported.

Recommendation:

Replace the water distribution system with new copper pipe in the Main Floor ceiling space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$44,280	Low

Updated: March 4 2005

D2020.01.02 Valves: Domestic Water

(1957)(1961)Generally gate valves of mixed manufacture.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace isolation valves**Concern:**

Isolation valves are aging and are in marginal condition. Many do not hold.

Recommendation:

Replace all domestic water isolation valves with new ball valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$7,020	Low

Updated: March 4 2005

D2020.02.02 Plumbing Pumps: Domestic Water*

(1957)Two small inline DHWR pumps, one for each DHW generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

D2020.02.06 Domestic Water Heaters* (Gas)

(1957)Natural gas fired John Woods -75-160 04, 42.2 kW input, 458 l/hr recovery, 290 l storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

D2020.03 Water Supply Insulation*: Domestic

(1957)(1961)Canvas Covered. Contains asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace Water Supply Insulation**Concern:**

Domestic water supply piping is in marginal condition and contains asbestos.

Recommendation:

Replace water supply piping insulation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$27,000	Low

Updated: March 4 2005

D2030.01 Waste and Vent Piping*

(1957)(1961)Not observed. Waste piping in non accessible crawlspace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace Waste and Vent Piping**Concern:**

The condition of the majority of the waste piping was not observed as it is located in the crawl space which is a hazardous materials area. It is assumed the majority of this piping is original installation and is deteriorating.

Recommendation:

Replace all existing sanitary piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$48,600	Low

Updated: March 4 2005

D2030.02.04 Floor Drains

(1957)Standard floor drains in shower and drying areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

(1957)(1961)Internal RWLs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.02.04 Roof Drains*

(1957)(1961)Standard roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D2090.09 Natural Gas Systems (Non-Heating)

(1957)Countertop gas cocks in Science Room. System deactivated. School staff do not require re-activation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3010.02 Gas Supply Systems*

(1957)Low pressure steel piping to all gas fired appliances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3020.01.01 Heating Boilers & Accessories: Steam*

(1957)Two 104 kPa steam boilers. Single induced draft fan for both boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	DEC-04

Event: Replace existing steam boilers**Concern:**

Existing steam boilers are original installation. No operational problems reported with heating plant. Remainder of system is suspect.

Recommendation:

Replace existing steam heating plant with new hot water heating boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$270,000	Low

Updated: March 4 2005

D3020.01.02 Feedwater Equipment

(1957)Single steel condensate receiver with two remote end suction feedwater pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Remove existing boiler feedwater system**Concern:**

Feedwater system appears to be original installation. Condensate receiver is in marginal condition. Pumps are also in marginal condition.

Recommendation:

With removal of steam boilers feedwater system becomes redundant and should be removed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$2,700	Low

Updated: March 4 2005

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

(1957)Masonry Chimney. Boiler breechings headered to single induced draft centrifugal fan then through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace breeching, add chimney liner, replace C/A.**Concern:**

Existing chimney is masonry with induced draft fan. System installed for steam heating system.

Recommendation:

Install new breeching, new chimney liner and new C/A sized for hot water heating system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$27,000	Low

Updated: March 4 2005

D3020.01.04 Water Treatment: Steam Boilers*

(1957)Water tested daily and chemicals added manually as required

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

(1961)Small gym ventilated with ceiling mounted horizontal unit ventilators

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace small gym ventilating system**Concern:**

Small gym is heated and ventilated with ceiling mounted steam unit ventilators which are deteriorating.

Recommendation:

Replace unit ventilators with air handling system with glycol coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$16,200	Low

Updated: March 4 2005

D3040.01.01 Air Handling Units: Air Distribution*

(1957)Main gym unit supply constant volume with two steam coils, manufactured by Canadian Sirocco. Unit size 2V15.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace main gym air handling unit**Concern:**

Existing air handler has steam heating coils. Air handler appears to be original installation and is deteriorating. Capacity of air handler is suspect.

Recommendation:

Replace existing air handling unit with new unit equipped with glycol heating coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$16,200	Low

Updated: March 4 2005

D3040.01.04 Ducts: Air Distribution*

(1957)Galvanized steel supply and return ducts on main gym unit.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace main gym air distribution system.
New ductwork on small gym unit.

Concern:

Ductwork on main gym unit is likely deteriorating. No distribution ducts on small gym unit.

Recommendation:

Replace existing gym unit ductwork and install new ducts on small gym unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$27,000	Low

Updated: March 4 2005

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1957)High sidewall single deflection supply registers. Single deflection return grilles at each side below stage.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace existing air outlets and inlets

Concern:

S/A outlets and R/A inlets on main gym are deteriorating through hard usage. No outlets or inlets on small gym unit.

Recommendation:

Replace existing air outlets and intakes on main gym unit with new inlets and outlets. Add to small gym unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$5,400	Low

Updated: March 4 2005

D3040.02.01 Steam and Condensate Piping

(1957)(1961)Steel Piping with insulation containing asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace heating distribution system**Concern:**

Heating piping is deteriorating. Piping designed for steam heating system. Insulation contains asbestos which is in moderate condition and moderately friable. Most distribution piping located in hazardous material area.

Recommendation:

Replace existing piping system with new piping designed to convey either hot water or glycol. New piping located in ceiling space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$291,600	Low

Updated: March 4 2005

D3040.04.01 Fans*: Exhaust

(1957)(1961)Large central centrifugal exhaust fans. Roof mounted dome type fans. Dome type sidewall fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace existing exhasut fans**Concern:**

Exhaust fans and are deteriorating. Fan capacity is suspect.

Recommendation:

Replace existing exhaust fans with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$27,000	Low

Updated: March 4 2005

D3040.04.02 Air Cleaning Devices: Exhaust

(1957)IA area has recirculating shaker type dust collector. Installed 1982.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.04.03 Ducts*: Exhaust

(1957)(1961)Galvanized steel ducts, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace exhaust ducts**Concern:**

Exhaust ducts are deteriorating.

Recommendation:

Replace existing exhaust ducts with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$32,400	Low

*Updated: March 4 2005***D3040.04.05 Air Outlets and Inlets*: Exhaust**

(1957)(1961)Mixture of inlet types. Some Single deflection inlets some lattice type inlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace exhaust inlets.**Concern:**

Exhaust inlets in classrooms and washrooms are original installation and are deteriorating.

Recommendation:

Replace with new egg crate type exhaust intakes for washrooms and new single deflection type intakes for general classroom exhaust. Provide specific exhaust for Home Ec Room..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$10,800	Low

Updated: March 4 2005

D3050.05.01 Convectors*

(1957)(1961)Surface mounted and recessed convectors in some areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace convectors**Concern:**

Existing convectors are in marginal condition at best. They have had hard usage.

Recommendation:

Replace with new hot water convectors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$14,040	Low

Updated: March 4 2005

D3050.05.02 Fan Coil Units*

(1957)(1961)Fan coil units located at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace fan coil/force flow units**Concern:**

Steam fan coil/force flow units at entrances are original installation and are worn.

Recommendation:

Replace with new hot water force flow units at entrances.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$22,680	Low

Updated: March 4 2005

D3050.05.06 Unit Heaters*

(1957)Unit heaters located in fan room and IA area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace unit heaters**Concern:**

Steam unit heaters are worn.

Recommendation:

Replace with new hot water unit heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$10,800	Low

Updated: March 4 2005

D3050.05.07 Unit Ventilators*

(1957)(1961)All Classrooms have unit ventilators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace classroom ventilation system**Concern:**

Steam unit ventilators worn. Freezing of steam coils in ventilators are creating maintenance problems.

Recommendation:

Replace unit ventilators with new air handling units and ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$135,000	Low

Updated: March 4 2005

D3060.02.02 Pneumatic Controls*

(1957)(1961)Existing controls are mostly pneumatic with some force flows line voltage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Replace existing pneumatic controls**Concern:**

Individual controls for t'stats etc are deteriorating

Recommendation:

Replace existing pneumatic controls with DDC.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$54,000	Low

Updated: March 4 2005

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

(1957)(1961)School is controlled with central EMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D4020 Standpipes*

(1957)(1961)Fire Hose Cabinets located throughout school. 40mm Hose with no 65mm connection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1957)(1961)Some FHCs have 1 kg ABC fire extinguishers. General one FE per corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace existing fire extinguishers**Concern:**

Not all fire hose cabinets have fire extinguishers in them.
Those that do have only 1kg ABC fire extinguishers.

Recommendation:

Install 2.5 kg ABC type fire extinguishers in all fire hose cabinets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$4,320	Low

Updated: March 4 2005

S5 ELECTRICAL**D5010.01 Main Electrical Transformers***

(1998) Utility owned. 120/208V padmount.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1998) New FPE 800 Amp MDP located in old transformer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

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

(1998) New panels installed throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5010.07.02 Motor Starters and Accessories*

(1957) Original loose starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: **Loose motor starters at end of lifecycle.****Concern:**

End of lifecycle, parts availability, proper sizing are problems.

Recommendation:

Replace all loose starters with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$2,700	Medium

*Updated: March 4 2005***D5020.01 Electrical Branch Wiring***

(1957)(1982)(1998) Concealed in metallic and flexible conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D5020.02.02.02 Interior Florescent Fixtures*

(1974) T12 lamps and magnetic ballasts throughout (pre-1978). PCBs present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: Upgrade interior lighting.

Concern:

Leaking ballasts that contain PCBs. Generally poor condition.

Recommendation:

Install new fixtures throughout with T8 lamps and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$189,000	High

Updated: March 4 2005

D5020.02.03 Emergency Lighting*

(1987) Mixture of old style battery packs with remote lamps and newer integral packs/lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace and add emergency lighting.

Concern:

Illumination inadequate for means of egress.

Recommendation:

Replace all older style battery packs and remote heads and install new. Install additional battery packs and remote lamps where required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$10,584	Medium

Updated: March 4 2005

D5020.03.01.01 Exterior Incandescent Fixtures*

(1969)(1974) Original incandescent building lighting throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1988) HID fixtures mounted on building controlled via photocells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.03.03 Emergency Lighting*

(2001) Exit lights upgraded to LED style with no battery back-up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

(1990) Edwards Fire Alarm System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.02.02 Intrusion Detection*

(1998) NAPCO Security System c/w motion detectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.03 Clock and Program Systems*

(1982) Simplex Master Clock System used to ring bells only. Clocks are battery operated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.01 Telephone Systems*

(1998) Nortel Norstar System integrated with paging with handsets in each classroom and office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.02 Paging Systems*

(1998) Bogen Multi-com 2000 System integrated with phone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.03 Call Systems*

(1998) Bogen 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

D5030.04.04 Data Systems*

(1998)(2001) CAT 5 cabling throughout. Run free air in ceiling spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.05 Public Address and Music Systems*

(1998) Bogen 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

D5030.06 Television Systems*

(1998) CATV/CO-AX cabling to most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.07 Other Communications and Security Systems*

(1998) NAPCO Magnus Alert 2000 System c/w motion detectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07 Vending Equipment

(1998) Snack and beverage vending machines in the Main Foyer and in the west part of north wing corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

E1020.02 Library Equipment*

(1994) Photocopier, computers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

E1020.03 Theater and Stage Equipment*

(1988) Sound and lighting system equipment and stage curtain. Projection screens in Science Rooms and a portable screen with TV in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1020.07 Laboratory Equipment*

(1985) Fume hoods in Science Room; dust collection equipment in Industrial Arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.02 Solid Waste Handling Equipment*

(1994) Two commercial garbage bins at the back of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

E1090.04 Residential Equipment*

(1998) Microwave ovens and fridge in Staff Room, Home Economics and Dependent Handicap area. Stoves, range hoods, dishwashers in Staff Room and Home Economics. Coffee maker in Staff Room. Washers and dryers in Home Economics.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1951)(1961) Two fixed wall mounted basketball hoops and floor exercise mats in Small Gymnasium. Main Gymnasium - six basketball hoops, two ceiling mounted, motor operated. floor sockets for badminton and volleyball poles. Floor hockey equipment.

(1993) Foosball, shuffle board, table hockey and table soccer in Behaviour Disorder area (Room 203) which is now used as Recreation Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

(1951)(1961) Perimeter, painted cabinets with open storage shelving and cupboards with open shelving in Classrooms. All casework is original, dated and some damaged, but are in reasonable working order. Casework should be replaced on as required basis. Some countertop finish material contain asbestos.

(1986) Perimeter cabinets with open shelving, sink counter and cabinets and cupboards with open shelving in Dependent Handicap area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

(1988) Painted sink cabinets and cupboards in Home Economics.

(1994) Plastic laminate countertop with stainless steel double sink, cupboards and cabinets (plastic laminate finish) in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.08 Laboratory Casework*

(1961) Heavy duty work tables; cabinet, countertop with sink and cupboards in Industrial Arts area.

(1985) Painted perimeter cabinets with plastic laminate countertop and stainless steel sinks, complete with laboratory faucets. Cupboards, some with glass doors. Work top counter / table with sink and open storage shelving with science equipment racks in Teachers' Preparation area. Counter top in Room 101 is chipped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.09 Library Casework*

(1974) Reception counter, plastic laminate, bottom portion painted. Painted open shelving for books. Painted book and magazine display racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace Library casework.**Concern:**

Reception counter is damaged. Book shelves look dated and painted surfaces are damaged.

Recommendation:

Replace all Library casework with new. Amount is an allowance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$27,000	Low

Updated: March 4 2005

E2010.02.99 Other Casework*

(1961) Carpet wrapped wooden benches with metal frames in Entrance Vestibule and link corridor on second floor. Wooden benches in Change rooms. Wall mounted wooden display cases with glass doors in hallways.

(1990) In Boys' and Girls' Washrooms original porcelain sinks were replaced with stainless steel sinks on plastic laminate counters on chrome legs.

(1994) Large work counter with cabinet below in Copy Room and counter with sink in Administration area. Modular, fabric covered reception desk with plastic laminate counter top in Administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.03 Window Treatments

(1994) Venetian blinds in Staff Room, Reception, Vice Principals' Offices and PVC louveres in Principals' Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

E2010.03 Window Treatments

(1988)(1990) Mixture of venetian blinds, louveres, black out drapes throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Provide new window treatments.**Concern:**

Most window treatment are in poor condition. Blinds and louveres are broken and drapes do not operate properly.

Recommendation:

Provide new window treatment to match proposed new windows in east and west wing rooms - see B2020.01.01.02 - Aluminum Windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$35,640	Low

Updated: March 4 2005

E2020 Moveable Furnishings*

(1980)(1994) Classroom tables (plastic laminate top) and fibreglass chairs. Round reading tables in Library and large tables (plastic laminate) in adjacent computer lab. Modular desks and filing cabinets in Administration Offices. Some Classroom desk and chairs are old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2020.05.03 Moveable Artificial Plants

(1994) Silk plants located in various hallways of east and north wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

F2020.01 Asbestos*

(1957)(1961) An asbestos survey was completed for Edmonton Public Schools in 2000. It identified asbestos in pipe insulation (65% chrysotile, 80% amosite), elbow muds (40% chrysotile), boiler breachings (65% chrysotile), spray texture acoustic ceilings (35% chrysotile), vinyl floor tiles (3.75% chrysotile) and transite panels. Except crawl space, most asbestos is abated or not in immediate danger of releasing fibres. Most upgrading proposed takes in to consideration asbestos removal procedures.

Crawl space piping with asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Upgrade crawl space to manage asbestos.**Concern:**

Piping in crawl space contains asbestos (80% amosite and 65% chrysotile). A great portion of insulation has become friable and releasing fibres in the soil. These fibres are being soaked up in wet soil because water enters from perimeter of crawl space. Debris were found to contain up to 55% chrysotile. Building foundation will require major repairs and upgrading (see Structural Section) and major upgrading of piping in crawl space will be needed. The crawl space access under fire exit stairs are completely open.

Recommendation:

Asbestos management work in crawl space to include removal of asbestos and removal or abandoning of piping no longer needed. Cleaning of debris and removal of top portion of soil. Air monitoring. Increase in crawl space ventilation and positive grading around foundation walls to keep soil dry (\$270,000). For the long term management, the crawl space soil should be covered with concrete slab over polyethylene sheets(120,000).



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$421,200	High

Updated: March 4 2005

F2020.02 PCBs*

PCBs present in fluorescent ballasts - see electrical evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.03 Mercury*

Not known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.04 Mould*

Not known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

Facility Details**Building Name:** Wellington Junior High Scho**Address:****Location:** Edmonton**Building Id:** S3357**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:****Evaluation Date:****Evaluator Name:****Total Maintenance Events Next 5 years:** **\$86,940****5 year Facility Condition Index (FCI):** **0%****General Summary:**

Sidewalk repair at foundation wall, avoiding ground water in crawl space is critical.

Mechanical site services include utility gas, City of Edmonton water, sanitary and storm sewer. Overall rating for the mechanical site services is 4.

Electrical Summary:

Adequate site lighting and car plug-ins present. Overall Rating of 4.

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**G2010.02.02 Flexible Pavement Roadway (Asphalt)***

Short asphalt access road to parking lots from 127th. Street (east side).

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

Event: Resurface asphalt access road.

Concern:

Condition of asphalt surface has deteriorated.

Recommendation:

Resurface asphalt access road with 50 mm overlay.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$5,940	Low

Updated: March 4 2005

G2010.06 Roadway Appurtenances*

The visitor's lot is fairly visible from 127th Street. Signage is not necessary.

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

Event: Provide a directional signage in access road.

Concern:

Although the visitor lot is fairly visible from 127 Street, delivery area is hidden in the courtyard. A visitor must decide which parking lot he is supposed to go to. 127 Street is very busy and parking or backing in to the street is not recommended.

Recommendation:

Provide a directional signage at the corner of access road and 127 Street to identify directions for visitors, delivery and staff parking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$1,620	Low

Updated: March 4 2005

G2020.02 Flexible Paving Parking Lots(Asphalt)*

Visitor parking lot is located along 127th Street and staff and service parking area is located in the courtyard. Visitor parking lot has 28 parking stalls and is also used by a small school bus drop off pick up. Staff parking lot accommodates 25 stalls. Handicapped parking area and drop off is located in the SW portion of the parking lot (used by six buses). The courtyard has one catch basin and surface drainage provided for the visitor parking lot.

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

Event: Repair and resurface staff parking area.**Concern:**

Asphalt surface in the courtyard has deteriorated considerably. Pot holes have been reported. Visitor's parking lot surface has also deteriorated. Occasional flooding of catch basin reported.

Recommendation:

Repair pot holes and resurface parking lot with 50 mm asphalt overlay (\$46,000, including raising catch basin, as required). Provide new line markings. Resurface visitor's parking lot(\$20,000).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$71,280	Low

Updated: March 4 2005

G2020.06 Parking Lot Appurtenances

Low height wood rail between visitor parking lot and the chain link fence.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G2020.06.02 Parking Bumpers*

Precast concrete bumpers. Can be reused in the parking lot.

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

G2020.06.03 Parking Lot Signs*

Small signage provided in the visitor parking lot. Several wall mounted signage in the courtyard.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

2.4m wide concrete side walk and a large concrete pad at the main entrance. Concrete pad at the wheel chair entrance in the courtyard. 1.2m wide concrete sidewalk along the west wall of school building and connecting to 132nd Avenue on the north and along south wall of west wing. Concrete sidewalk at the SE corner entrance, connecting to 127 Street.

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

Event: **Mudjack concrete sidewalk on the west and south side of the building and re-build concrete pads at entrances.**

Concern:

the west and south sidewalks have settled and have negative slopes along building walls. This may be contributing to water seepage and moisture build up in crawl space. Concrete pad at the main entrance has deteriorated and cracked. The concrete pad at the wheelchair entrance in the courtyard has heaved and not properly sloped up to the building slab. This makes movement of wheelchairs difficult.

Recommendation:

Mudjack west and south sidewalks for positive slopes along building walls. Re-build concrete pad at the front entrance and re-build concrete slab at the wheelchair entrance to facilitate easy wheelchair movement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$9,720	Low

Updated: March 4 2005

G2040.02 Fences and Gates*

1.5m high chainlink fence all around the property. Chain link fence and gate for storing the school bus in courtyard.

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

G2040.03 Athletic and Recreational Surfaces*

Grass playfields, maintained by the City of Edmonton (areas 6m) beyond the building.

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

G2040.04 Athletic and Recreational Equipment*

Three soccer field goal posts. One baseball diamond and six basketball stand and hoops.

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

G2040.05 Site and Street Furnishings*

Two benches on metal frames in the south portion of school.

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

G2040.06 Exterior Signs*

Wall mounted metal school sign near the main entrance (facing east), on the one storey wall. A large plaster and painted school sign near the main entrance, facing north, on the two storey east wing wall. A free standing wood sign post on the east side of the property, facing 127 Street. Signs are quite visible.

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

G2040.08 Flagpoles*

One flagpole near the main entrance.

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

G2040.09 Covers and Shelters*

Prefabricated metal storage shed in courtyard.

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

G2050.04 Lawns and Grasses*

Grass areas in north and east sides of the school building, maintained by the City of Edmonton.

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

G2050.05 Trees, Plants and Ground Covers*

Three or four ornamental shrubs near the main entrance building wall. Two mature evergreens and two mature elm trees on the east side of the building. Rows of mature elm trees along all avenues and streets surrounding the site, maintained by the City of Edmonton. No trees within the playfield area.

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

G3010.02 Site Domestic Water Distribution*

(1957)(1961)Water service is 150mm connected to 50mm water meter.

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

G3020.01 Sanitary Sewage Collection*

(1957)(1961)The site is connected to the municipal sanitary sewer. The sanitary sewer was replaced in 2002.

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

G3030.01 Storm Water Collection*

(1957)(1961) The site is connected to the City of Edmonton system.

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

G3060.01 Gas Distribution*

(1957)(1961)Low pressure gas service is provided from the utility main to the building.

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

G4010.02 Electrical Power Distribution Lines*

(1998) Utility owned padmount transformer in parking lot.

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

G4010.03 Electrical Power Distribution Equipment*

(1998) New FPE 800A 120/208V MDP.

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

G4010.04 Car Plugs-ins*

(1986) Rail/wall mounted plug-ins in courtyard and along fence controlled by BMS/Timer.

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

G4020.01 Area Lighting*

(1984) HID and incandescent lighting throughout. Controlled by photocells.

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

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

Only one fire exit (SE stair) exits directly to outside. All other stairs exit through lobbies. This is not adequate under current code requirements. The NE stair, in east wing, is not enclosed on the second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.01 Barrier Free Route: Parking to Entrance

Access from courtyard drop off to SW barrier free entrance is immediate, however the concrete pad in front of door needs to be re-built for proper slope - see site evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

The SE entrance doors are old and in poor condition. These are to be replaced with new doors and hardware, including automatic openers- see Building Envelope evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.03 Barrier Free Interior Circulation

A wheel chair lift is installed to reach both floors. There are no interior changes in elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

K4010.04 Barrier Free Washrooms

Barrier free Washrooms provided for the Dependent Handicap program in the ground floor of west wing. It is assumed that other handicapped students are able to use these washrooms. Additional handicapped washroom can be accommodated across from the Gymnasium , along south corridor (in existing Womens' Washroom and adjacent Storage).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04