

RECAPP Facility Evaluation Report

Grasslands Regional Div #6



Central Elementary School

B2489A

Brooks

Facility Details

Building Name: Central Elementary School
Address: P. O. Bag 257
Location: Brooks

Building Id: B2489A
Gross Area (sq. m): 2,836.88
Replacement Cost: \$8,534,470
Construction Year: 1962

Evaluation Details

Evaluation Company: DC Stewart Architect Limited
Evaluation Date: November 9 2010
Evaluator Name: Don Stewart

Total Maintenance Events Next 5 years: **\$588,500**
5 year Facility Condition Index (FCI): **6.90%**

General Summary:

This one storey building was developed in 1962 as an elementary school of 2,366 square metres. In 1996 two portable classroom units were added to the west end of the school, and in 2008 a further two units were added to the west end. A small workshop building existed to the east side from 1970, and in 1998 it was renovated into school space and connected to the main building. The current total building area is 2,836 square metres. In 1998 a major renovation was undertaken which included roofing, interior finishes, flooring, ceilings and mechanical and electrical services. This facility is substantially finished in face brick and ribbed metal siding, with anodized aluminum windows. This school provides facilities for grades 4, 5 and 6, with a current enrolment of 350 students.

Structural Summary:

The structure of the original building is of cast in place concrete footings and grade beams, supporting concrete block masonry load bearing walls and a slab on grade floor. The flat roof is wood construction comprised of wood joists and sheathing. The portable classroom units are wood frame construction, and the former workshop building is concrete block masonry. All structure appears to be in acceptable condition.

Envelope Summary:

The building envelope is comprised of a combination of brick skin, precast panels, and stucco finish on the addition. There are some precast concrete accent panels as well. The roof was replaced in 1998 with a 2 ply SBS membrane, although some signs of ponding and delamination are evident. Steel painted entrance doors and aluminum double glazed windows. Minor damage to the stucco is noted but otherwise the envelope of this building is in acceptable condition.

Interior Summary:

The interior of this school is a combination of concrete block masonry and gypsum board on wood framing. Ceilings are mostly suspended tee-bar with acoustic tiles, with gypsum board ceilings in storage and service spaces. The flooring is primarily vinyl tile, with level loop carpet in some areas. This school has been modified to offer barrier access throughout. Doors, hardware and interior windows are serviceable. Overall, the interiors of this school are in acceptable condition.

Mechanical Summary:

Three roof top units supply heated conditioned air and ventilation for the original building recently upgraded in 1998. One heat/cool roof top unit supplies the East annex. Location of AHU-4 on roof which supplies gymnasium is a safety concern for service personnel being too close to the roof parapet. Hot water boilers provide hydronic heat serving glycol heat exchanger for three (3) ventilation unit heating coils and secondary loop for perimeter heating and unitary heating equipment. Exhaust systems are varied throughout the building with roof top and indoor in-line equipment providing washroom and general exhaust. Plumbing systems recently upgraded in 1996 are in good condition. Overall building mechanical systems condition is rated as acceptable.

Electrical Summary:

The facility consists of an 800 amp rated 120/208 3 phase 4 wire service that is protected by a 600 amp breaker. The building is protected by a non addressable Edwards 8816 fire alarm system. The emergency lighting is accomplished with remote heads and LED style exit lights connected to battery packs through out. The facility does not have an emergency generator. The telephone and paging are accomplished with the use of Telecor system. The security system consists of Key fob access, motions sensors and door contacts through out. All the data cabling in this facility is with CAT 5 cabling. Overall the electrical systems in this facility appear to be in good condition.

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations***

Cast in place concrete footings and grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

A1030 Slab on Grade*

Reinforced concrete slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Concrete block masonry walls along corridors and between classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B1010.07 Exterior Stairs*

Concrete exit stair up from Gymnasium, wood stair down from 2008 portable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B1020.01 Roof Structural Frame*

Wood joists and beams with tongue and groove sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B1020.06 Roof Construction Fireproofing*

All exposed areas of wood are wrapped with gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Precast concrete panels located under windows of the original building and decorative panels on the front of the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry skin around most of the building except under windows and the upper wall fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B2010.01.06.03 Metal Siding**

Upper walls and fascia have prefinished corrugated metal cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	40	FEB-11

Event: Replace metal fascia (300 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$87,000	Unassigned

Updated: FEB-11

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

Stucco siding found on the West Addition and East Renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1962	0	FEB-11

Event: Repair damaged stucco**Concern:**

Minor areas of damage to the siding on the West addition may cause water damage problems.

Recommendation:

Repair damaged areas of the stucco.

Consequences of Deferral:

Possible water infiltration and system failure, continued deterioration of the siding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,000	Low

Updated: FEB-11

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

Joint sealant around window and door frames, and between the precast and brick surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	20	FEB-11

Event: Replace joint sealants (475 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,000	Unassigned

Updated: FEB-11

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

Paint finish on precast concrete panels and concrete pilasters for Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	15	FEB-11

Event: Replace precast concrete (50 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,500	Unassigned

Updated: FEB-11

B2010.02.01 Cast-in-place Concrete: Ext. Wall Const*

Concrete pilasters located around the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Concrete block masonry forms the exterior structural walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

B2010.09 Exterior Soffits*

Prefinished metal soffits over entrances and under roof overhangs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Aluminum framed, sealed double glazed windows.

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

Event: Replace 64 aluminum windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$157,000	Unassigned

Updated: FEB-11

B2030.01.02 Steel-Framed Storefronts: Doors**

Flush steel entrance doors in pressed steel frames, with painted finish.

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

Event: Replace 4 pairs of steel entrance doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$18,000	Unassigned

Updated: FEB-11

B2030.01.06 Automatic Entrance Doors**

Barrier Free automatic door opener at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	30	FEB-11

Event: Replace power door openers (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$8,000	Unassigned

Updated: FEB-11

B2030.02 Exterior Utility Doors**

Flush steel doors in pressed steel frames, some with wired glazing, painted.

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

Event: Replace 12 flush steel doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$14,000	Unassigned

Updated: FEB-11

B3010.01 Deck Vapor Retarder and Insulation*

The original building was developed with 'Stramit' brand insulation planking. We are advised that this material has not exhibited any sagging or deterioration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Two ply modified bitumen (SBS) roof membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	25	FEB-11

Event: Replace SBS roofing (2100 sm)

Concern:

Roof membrane is failing, with numerous bubbles, splits and cracking.

Recommendation:

Install new SBS roofing system.

Consequences of Deferral:

Structural and interior damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$360,000	Medium

Updated: FEB-11

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal downspouts around the perimeter, attached to scuppers through the parapet, and drain onto splash pads.

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

Event: Replace metal downspouts (60 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$2,000	Unassigned

Updated: FEB-11

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

Steel roof access hatch located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Primarily concrete block masonry with some drywall partitions on light wood framing in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

C1010.05 Interior Windows*

Steel framed windows with safety glazing, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C1010.07 Interior Partition Firestopping*

Where visible, penetrations through fire separations are sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors are either flush steel or wood solid core, in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C1020.03 Interior Fire Doors*

Flush steel doors in pressed steel frames, painted, some with wired glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C1030.01 Visual Display Boards**

Whiteboards and tackboards located throughout the school.

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

Event: Replace 95 display boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$62,000	Unassigned

Updated: FEB-11

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

Prefinished steel water closet partitions in washrooms.

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

Event: Replace 17 toilet compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$22,000	Unassigned

Updated: FEB-11

C1030.08 Interior Identifying Devices*

Minimal lamacoid signage, some room names and room numbers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C1030.10 Lockers**

Half height, prefinished, steel lockers are located along the corridors of the original building.

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

Event: Replace 350 half height lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$102,000	Unassigned

Updated: FEB-11

C1030.12 Storage Shelving*

Most shelving is painted plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard school washroom fittings and accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

C2010 Stair Construction*

Cast in place concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

C2020.05 Resilient Stair Finishes**

Full width vinyl stair treads and risers, with integral nosing.

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

Event: Replace 10 vinyl stair risers and treads

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$2,000	Unassigned

Updated: FEB-11

C2020.08 Stair Railings and Balustrades*

Welded steel railings, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C2030 Interior Ramps*

Cast in place concrete ramp, with non-slip surface.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board partitions installed in the additions and in the administration area of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

C3010.06 Tile Wall Finishes**

Ceramic tile walls installed in the washrooms and shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	40	FEB-11

Event: Replace 65 sm ceramic tile walls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$17,000	Unassigned

Updated: FEB-11

C3010.11 Interior Wall Painting*

Concrete block masonry and gypsum board surfaces are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C3010.14 Other Wall Finishes*

Time-out room has padded panels fixed to the walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

C3020.02 Tile Floor Finishes**

Washroom and shower room floors are finished with no-slip ceramic tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	FEB-11

Event: Replace ceramic tile flooring (110 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$18,000	Unassigned

Updated: FEB-11

C3020.07 Resilient Flooring**

Vinyl composite floor tile throughout.

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

Event: Replace 1250 sm resilient flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$65,000	Unassigned

Updated: FEB-11

C3020.08 Carpet Flooring**

Level loop carpet installed in the library, administration, and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	FEB-11

Event: Replace 350 sm carpeting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$22,000	Unassigned

Updated: FEB-11

C3020.14 Other Floor Finishes*

Gymnasium has a resilient composition athletic floor, with painted lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Mechanical room, storage rooms and service rooms have painted gypsum board ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

Suspended tee-bar ceiling installed throughout the building. Music room and Gymnasium have glued acoustic tile ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	FEB-11

Event: Replace acoustic ceilings (1800 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$80,000	Unassigned

Updated: FEB-11

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings and exposed structure are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

S4 MECHANICAL**D2010.04 Sinks****

Single bowl SS sink - 2 Units
 Double bowl SS sink - 1 Unit
 Terrazzo Jan Sink - 1 Unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	FEB-11

Event: Replace Sinks - 4 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$6,000	Unassigned

Updated: FEB-11**D2010.08 Drinking Fountains/Coolers****

Vitreous china wall mount fountains - 6 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	FEB-11

Event: Replace Drinking Fountains - 6 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$9,000	Unassigned

Updated: FEB-11**D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1996**

Bradely wall mount preformed terrazzo 3 station washbasin with infrared faucet controls - 2 Units
 Flush tank water closet - 17 units
 Urinal flush valve sensor operated - 5 units
 Drop in enameled steel lav - 2 Units
 Wall hung china lav - 3 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	FEB-11

Event: Replace Washroom Fixtures - 29 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$50,000	Unassigned

Updated: FEB-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2008**

Bradely wall mount preformed terrazzo 2 station washbasin with infrared faucet controls - 1 Unit
 Flush valve sensor operated water closet - 4 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	FEB-11

Event: Replace Plumbing Fixtures - 5 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$10,000	Unassigned

Updated: FEB-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper pipe overhead distribution in ceiling spaces to various fixtures and appliances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

D2020.01.02 Valves: Domestic Water**

Domestic isolation valves provided for each washroom group.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	40	FEB-11

Event: Replace Domestic Water Valves - 12 valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,000	Unassigned

Updated: FEB-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Boiler water makeup is protected with backflow preventor. 50mm incoming metered water service is provided with backflow prevention.

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

Event: Replace Backflow Preventors - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,000	Unassigned

Updated: FEB-11

D2020.02.02 Plumbing Pumps: Domestic Water**

Bell & Gosset model NBF-22 domestic hot water recirc pump.

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

Event: Replace Domestic Water Recirc Pump - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,500	Unassigned

Updated: FEB-11

D2020.02.03 Water Storage Tanks**

Amtrol hot water storage tanks (500L) - 2 Units

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

Event: Replace Expansion Tanks - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,000	Unassigned

Updated: FEB-11

D2020.02.06 Domestic Water Heaters**

AO Smith model BT65H-930S natural gas water heater.

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

<u>Capacity Size</u>	<u>Capacity Unit</u>
12.5	kW

Event: Replace Domestic Water Heater - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$5,000	Unassigned

Updated: FEB-11

D2020.03 Water Supply Insulation: Domestic*

Mineral wool insulation with canvas jacketing in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

D2030.01 Waste and Vent Piping*

Copper and cast iron piping conveys building sanitary waste to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-06

D2030.02.04 Floor Drains*

Floor drains are provided in service areas and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping collects rain water and is directed to grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

D2040.02.04 Roof Drains*

Dome strainer roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

D3010.02 Gas Supply Systems*

Schedule 40 steel piping on roof to East RTU. Gas piping to boilers and domestic water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

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

Raypak E1223-T-W-2P; hot water heating boilers - 2 Units. Armstrong hot water heating pumps - 2 units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	FEB-11

<u>Capacity Size</u>	<u>Capacity Unit</u>
322x2	kW

Event: Replace Heating Boilers and Accessories - 2 Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$80,000	Unassigned

Updated: FEB-11

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

Boilers utilize a common vent. Combustion air provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	FEB-11

Event: Replace Chimneys (&Comb. Air)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$15,000	Unassigned

Updated: FEB-11

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

Chemical water treatment system in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

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

AHU-4 Gymnasium unit, Engineered Air LM-10-WE, glycol heat, no cooling.

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

Event: Add railing or fall protection assembly.

Concern:

Service personnel safety concerns having very limited space from unit to edge of roof.

Recommendation:

Safety railing along roof parapet.

Consequences of Deferral:

Personal injury.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$5,000	High

Updated: FEB-11



Service limitations at roof parapet for AHU-4.

Event: Replace Air Handling Unit - 1 Unit

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

Updated: FEB-11

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

AHU-1 Core building Engineered Air model LM-21. Glycol heating, no cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	FEB-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	8150	L/s	

Event: Replace Air Handling Unit - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$50,000	Unassigned

Updated: FEB-11

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

AHU-2 Office area, Engineered Air model LM-8-C. Glycol heating, no cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	FEB-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	3150	N/A	

Event: Replace Air Handling Unit - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$30,000	Unassigned

Updated: FEB-11

D3040.01.02 Fans: Air Distribution (Remote from AHU)*

Four (4) destratification fans installed in Gymnasium.

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

D3040.01.03 Air Cleaning Devices: Air Distribution*

Disposable filters provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D3040.01.04 Ducts: Air Distribution*

Galvanized sheet metal ductwork is distributed overhead to various ceiling diffusers throughout the building. Return air is collected via ceiling plenum back to ventilation units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Various ceiling inlets and outlets throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D3040.03.01 Hot Water Distribution Systems**

Schedule 40 steel and copper piping distribution system. System consists of a hot water heating plant, hot water to glycol exchanger. Glycol is pumped to the air handling units. Hot water is circulated to overhead radiant panels and finned tube radiation.

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

Event: Replace Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$300,000	Unassigned

Updated: FEB-11

D3040.04.01 Fans: Exhaust**

Roof mounted dome fans for general and washroom exhaust - 3 Units

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

Event: Replace Exhaust Fans - 3 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$7,500	Unassigned

Updated: FEB-11

D3040.04.03 Ducts: Exhaust*

Galvanized sheet metal ducts convey exhaust air to air moving equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Various exhaust inlets located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D3040.05 Heat Exchangers**

Armstrong model 4-W-86-44-L glycol heat exchanger. Glycol used for AHU loop.

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

Event: Replace Heat Exchanger - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$10,000	Unassigned

Updated: FEB-11

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units) - AHU-3**

AHU-3 East Annex, Lennox model GCS24-953-200, gas heat/ DX cooling.

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

Event: Replace RTU - 1 Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$7,500	Unassigned

Updated: FEB-11

D3050.02 Air Coils**

Two reheat coils are provided in gym supply ductwork.

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

Event: Replace Reheat Coils - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,000	Unassigned

Updated: FEB-11

D3050.05.02 Fan Coil Units**

Hot water cabinet heaters provided at exits of building.

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

Event: Replace Cabinet Heaters - 4 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$7,500	Unassigned

Updated: FEB-11

D3050.05.03 Finned Tube Radiation**

Perimeter radiation provided in the Library and Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	40	FEB-11

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,000	Unassigned

Updated: FEB-11

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

Radiant panel (overhead) provided to all classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	FEB-11

Event: Replace Radiant Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$150,000	Unassigned

Updated: FEB-11

D3050.07 Other Terminal and Packaged Units*

Electric heating units complete with electric stand alone thermostat control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D3060.02.02 Pneumatic Controls**

Existing controls compressor model PLCJ-5530 set at 90 psi complete with Devilbiss air dryer. All heating control valves are pneumatic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	40	FEB-11

Event: Replace Pneumatic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: FEB-11

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

DDC interface (Convergent)with existing pneumatic system added to schools control.

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

Event: Replace Building Systems Controls (BMCS, EMCS)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$50,000	Unassigned

Updated: FEB-11

D4020 Standpipes*

Fire hose cabinets complete with 40mm hose connection located throughout the building. Fire hose system is connected to incoming cold water supply complete with backflow prevention.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguisher cabinets located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

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

The facility has a utility owned 150 KVA Pad mount transformer that was installed in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	FEB-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	150	kVA	

Event: Replace 150 KVA utility owned Pad mount transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$41,500	Unassigned

Updated: FEB-11

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

The main CDP in this facility is an 800 amp 120/208 volt 3 phase 4 wire Cuttler Hammer Distribution panel, protected by a 600 amp main breaker. This service was installed new in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	FEB-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	600	amps	

Event: Replace the 800 amp rated CDP panel and 600 amp main breaker.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$55,500	Unassigned

Updated: FEB-11

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

The facility has numerous 120/208 volt 3 phase 4 wire panels installed through out the facility. All sub panels appear to be protected by 3 pole 100 amp breakers, and appear to have some room for expansion.

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

Event: Replace nine 120/208 volt 3 phase 4 wire 42 circuit panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$36,500	Unassigned

Updated: FEB-11

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

The facility has a 4 plex Cuttler Hammer Motor Control Center located in the main electrical/mechanical room, that was installed in 1998.

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

Event: Replace the 4 plex Cuttler Hammer Motor Control Center

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,500	Unassigned

Updated: FEB-11

D5010.07.02 Motor Starters and Accessories**

The facility has loose starters and disconnects through out the facility. All the loose starters and disconnects were upgraded in 1998.

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

Event: Replace 15 loose starters and disconnects.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$4,000	Unassigned

Updated: FEB-11

D5020.01 Electrical Branch Wiring*

The branch circuit wiring in this facility consists of single conductor cable installed in conduit and AC90 flexible conduit. The majority of the branch circuit wiring was upgraded in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

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

The facility interior lighting are all controlled with the use of line voltage switches through out. All the switches are 120 volt.

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

D5020.02.02.02 Interior Fluorescent Fixtures**

The fluorescent lights are combination of recessed and surface mounted fixtures. All the fixtures were updated to T8 lamps and electronic ballasts in 1998.

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

Event: Replace 350 fixtures with T8 fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$135,500	Unassigned

Updated: FEB-11

D5020.02.03.01 Emergency Lighting Built-in*

The built in emergency lighting are in the form of remote heads installed through out the facility. The fixtures appear to provide adequate coverage, and appear to be tested regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D5020.02.03.02 Emergency Lighting Battery Packs**

The facility has battery packs installed through out the facility. All the battery packs were upgraded in 1998.

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

Event: Replace 10 battery packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$5,000	Unassigned

Updated: FEB-11

D5020.02.03.03 Exit Signs*

The exit lights in this facility are LED style exit lights that were new in 1998. The exit lights appear to provide adequate coverage for the facility.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

The facility has wall mounted high pressure fixtures installed at each exit and installed at specific locations around the facility. The building also has surface mounted high pressure sodium fixtures at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

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

The exterior lighting are controlled with the use of photocells and associated relays. The building also has a BMS system that overrides the photocell to allow for greater control of the exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D5030.01 Detection and Fire Alarm**

The fire alarm was updated in 1998 to a non addressable Edwards 6616 system. The system consists of smoke detectors, manual pull stations, bells and strobes through out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	FEB-11

Event: Replace non addressable Edwards system with a fully addressable system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$60,500	Unassigned

Updated: FEB-11

D5030.02.02 Intrusion Detection**

The intrusion detection system is a DSC Power 832 system that was installed in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	FEB-11

Event: Replace Intrusion detection system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$15,500	Unassigned

Updated: FEB-11

D5030.02.03 Security Access**

The facility has a key fob security access at each doors that staff are required to control. This system was added in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	FEB-11

Event: Replace existing security system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$10,500	Unassigned

Updated: FEB-11

D5030.04.01 Telephone Systems*

(1998) Telephone system. The telephone system was upgraded to a Telecor CVS system, complete with handsets in each office and class room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

D5030.04.05 Local Area Network Systems*

The facility has Alberta Supernet Fiber installed in 2004. The facility also has wireless internet through out, with Cat 5 cable home runs back to the main server. All wiring appears to be installed in a neat manner, and all equipment has been installed into secure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1962	0	FEB-11

D5030.05 Public Address and Music Systems**

The paging system is connected through the same Telecor system that is utilized for the phone system. All paging is done through the telephone had sets, and done through the ceiling mounted speakers through out.

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

Event: Replace Telecor paging and telephone system with modern technology

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$15,500	Unassigned

Updated: FEB-11

D5090.01 Uninterruptible Power Supply Systems**

The only UPS installed in this facility is an ACP 1050 stand alone UPS connected to the Telecor telephone and paging system.

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

Event: Replace 1050 watt stand alone UPS with a new UPS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,500	Unassigned

Updated: FEB-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.07 Athletic, Recreational, and Therapeutic Equipment***

Basketball hoops with plywood backboards, climbing apparatus, electronic scoreboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	FEB-11

E2010.02 Fixed Casework**

Wood veneer casework throughout, varnished, laminate countertops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	FEB-11

Event: Replace wood casework (105 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$80,000	Unassigned

Updated: FEB-11

E2010.03.01 Blinds**

Vertical louvre blinds throughout.

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

Event: Replace 64 window blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$14,000	Unassigned

Updated: FEB-11

F1010.02.04 Portable and Mobile Buildings - 1996 Portables**

Two portable classroom units, attached to the west side of the school.

ENVELOPE

These portables are wood frame, with wood joists and studs, covered with plywood sheathing. They are located approximately at grade and are supported by a concrete slab on grade. The exterior walls are finished with stucco and a ribbed metal fascia to match the existing school building. There are two aluminum framed windows per classroom, with an awning vent. The roof is a two ply modified bitumen (SBS) membrane.

INTERIOR

The interior of these units is painted gypsum board walls, suspended tee-bar ceilings with acoustic tiles and sheet vinyl flooring. There is one solid core wood door per classroom, in a pressed steel frame, paint finish. There are three display boards in each classroom as well as some cabinets. The windows are covered with vertical louvre blinds.

MECHANICAL

The entire mechanical system for these two portable units is provided by the main building mechanical systems.

ELECTRICAL

Each portable unit consists of 12 fluorescent T8 fixtures, one fire alarm bell, one combination exit / emergency light kit, one smoke detector and one paging speaker. The portable electrical systems have all been connected to the main school systems, so the use of sub panels in these portables were not needed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	FEB-11

Event: Replace building envelope - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$104,000	Unassigned

Updated: FEB-11

Event: Replace electrical systems - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$18,000	Unassigned

Updated: FEB-11

Event: Replace interiors - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$44,000	Unassigned

Updated: FEB-11

Event: Replace mechanical systems - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$16,000	Unassigned

Updated: FEB-11

F1010.02.04 Portable and Mobile Buildings - 2008 Portables**

Two portable classroom units, attached to the west side of the 1996 portable units by means on a small site-built vestibule.

ENVELOPE

These portables are wood frame, with wood joists and studs, covered with plywood sheathing. They are located approximately one metre grade and are supported by treated wood foundation walls. The exterior walls are finished with composite wood panels. There are three aluminum framed windows per classroom, with an awning vent. The roof is a two ply modified bitumen (SBS) membrane.

INTERIOR

The interior of these units is painted gypsum board walls, suspended tee-bar ceilings with acoustic tiles and sheet vinyl flooring. There is one solid core wood door per classroom, in a pressed steel frame, paint finish. There are three display boards in each classroom as well as some cabinets. The windows are covered with vertical louvre blinds.

MECHANICAL

Each portable unit is provided with a Lennox Furnace Elite Series 80% efficiency. Split condensing unit of roof, Carrier model # 24ACA330A310. Combustion air provided. Overhead ductwork to supply diffusers. Storm drainage to grade.

ELECTRICAL

Each of the two portables added in 2008 consist of the following equipment: Twelve fluorescent lights complete with T8 lamps and electronic ballasts, one 120/208 volt single phase 3 wire 24 circuit 100 distribution panel, one Fire alarm bell strobe, one Paging speaker, and one combination exit / emergency light.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	FEB-11

Event: Replace building envelope - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$104,000	Unassigned

Updated: FEB-11

Event: Replace electrical systems - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$22,000	Unassigned

Updated: FEB-11

Event: Replace interiors - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$44,000	Unassigned

Updated: FEB-11

Event: Replace mechanical systems - 2 portables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$24,000	Unassigned

Updated: FEB-11

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

Ramps provided in the curbs from parking lot to sidewalks, which are level to the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K4010.02 Barrier Free Entrances*

Entrances are at ground level. Handicapped door opener is provided at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K4010.03 Barrier Free Interior Circulation*

Hallways are wide and clear and a ramp is provided at the stairs adjacent the administration area. There is no ramp provided to the two 2008 portable classrooms at the west end of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K4010.04 Barrier Free Washrooms*

Boys and Girls washrooms are located centrally in the school and each have a barrier free water closet and accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	FEB-11

K4020.03 Other Codes*

Access to exit, travel distances and fire separations appear to comply with the building code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K4030.01 Asbestos*

No asbestos was noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K4030.02 PCBs*

No PCB's were noted or reported.

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

K4030.04 Mould*

No conditions supporting mould growth were noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K4030.09 Other Hazardous Materials*

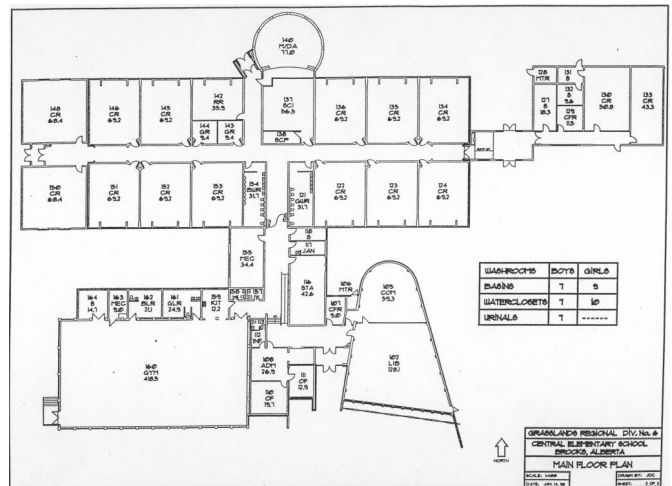
No other hazardous materials were noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	FEB-11

K5010 Reports and Studies*

Floor plan drawing provided by the school division.

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



Main Floor Plan