

RECAPP Facility Evaluation Report

Prairie Rose Regional Div #8



Senator Gershaw School

B2476A

Bow Island

Facility Details

Building Name: Senator Gershaw School
Address: 1 Avenue W.
Location: Bow Island

Building Id: B2476A
Gross Area (sq. m): 4,841.58
Replacement Cost: \$16,270,130
Construction Year: 1951

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: December 2 2010
Evaluator Name: Meaghen Derksen

Total Maintenance Events Next 5 years: **\$3,373,900**
5 year Facility Condition Index (FCI): **20.74%**

General Summary:

Senator Gershaw School is a grades 4-12 school with an enrollment of 199 students in 2010-2011 school year.

The original one and a half storey 2007m2 building was constructed in 1951.
A one-storey 2207 m2 addition was constructed to the east of the original section in 1961.
A one-storey 249 m2 Industrial Arts shop was constructed north of the original section in 1956.
In 1969 a one-storey 130 m2 addition was constructed on the east side of the 1956 Industrial Arts Addition.

A one-storey 237 m2 relocatable classroom was moved to the site in 1969.

The building and its improvements are generally in acceptable condition overall.

Structural Summary:

Structural drawings were not available for review at the time of the evaluation. The building is likely constructed of cast-in-place reinforced strip footings supporting cast-in-place concrete foundation walls.
The majority of building sections are constructed of wood framing and concrete masonry unit walls supporting cast-in-place concrete floors and precast concrete roof panels, wood roof joists and/or open web steel joists.

The building structure is generally in acceptable condition overall.

Envelope Summary:

Exterior walls are primarily clad in brick or stucco veneer. The 1951 Section exterior is accented with metal siding on the top portion of its perimeter. Precast concrete panels are present on sections of the 1961 Addition exterior.
The exterior windows have sealed glazing in a combination of fixed and operable aluminum frames.
Exterior doors are a combination of aluminum framed glazing or steel doors.
The roof assemblies consist of a combination of two-play modified bituminous membrane (SBS), conventional built-up asphalt and gravel, single-ply membrane, and corrugated metal roofing.

The building envelope is generally in acceptable condition.

Interior Summary:

The interior flooring consists of: vinyl tile in the majority of classrooms and corridors throughout; ceramic tile in the washrooms and changerooms; carpet in the Library; and wood flooring in the gymnasiums. Painted and exposed concrete floors are present in the Industrial Arts building, mechanical rooms, and storage rooms throughout.

Interior walls consist mainly of painted gypsum, and painted and unpainted concrete masonry units.

Ceiling finishes are mainly suspended T-bar ceilings with inlaid acoustic tiles.

Interior doors are a combination of painted and stained wood doors in painted wood frames with standard hardware.

Interior finishes are generally in acceptable condition overall.

Mechanical Summary:

Domestic water distribution is copper and waste water is a combination of cast iron, galvanized steel and ABS.

Domestic hot water is provided by four "John Wood" domestic water heaters.

Heating hot water is provided by three "Weil McLain" natural gas fired boilers and one "Peerless" natural gas fired boiler plus the associated accessories to fan coil units, finned tube radiation, one unit heater and one air handling unit located throughout the school. Two natural gas fired furnaces and two unit heaters provide heating to the Industrial Arts shop building. The "Peerless" boiler has surpassed its expected service life and replacement is expected within the timeline of this report.

Ventilation and makeup air are provided by two rooftop units. A combination of ceiling exhaust fans, and rooftop axial and centrifugal fans provide ventilation throughout.

The mechanical systems are generally in acceptable overall condition.

Electrical Summary:

The main power to the site is fed underground from a pad mounted utility-owned transformer on the north side of the IA shop and overhead by multiple pole mounted utility-owned transformers located off-site. 120/0208/240 volt single-phase switchgear, splitters and central distribution panels in mechanical rooms throughout the school provide electrical service to branch circuit panelboards throughout. The building is equipped with branch circuit panelboards throughout and the distribution wiring is copper.

Interior lighting throughout the building is fluorescent T-8 fixtures with electronic ballasts. Exterior lighting is high pressure sodium controlled by time clock. Exit lighting is by incandescent fixtures and emergency lighting is provided by battery packs with remote heads.

The fire protection system is a Mircom fire alarm system. Intrusion alarming is provided by a DSC PC4000 keypad alarm system with motion detectors. A digital video surveillance system with 2 colour and 4 black & white cameras provides surveillance of access points and sensitive areas throughout.

The electrical systems are generally in good overall 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***

Cast-in-place (CIP) reinforced strip footings and foundation walls support the majority of all building sections. Sulphate staining was present on the foundations throughout. It is recommended that the condition of the foundation be reviewed as part of future infrastructure assessments for significant deterioration of the foundation.

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

A1030 Slab on Grade*

CIP concrete floor slabs are present on the lower levels throughout all building sections.

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

Event: Perform Geotechnical Investigation**Concern:**

Significant cracking and settlement of the slab on grade in the 1951 section.

Recommendation:

Perform a geotechnical investigation to determine the cause of the slab movement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$7,500	Medium

Updated: APR-11

A2020 Basement Walls (& Crawl Space)*

CIP concrete walls in lower level, and below the stage of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)*

Wood joists and decking supported on CIP concrete in the 1951 Section. Stage has tongue and groove (T&G) wood decks on wood strapping or joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

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

Concrete masonry unit (CMU) walls and wood framing supporting wood floors in the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

B1010.03 Floor Decks, Slabs, and Toppings*

Wood plywood sheathing in the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

B1010.07 Exterior Stairs*

CIP concrete steps with painted metal handrail to east entrance in the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

B1010.09 Floor Construction Fireproofing*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

B1010.10 Floor Construction Firestopping*

Fire stopping is incomplete or absent from penetrations through the floor in the mechanical room of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1951	0	APR-11

Event: Provide ULC Approved Firestops

Concern:

Penetrations through ceiling in mechanical room are not sealed.

Recommendation:

Provide ULC-approved fire stops at penetrations through fire assemblies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$1,500	Low

Updated: APR-11

B1020.01 Roof Structural Frame*

Precast concrete slabs throughout 1961 Addition.
Wood joists and beams throughout 1951 Section.
OWSJ in Industrial Arts (IA) building Additions.

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

B1020.02 Structural Interior Walls Supporting Roofs*

CMU and CIP concrete in 1961, 1956, and 1969 Additions.
Wood framing supporting the roof assembly in 1951 Section.

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

B1020.03 Roof Decks, Slabs, and Sheathing*

Plywood sheathing in the 1951 Section, and 1956 and 1969 Additions.

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

B1020.04 Canopies*

Wood framed canopies at the north and south entrances of the 1951 Section constructed in 1985.
Wood framed canopies at the south entrances of the 1956 and 1969 IA building Additions.
Wood framed canopies at the south main and east entrances of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	APR-11

B1020.06 Roof Construction Fireproofing*

Concealed.

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

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin***

Exposed aggregate and concrete precast panels on the exterior walls of the east wing of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The majority of the 1961 Addition exterior is clad in brick veneer. Step cracking in brick present on the north side. Seal and repair cracking (repair <\$1000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

B2010.01.06.03 Metal Siding**

Prefinished metal siding accent around the top perimeter of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	APR-11

Event: Replace Metal Siding (~168 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$24,800	Unassigned

Updated: APR-11

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

Stucco finish on the exterior of the 1951 Section and the 1956 and 1969 IA building Additions.

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

B2010.01.09 Expansion Control: Exterior Wall Skin*

Polyurethane expansion joints between precast panels on the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

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

Polyurethane joint sealers are present around exterior windows, doors and at locations of material transition throughout all building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	APR-11

Event: Replace Exterior Joint Sealant (~685 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$23,500	Unassigned

Updated: APR-11

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

Painted wood soffits at canopies throughout the 1956, 1961, and 1969 Additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	APR-11

Event: Paint Canopy Soffits (~15 m2)

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

Updated: APR-11

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

Concealed.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Air louvers and vents on the exterior of mechanical rooms throughout all building sections.

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

B2010.09 Exterior Soffits*

Painted wood soffits at the canopies of the 1956 and 1969 IA building Additions, and the 1961 Addition. Soffit on the canopy over the east entrance of the 1961 Addition is significantly damaged. Replace damaged soffit (repair <\$1000). Prefinished metal soffit at the canopies of the 1951 Section.

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

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1951 Section**

Aluminum sealed double pane windows throughout the 1951 Section. Combination of operable and fixed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	APR-11

Event: Replace Aluminum Windows (~47 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$62,000	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1961 Section**

Aluminum sealed double pane windows throughout the 1961 Addition. Combination of operable and fixed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	APR-11

Event: Replace Aluminum Windows (~140 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$184,600	Unassigned

Updated: APR-11

B2020.01.01.05 Wood Windows (Glass & Frame)**

Wood framed fixed glazing in 1956 IA building addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	35	APR-11

Event: Replace Wood Windows (~2 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,900	Unassigned

Updated: APR-11

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum framed storefront doors with full glazing and sidelights at the south entrance of the 1961 Addition and at the south and north entrances of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	APR-11

Event: Replace Aluminum Storefront Doors (~5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$61,900	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

Painted steel entrance doors with and without vision glass inserts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	APR-11

Event: Replace Steel Doors (~7 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$19,500	Unassigned

Updated: APR-11

B2030.01.06 Automatic Entrance Doors**

Aluminum framed fully glazed storefront door with automatic door opener provided at the main south entrance of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	APR-11

Event: Replace Automatic Entrance Door (~1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$15,700	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors**

Steel utility doors present at the gymnasium emergency exits in the 1951 Section and 1961 Addition.
Steel utility doors present at the emergency exits of the IA building Additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	40	APR-11

Event: Replace Steel Utility Doors (~4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,100	Unassigned

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

Concealed.

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

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

Conventional asphalt and gravel built-up roof (BUR) assembly on the majority of the 1951 Section and 1961 Addition, and on the IA building Additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	APR-11

Event: Replace BUR Assembly (~2966 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$621,200	Unassigned

Updated: APR-11

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

Roofing on the 1961 Addition gymnasium section consists of 2-ply modified bituminous membrane (SBS) assembly with granular surface capsheet and flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	APR-11

Event: Replace SBS Roofing (~520 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$109,100	Unassigned

Updated: APR-11

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

Single-ply rolled roofing on the 1951 gymnasium section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	APR-11

Event: Replace Single Ply Membrane Roofing (~325 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$73,700	Unassigned

Updated: APR-11

B3010.07 Sheet Metal Roofing**

Prefinished metal roofing on the north and south canopies of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	APR-11

Event: Replace Sheet Metal Roofing (~10 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$2,700	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

Metal gutters on west wing of 1961 Addition.

Prefinished metal downspouts throughout the perimeter of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	APR-11

Event: Replace Metal Gutters and Downspouts (~35 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,000	Unassigned

Updated: APR-11

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

Roof access hatches with internal metal ladders, roof vents, and roof drains throughout all building sections.

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

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

Painted CMU and stud frame partitions with gypsum wall board throughout all building sections.

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

C1010.05 Interior Windows*

Aluminum framed glass between computer room on the lower level of the 1951 Section.
Wood framed glass in the administration offices in the 1961 Addition.

Metal rolling shutter in the kitchen of 1961 Addition.

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

C1010.06 Interior Glazed Partitions and Storefronts*

Interior aluminum framed fully glazed storefront doors at the south entrance vestibule of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	APR-11

Event: Upgrade doors to Fire Rated Assemblies (2 units)**Concern:**

Storefront doors at south stairwell in 1951 Section are not fire rated.

Recommendation:

Replace doors with ULC-approved and stamped fire rated door assemblies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$1,800	Low

Updated: APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

A combination of stained and painted wood doors in painted wood frames, and painted metal doors in painted metal frames throughout all building sections. Majority of doors are equipped with standard hardware (refer to K4010.03).

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

C1020.03 Interior Fire Doors*

Fire rated doors at mechanical and boiler rooms.

Steel fire rated doors provided at the top and bottom of the stairwells in the 1951 Section, equipped with electronic hold open devices.

Fire rated door assemblies provided in the corridor at the connection between the 1951 Section and 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	APR-11

Event: Install Door Hold Open Devices (~2 units)

Concern:

Corridor fire doors were observed to be held open with door stops.

Recommendation:

Install electrically supervised door hold open devices on corridor fire doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$7,000	Low

Updated: APR-11

C1030.01 Visual Display Boards - SMART Boards**

Digital SMART boards in majority of classrooms throughout all building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	APR-11

Event: Replace SMART Boards (~18 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$135,000	Unassigned

Updated: APR-11

C1030.01 Visual Display Boards - Tack & White Boards**

Wall mounted metal framed cork boards, tack boards and white boards in corridors, offices, and classrooms throughout all building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	APR-11

Event: Replace Tack Boards (~100 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$78,600	Unassigned

Updated: APR-11

Event: Replace White Boards (~40 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$67,400	Unassigned

Updated: APR-11

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

Prefinished metal toilet compartments and shower stall partitions present in the student washrooms and changerooms throughout the 1951 Section and 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	APR-11

Event: Replace Metal Shower Partitions (~16 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$42,600	Unassigned

Updated: APR-11

Event: Replace Toilet Compartments (~11 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,800	Unassigned

Updated: APR-11

C1030.08 Interior Identifying Devices*

Classroom number and name plates, interior signage, wall mounted emergency egress plans etc. throughout all building sections.

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

C1030.10 Lockers - 1961**

Prefinished steel lockers in the corridor of the 1961 Addition. Combination of full height and half height.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	30	APR-11

Event: Replace Lockers (~134 full units, 36 half units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$106,200	Unassigned

Updated: APR-11

C1030.10 Lockers - 1986**

Prefinished metal lockers in the corridors of the 1951 Section and in the 1956 IA building Addition. Combination of full height and half height units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	APR-11

Event: Replace Lockers (~2 full units, 138 half units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$49,600	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

A variety of painted wood storage shelves throughout all building sections.
Metal book racks in vestibules throughout all building sections.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Mirrors, liquid soap dispensers, waste baskets, and paper and toilet paper dispensers in washrooms throughout all building sections.

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

C2010 Stair Construction*

CIP reinforced concrete stairs to mechanical rooms in 1951 Section and 1961 Addition.
Wood framed stairs in 1951 Section.

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

C2020.05 Resilient Stair Finishes**

Vinyl tile flooring with metal nosing on stairs in 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	APR-11

Event: Replace Vinyl Stair Finish (~60 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,800	Unassigned

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

Wall mounted varnished wood railings at all stairwells in the 1951 Section.
Painted metal railings at the stairs in the mechanical rooms of the 1951 Section and 1961 Addition.

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

Event: Install Handrails**Concern:**

No handrails provided at concrete stairs in mechanical room of the 1951 Section.

Recommendation:

Install handrails at both sets of concrete stairs in the mechanical room of the 1951 Section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$1,500	Medium

Updated: APR-11

C2020.10 Stair Painting*

Painted concrete steps in the mechanical rooms of the 1951 Section and 1961 Addition.

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

C3010.02 Wall Paneling**

Painted wood paneling on the walls of the gymnasium and stage in the 1951 Section. Sections of paneling buckling. Fasten paneling to wall (repair <\$1000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace Wall Paneling (~136 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,200	Unassigned

Updated: APR-11

C3010.06 Tile Wall Finishes - 1951 Section**

Ceramic wall tile in student washrooms and shower rooms in the 1951 Section and 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	40	APR-11

Event: Replace Wall Tile (~115 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$35,200	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Painted CMU and gypsum board throughout all building sections.
Painted wood paneling in 1951 Section gymnasium and stage area.

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

C3020.02 Tile Floor Finishes - 1951**

Ceramic floor tile in staff and student washrooms and shower rooms in the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1951	50	APR-11

Event: Replace Ceramic Floor Tile (~5 m2)**Concern:**

Sections of tile missing in the boys showers in the 1951 Section.

Recommendation:

Repair ceramic floor tile.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,100	Medium

Updated: APR-11

Event: Replace Remaining Floor Tile (~90 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,100	Unassigned

Updated: APR-11

C3020.02 Tile Floor Finishes - 1961**

Quarry floor tile present in the staff and student washrooms, changerooms, and shower rooms of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	50	APR-11

Event: Replace Quarry Floor Tile (~105 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$34,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring**

Strip wood sports flooring in the gymnasiums of the 1951 Section and 1961 Addition.
Strip wood flooring present on the stage of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace Sports Floor (~800 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$237,400	Unassigned

Updated: APR-11

Event: Replace Strip Flooring (~50 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$11,800	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring - 1988**

Vinyl tile flooring present in the majority of classrooms and corridors throughout all building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	APR-11

Event: Replace Vinyl Floor Tile (~2400 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$145,800	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring - 2004**

Vinyl tile flooring present in the majority of the Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	APR-11

Event: Replace Vinyl Floor Tile (~70 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$4,300	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring - 2008**

Flooring upgraded to vinyl tile in the Home Economics room and administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	APR-11

Event: Replace Vinyl Floor Tile (~236 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$14,400	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Carpet present in the Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	APR-11

Event: Replace Carpet (~148 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$11,600	Unassigned

Updated: APR-11

C3020.11 Floor Painting*

Painted concrete in custodian rooms throughout all building sections.

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

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Exposed precast concrete slab in mechanical rooms of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

C3030.02 Ceiling Paneling (Wood)*

Painted wood ceilings in the 1956 and 1969 IA building Additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	APR-11

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

Suspended T-bar ceilings with inlaid acoustic tiles present in the majority of classrooms, corridors, offices, and Library throughout all building sections.

Isolated tiles missing or stained. Replace as required (repair <\$1000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	APR-11

Event: Replace Acoustic Ceiling Tile (~3215 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$170,000	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Painted gypsum board in washrooms and storage rooms throughout all building sections.

Painted precast concrete slabs in 1961 Addition gymnasium.

Painted wood ceiling in 1956 IA building Addition.

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

D1010.02 Lifts**

Wheelchair lift present on the east stairwell of the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	25	APR-11

Event: Replace Wheelchair Lift (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$29,700	Unassigned

Updated: APR-11

S4 MECHANICAL**D2010.04 Sinks** - Enamel Steel**

There are two wall mounted enamel steel service sinks - one in the 1951 Section and one in the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace 2 Service Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,600	Unassigned

Updated: APR-11

D2010.04 Sinks - Stainless Steel**

Single basin, double basin and trough style service sinks are provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace 6 Stainless Steel Service Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: APR-11

D2010.05 Showers**

Wall mounted shower heads and valve sets are provided in the 1951 Section and the 1961 Addition. The shower rooms provided at the lower level of the 1951 Section do not get used and are permanently locked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace ~11 Shower Valve Sets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,400	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Wall mounted vitreous china drinking fountains throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	35	APR-11

Event: Replace ~7 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,200	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1951 Section & IA Shop**

2 stainless steel lavatories.
5 enamel steel lavatories.
9 flush tank toilets.
2 dump tank urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	35	APR-11

Event: Install Manual or Proximity Sensor Valves (~2 ea.)**Concern:**

The urinals run on continuous dump and refill cycles, wasting water.

Recommendation:

Replace the dump tank with a manual or proximity sensor valve on each urinal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2011	\$1,000	Low

Updated: APR-11

Event: Replace 7 Sinks, 9 Toilets & 2 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$31,500	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1961 Addition**

8 vitreous china lavatories.
 7 flush tank toilets.
 5 flush valve urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	APR-11

Event: Replace 8 Sinks, 7 Toilets and 5 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$41,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Black iron and galvanized water mains with galvanized and copper distribution piping throughout. The main water supply in the 1951 Section failed and was abandoned in 2010. Water for this section is now provided from the water main in the 1961 Addition. There were no water pressure concerns noted or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

D2020.01.02 Valves: Domestic Water**

Isolation valves on domestic water distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	APR-11

Event: Replace Domestic Water Valves (~16 ea.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$21,600	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

A backflow preventor is provided on the boiler water supply feed in the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	20	APR-11

Event: Install ~4 Backflow preventors.**Concern:**

Backflow preventors are not supplied on the main water supply, boiler feed water in the 1961 Section, the fire standpipe system and the irrigation system.

Recommendation:

Install backflow preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$14,300	High

Updated: APR-11

Event: Replace 1 Backflow Preventor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,600	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

One Grundfos inline axial circulation pump is provided on the domestic hot water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	APR-11

Event: Replace 1 Circulation Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$4,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters - 1951 Section & IA Shop**

A "John Wood" natural gas fired 36,000 BTU, 37.3 gallon water heater with a 25.2 gal/hr recovery rate is provided in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-11

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,400	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters - 1961 Addition**

Two "John Wood" natural gas fired 38,000 BTU, 40 gallon water heaters with a 34.5 gal/hr recovery rate are provided in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	APR-11

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$4,300	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Air cell insulation and cementitious elbows and runs on mechanical insulation likely contains asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

D2030.01 Waste and Vent Piping*

Waste and vent piping is generally cast iron and ABS.

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

D2030.02.04 Floor Drains*

Floor drains are provided in shower rooms and mechanical rooms.

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

D2030.03 Waste Piping Equipment*

A submersible sump is provided in a pit at the lower level of the 1951 Section runs continuously. The sump provides drainage from the weeping tile that runs around most of the foundation of this section. The sump discharges into the sanitary sewer system - a municipal storm sewer system is not present near this school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

External rain water leaders provide drainage from all roofs. Rain water leaders drain to grade around the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

D2040.02.04 Roof Drains*

Roof scuppers discharge to external rain water leaders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	APR-11

D3010.02 Gas Supply Systems*

The natural gas supply enters the building at grade supplying the boilers, domestic hot water tank, rooftop units and unit heaters throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

D3020.02.01 Heating Boilers and Accessories: H.W. - 1951 Section**

Heating hot water is provided by three "Weil McLain" natural gas fired 427 MBTU boilers plus the associated accessories which include (2) 1.0 HP circulation pumps, 1 expansion tank, manual feed chemical pot & micron filter and air separator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	APR-11

Event: Replace 3 Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$122,500	Unassigned

Updated: APR-11

D3020.02.01 Heating Boilers and Accessories: H.W. - 1961 Addition**

Heating hot water is provided by one "Peerless" natural gas fired 3570 MBTU boiler plus the associated accessories which include (2) 1.5 HP circulation pumps, 1 expansion tank, manual feed chemical pot & micron filter and air separator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	35	APR-11

Event: Replace1 Heating Boiler with 2 Boilers and Accessories

Concern:

The boiler has surpassed its expected service life and is showing signs of corrosion. No redundant heating is provided for in the 1961 building if the boiler were to fail.

Recommendation:

Replace the boiler and accessories with two boilers for redundancy.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$97,000	Low

Updated: APR-11

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler - 1951 Section**

Galvanized steel insulated breeching and B-vent chimney. Galvanized steel combustion air with trap provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	APR-11

Event: Replace Chimneys & Comb. Air (~20 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$15,100	Unassigned

Updated: APR-11

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler - 1961 Addition**

Single wall breeching covered with >75% chrysolite asbestos insulation. Combustion air with no trap.

Combustion air is not trapped. Asbestos insulation on breeching is breaking up and falling onto the floor. Costs allowed for under boiler replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1951	35	APR-11

Event: Replace Chimneys & Comb. Air (~12 m)**Concern:**

The chimney duct itself is concealed, however, based on its age and the condition of the rest of the system and the insulation, the chimney is likely corroded. The combustion air trap is constructed of wood - a fire hazard in a mechanical room.

Recommendation:

Replace the chimney and combustion air trap.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$9,100	Medium

Updated: APR-11

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

Bypass micron filter and manual chemical pot feeder are provided for the boilers in both mechanical rooms.

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

D3020.03.01 Furnaces**

Two natural gas fired furnaces are located in the IA shop building, one of which is located in the ceiling space. The other is a Lennox #GH5-150M.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	25	APR-11

Event: Replace 2 Furnaces With High Efficiency Models**Concern:**

The furnaces have surpassed their expected service life, heat exchangers are probably worn out, and are dirty & corroded.

Recommendation:

Replace furnaces with high efficiency models.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$8,900	High

Updated: APR-11

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

No combustion air. Galvanized steel venting appears to have been replaced recently.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1951	0	APR-11

Event: Replace With Direct Vent Chimney and Combustion Air

Concern:

Inefficient chimney and combustion air system.

Recommendation:

Replace/install direct vent flu and combustion air concurrent with high-efficiency furnace replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2011	\$2,000	Medium

Updated: APR-11

D3020.04.03 Fuel-Fired Unit Heaters - 1956**

"Reznor" natural gas fired unit heaters provided in the IA Shop and the ancillary storage building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1956	30	APR-11

Event: Replace 3 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: APR-11

D3020.04.03 Fuel-Fired Unit Heaters - 2000**

Reznor natural gas fired unit heater in IA shop - relocated from another school. One "Trane" natural gas fired unit heater in the 1961 Addition mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	APR-11

Event: Replace 2 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$8,000	Unassigned

Updated: APR-11

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

Galvanized metal chimney provided.

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

D3030.06.02 Refrigerant Condensing Units**

Air cooled condensing unit serves 1951 Section air handler. York model H2CA300A25D, R-22 with 87.9kW capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	APR-11

Event: Replace 1 Rooftop Refrigerant Condensing Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$27,800	Unassigned

Updated: APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

Dust collector serves the IA shop machinery.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	APR-11

D3040.01.04 Ducts: Air Distribution*

The duct system includes all components related to the air distribution systems in the building. The air distribution systems include ducting supply air, return air, and exhaust air. Exhaust air ducting includes general building exhausts as well as local exhausts. The duct systems include ductwork, insulation, dampers, diffusers and other related components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1951	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

The air outlets and inlets are of varying types and include air diffusers, dampers and supply and return grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1951	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Copper heating hot water distribution piping throughout the 1951 Section and 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	40	APR-11

Event: Replace Hot Water Distribution Systems (~4593 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$392,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

One rooftop centrifugal exhaust fan and two wall mounted axial exhaust fans provide ventilation from the IA shop. Approximately six axial fans provide ventilation from the main school. Assorted ceiling fans provide ventilation from washrooms, storage rooms and classrooms throughout. Two wall mounted axial fans provide exhaust from the crawl space below the 1961 Addition gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace Exhaust Fans (~4593 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$73,600	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Concealed.

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

D3040.04.05 Air Outlets and Inlets: Exhaust*

Eggcrate and grilled exhaust covers are original to each section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units) - 1951 Section**

Indirect fired natural gas fired rooftop unit serves the 1951 Section. Engineered Air model DGS-70-HON with mixing box, air filters, indirect burners, and supply air fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-11

Event: Replace 1 Rooftop Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$76,800	Unassigned

Updated: APR-11

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units) - IA Shop**

An 1875 cfm "ICG" makeup air unit serves the IA Shop, interlocked with the dust collector.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-11

Event: Replace 1 Rooftop Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$39,400	Unassigned

Updated: APR-11

D3050.01.03 Packaged Terminal Air Conditioning Units*

Through the wall air conditioner installed in the Administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	APR-11

D3050.05.01 Convectors**

Two hot water heated convector cabinets are located in the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	40	APR-11

Event: Replace 2 Convector Cabinets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,700	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

Hot water heated fan coil units are provided at building entrances and addition transitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace Fan Coil Units (~8 ea.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$49,500	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Finned tube radiation provides heating at the building perimeter throughout the 1951 Section and 1961 Addition (with the exception of the gymnasium in the 1961 Addition).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	40	APR-11

Event: Replace Finned Tube Radiation (~4593 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$196,200	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

Two suspended water heated unit heaters in the gymnasium of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	30	APR-11

Event: Replace 2 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,700	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls - 1961**

Electric controls in the 1961 Addition and the IA Shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Install BMCS (~2456 m2/gfa)**Concern:**

Existing controls do not have any energy saving features and rely on occupants to set the temperature back.

Recommendation:

Replace existing controls with a BMCS system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$58,400	Medium

Updated: APR-11

Event: Replace Electric and Electronic Controls (~2456 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,600	Unassigned

Updated: APR-11

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

A BMCS system is provided in the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	APR-11

Event: Replace BMCS (~2007 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$47,400	Unassigned

Updated: APR-11

D4020 Standpipes*

Fire hose cabinets installed throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Multipurpose dry type fire extinguishers installed throughout the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

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

The main power to the site is fed underground from a pad mounted utility-owned transformer on the north side of the IA shop and overhead by multiple pole mounted utility-owned transformers located off-site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	40	APR-11

D5010.03 Main Electrical Switchboards (Main Distribution) - 1951 Section**

The main electrical switchgear is Square "D", providing 120/240 volt,400 amp service in the mechanical room. A splitter and series of disconnects distribute power to branch circuit panelboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	40	APR-11

Event: Replace with Main Electrical Switchgear and CDP

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$52,100	Unassigned

Updated: APR-11

D5010.03 Main Electrical Switchboards (Main Distribution) - 1961 Addition**

The main electrical switchgear is "Panelboard", providing 120/240 volt, 250 amp service in the mechanical room. A 120/240 volt, 400 amp, single-phase, 3-wire "Bulldog" CDP distributes power to branch circuit panelboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	APR-11

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$52,100	Unassigned

Updated: APR-11

D5010.03 Main Electrical Switchboards (Main Distribution) - Ancillary Storage Bldg.**

An unlabelled distribution panel provides power to the Ancillary Storage building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	APR-11

Event: Replace 1 Central Distribution Panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$16,200	Unassigned

Updated: APR-11

D5010.03 Main Electrical Switchboards (Main Distribution) - IA Shop**

An unlabelled switchgear unit and "FPE" CDP provides 120/208 volt, 400 amp, 3-phase, 4-wire service to the IA Shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	APR-11

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$52,100	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1951 Section/1961 Addition**

24 to 42 circuit branch circuit panelboards are located throughout the school. Panel 'A' has built-in surge protection and a "Leviton" surge protector provides protection for the circuit serving the computer lab. Leviton surge protection is provided on Panels 'D' and 'H' for computer labs and servers. The panelboard in the 1951 Section gymnasium has blanks covered with electrical tape (repair <\$1000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

Event: Replace ~9 Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,200	Unassigned

Updated: APR-11

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

A 30-circuit branch panelboard is provided in the IA shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	APR-11

Event: Replace ~1 Branch Circuit Panelboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,600	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories - 1961**

Various motor starters provided for mechanical equipment throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	30	APR-11

Event: Replace ~10 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,400	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories - 1998**

Various motor starters provided for mechanical equipment throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	APR-11

Event: Replace ~10 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$14,400	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Electrical branch wiring is standard copper in rigid conduit with flexible connectors at end devices as needed.

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

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

Keyed and toggle line voltage switches throughout.

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

D5020.02.02.01 Interior Incandescent Fixtures*

Explosion proof ceiling mounted fixture in gas meter room. Ceiling mounted in shower room. Coloured spotlights installed on gymnasium stage.

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

D5020.02.02.02 Interior Fluorescent Fixtures**

T-8 lamps in electronic ballasts throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	APR-11

Event: Replace Florescent Fixtures (~4593 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$401,000	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency battery packs with remote and integral heads throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	APR-11

Event: Replace Emergency Lighting Battery Packs (~10 ea.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$13,300	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

Assorted incandescent and LED emergency exist signs provided throughout.

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

D5020.02.05 Special Purpose Lighting*

Receptacle patch panel used to switch theatre lighting in Gymnasium.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High pressure sodium wall mounted lights at building entrances and around the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

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

Photocell controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

D5030.01 Detection and Fire Alarm**

Mircom 1000 fire alarm panel. End devices include heat and smoke detectors, strobes/bells, duct smoke detection devices and pull stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	APR-11

Event: Replace Detection and Fire Alarm (~4593 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$144,400	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

DSC PC4000 control panel monitors motion sensors in corridors and computer room and keypad at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1951	25	APR-11

Event: Replace Panel and ~7 Sensor Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,900	Unassigned

Updated: APR-11

D5030.02.04 Video Surveillance**

A digital video surveillance system with 2 colour and 4 black & white cameras provides surveillance of access points and sensitive areas throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-11

Event: Replace Video Surveillance System & 6 Cameras

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$14,500	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

A Bodet Micquartz 6 timeclock system is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	APR-11

D5030.04.01 Telephone Systems*

The building is equipped with a Nortel Northstar Meridian telephone system which provides internal/external calling, paging and intercom functions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	APR-11

D5030.04.05 Local Area Network Systems*

Category 5 cabling and Wi-Fi are provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

D5030.05 Public Address and Music Systems**

"Inter M" public address system with Toshiba CD player are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	APR-11

Event: Replace Public Address and Music System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$6,100	Unassigned

Updated: APR-11

D5030.06 Television Systems*

CATV service is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

Wooden fixed and moveable shelving, security system, checkout desk, desks, chairs and computers.

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

E1020.03 Theater and Stage Equipment*

Stage curtains and various theatrical equipment stored back stage.

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

E1020.07 Laboratory Equipment*

Scales, microscopes, fume hood, and various science equipment stored in cabinets in science room.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Wall mounted basketball nets.
Miscellaneous program equipment.

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

E2010.02 Fixed Casework**

Wooden fixed casework throughout all building sections in classrooms, Library, science room, staff rooms, dark room, and HE room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	35	APR-11

Event: Replace Fixed Casework (~4593 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$481,100	Unassigned

Updated: APR-11

E2010.03.01 Blinds - 1951 Section**

A combination of vertical and horizontal blinds on majority of exterior windows throughout the 1951 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	APR-11

Event: Replace Blinds (~40 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,900	Unassigned

Updated: APR-11

E2010.03.01 Blinds - 1961 Addition**

A combination of vertical and horizontal blinds on the majority of exterior and interior windows throughout the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	APR-11

Event: Replace Blinds (~140 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$17,200	Unassigned

Updated: APR-11

F1010.02.04 Portable and Mobile Buildings**

A one-storey 237 m2 relocatable classroom was moved to the north side of the site in 1969, based on available information, the portable was likely constructed in 1956. The portable is currently used for storage purposes.

Building Envelope:

Exterior cladding consists of painted wood siding. The roof assembly is not original and likely consists of a conventional asphalt and gravel built-up (BUR) roof assembly (circa 1986). Exterior doors are aluminum framed storefront doors. Windows are original wood framed double pane glazing.

Interiors:

Flooring consists of carpet throughout. The majority of interior walls are painted with wood paneling on the lower portion. The majority of the ceiling consists of painted wood. Acoustic ceiling tiles adhered to gypsum board are present in the west storage room. Isolated tiles are stained and should be replaced (repair <\$1000).

Mechanical Systems:

The portable classroom is outfitted with one natural gas fired (~90,000 BTU) gas furnace. The furnace is provided with combustion air via a fresh air intake duct installed on the side of the building. Combustion air is exhausted via an exhaust vent located on top of the building.

Electrical Systems:

Power is fed from the main building into the distribution panelboard located in the furnace room. Telephone, intercom and fire alarm systems are integrated with the main building systems. Fluorescent T-12 lighting, illuminated exit signs are present. A motion detector is provided with connection to the building intrusion detection system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	APR-11

Event: Replace Electrical Systems

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

Updated: APR-11

Event: Replace Exterior Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$29,000	Unassigned

Updated: APR-11

Event: Replace Interior Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$37,000	Unassigned

Updated: APR-11

Event: Replace Mechanical Systems

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

Updated: APR-11

F1010.02.05 Grandstands and Bleachers**

Wall mounted steel retractable bleachers with plastic seats along south wall of the 1961 Addition gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	APR-11

Event: Replace Bleachers (~150 seats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$41,900	Unassigned

Updated: APR-11

S8 FUNCTIONAL ASSESSMENT**K3020.03 Air Conditioning/Cooling***

None provided for computer lab and servers in 1951 Section.

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

Event: Provide Computer Room A/C (1 unit)**Concern:**

No air conditioning provided for the computer lab and servers in the 1951 Section. Computer and servers rely on base-building ventilation for cooling.

Recommendation:

Install one A/C unit in the computer lab of the 1951 Section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2011	\$18,200	Medium

Updated: APR-11

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier free access from the south parking lot to the main south entrance of the 1961 Addition is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	0	APR-11

Event: Provide Parking Stall (~1 unit)**Concern:**

No designated handicapped parking stall or area provided.

Recommendation:

Provide a marked handicapped parking stall or area by the main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$1,000	Low

Updated: APR-11

K4010.02 Barrier Free Entrances*

Automatic door opener provided at the main south entrance of the 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	0	APR-11

K4010.03 Barrier Free Interior Circulation*

Horizontal pathways are structurally sound and of sufficient width to allow wheelchair passage. Wheelchair lift is provided in the 1951 Section to access three levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1951	0	APR-11

Event: Install Lever-type Handsets (~25 units)**Concern:**

Classroom entry doors are equipped with standard door knobs.

Recommendation:

Install lever-type handsets on a minimum of one door per classroom throughout all building sections.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$6,250	Low

Updated: APR-11

Event: Install Wheelchair Lifts (~2 units)**Concern:**

No barrier free access provided to the 1951 Section gymnasium and stage area.

Recommendation:

Install a wheelchair lift at the south stairwell in the 1951 Section to provide access to the gymnasium and at the front of the stage in the 1951 Section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$59,300	Low

Updated: APR-11

K4010.04 Barrier Free Washrooms*

Barrier free washrooms provided in 1961 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	0	APR-11

Event: Provide Universal BFA Washrooms (~3)**Concern:**

No barrier free accesible washroom or stall provided on either level of the 1951 Section or in the 1956 IA building Addition.

Recommendation:

Provide a universal barrier free washroom on each level of the 1951 Section and in the 1956 IA building Addition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$25,500	Medium

Updated: APR-11

K4030.01 Asbestos*

Asbestos management plan is currently in affect and survey was completed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

Event: Continue Asbestos Management Program**Concern:**

Asbestos has been present in certain building materials (ie. Pipe insulation and joint compounds).

Recommendation:

Continue with existing asbestos management program with periodic update surveys.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$8,500	Medium

Updated: APR-11

K4030.03 Mercury*

Some mercury vapour lighting present.
Flourescent lamps contain small amounts of mercury vapour.
Mercury containing thermostats are present in the 1961 Addition.

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

K4030.04 Mould*

No visible suspect mould identified.

Site representative indicated that mould issues were present in the mechanical room of the 1951 Section. Weeping tile has been installed and no mould has been reported since.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

K4030.09 Other Hazardous Materials*

Various chemicals in Science room are stored in locked chemical cabinet.

Petroleum based products, paints, and solvents are found throughout the custodian rooms and in the IA building Addition.

Products in IA building Addition should be kept in a proper cabinet (repair <\$1000).

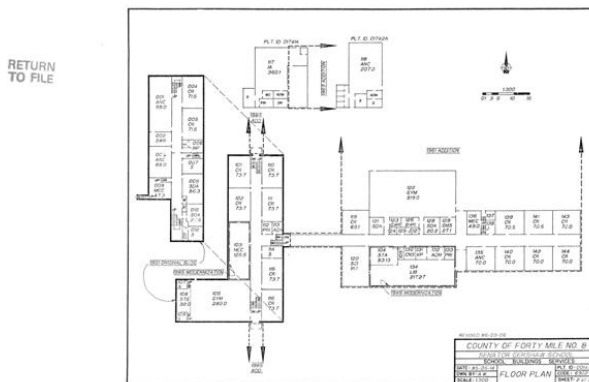
All other products are kept in appropriate areas and containers.

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

K5010 Reports and Studies*

Senator Gershaw School was evaluated on December 2, 2010 by Golder Associates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-11



Senator Gershaw School - Floor Plan (1985)