

RECAPP Facility Evaluation Report

Calgary School District #19



Canyon Meadows Elementary School

B2564A

Calgary

Facility Details	
Building Name:	Canyon Meadows Elementa
Address:	395 Canterbury Drive S. W.
Location:	Calgary
Building Id:	B2564A
Gross Area (sq. m):	3,954.40
Replacement Cost:	\$11,642,000
Construction Year:	1971

Evaluation Details	
Evaluation Company:	Williams Engineering Canada Inc.
Evaluation Date:	July 25 2012
Evaluator Name:	WEC - Jennifer Lavier Jankovic

Total Maintenance Events Next 5 years: \$1,352,201
5 year Facility Condition Index (FCI): 11.61%

General Summary:

Single storey 3954.9m2 elementary school constructed in 1970 consisting of a Gymnasium and 21 classrooms, 14 of which form a circle and open area combined with Library. The school is on two levels over the length of the building to accommodate the site that slopes from the north parking lot to the south playing fields. The main entrance is to the North, Parking to the west and playfields to south and east. 486 student capacity.

Structural Summary:

1970 concrete slab on grade with perimeter strip foundations. Concrete masonry load bearing walls with flush pilasters at columns, open web steel joists and metal roof deck. Exposed steel roof beams and steel centre column supporting roof of circular classroom block.

The structure is in good condition.

Envelope Summary:

Building envelope consists of brick masonry veneer over air space, insulation and air vapour barrier on concrete masonry backup walls. Stucco fascias above window openings accent aluminum windows. Roof flashings are pre-finished metal. The roof is clad with SBS roofing. Envelope in good condition with minor defects.

Interior Summary:

Painted concrete masonry interior walls, painted gypsum board on steel studs in a few areas, and Interior demountable partitions. Combination of sheet and vinyl tile flooring.

Finishes are in generally acceptable condition.

Mechanical Summary:

Mechanical systems totally upgraded in 1995-96. New boilers added and 7 roof top Ventilair units complete with mixed air / air conditioning and heating coils that serve various zones with heat and ventilation air. Heating controls are pneumatic with DDC monitoring and remote control.

Overall the mechanical systems is in acceptable condition.

Electrical Summary:

The main electrical service is a Westinghouse 1600 amp, 120/208 volt, 3 phase, 4 wire panel. There are 7 sub-panels installed in the boiler room, storage room and electrical room to provide power for lighting and equipment. The interior of the building is lit with a combination of T8 fluorescent and incandescent fixtures. The exterior is lit with wall mounted wallpack fixtures. The building has five emergency lighting packs, 29 remote heads and 18 exit signs. The building has a NOTIFIER AFP-2000 fire alarm control panel and heat detectors, smoke detectors, pull-stations and bell/strobe throughout. The building is equipped with a Silent Knight intrusion system, internet and telephone system.

Overall, the electrical systems are in acceptable 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*

Perimeter concrete frost walls on concrete strip footings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

A1030 Slab on Grade*

Concrete slabs on grade for entire school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

B1010.01 Floor Structural Frame (Building Frame)*

Wood stud framing for support of stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

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

Concrete masonry interior walls with integral flush pilasters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

B1010.03 Floor Decks, Slabs, and Toppings*

Wood floor for raised stage in gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

B1010.06 Ramps: Exterior*

Main entrance ramp from municipal sidewalk.
Small ramp from asphalt path to concrete pad at entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

B1020.01 Roof Structural Frame*

Classroom and administration roofs steel beams and columns supporting metal deck. Gym has open web steel joists supported on concrete masonry walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

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

Stucco fascia and soffit finish peeling and cracking

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	0	APR-13

Event: Repair stucco soffits (approx. 300 sqm.)

Concern:

Stucco fascia finish peeling and cracking

Recommendation:

Repair fascias

Consequences of Deferral:

Aesthetic appeal

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$21,996	High

Updated: APR-13

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

Caulking at window perimeters and exterior door jambs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	APR-13

Event: Replace Joint Sealers (approx. 260 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,994	Unassigned

Updated: APR-13

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

Caulking at roof flashings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	APR-13

Event: Replace joint sealers (approx. 400 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$12,222	Unassigned

Updated: APR-13

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

Concrete masonry walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

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

Membrane vapour retarder, rigid insulation on concrete masonry

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal grille to mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

B2010.09 Exterior Soffits*

Stucco soffits at entrances. Refer to B2010.01.08

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	FEB-08

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

Aluminum windows with panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	APR-13

Event: Replace windows (19)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,152	Unassigned

Updated: APR-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Main Entrance doors and 3 corridor entrances.
Wood doors in Steel frames.
Doors were recently repainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace doors (11 leafs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,720	Unassigned

Updated: APR-13

B2030.02 Exterior Utility Doors**

Two classrooms, Mechanical room, Gymnasium and stage.
Wood doors in Steel frames.
Doors were recently repainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	APR-13

Event: Replace doors (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,431	Unassigned

Updated: APR-13

B3010.01 Deck Vapour Retarder and Insulation*

Vapour retarder membrane, 38mm rigid insulation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

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

SBS roofing with pre-finished metal flashings and internal roof drains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	APR-13

Event: Replace Roofing (approx. 3900 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$682,500	Unassigned

Updated: APR-13

B3010.07 Sheet Metal Roofing - Pre-finished metal flashing**

Pre-finished metal parapet flashings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	APR-13

Event: Replace parapet flashings (approx. 480 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$120,960	Unassigned

Updated: APR-13

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

Metal roof hatch, various roof mounted vent hoods

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - Stud

Gypsum board on metal studs in few areas ie office area(s).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1010.01 Interior Fixed Partitions* - Unit masonry

Generally throughout; Interior concrete masonry partition walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1010.02 Interior Demountable Partitions*

Demountable partitions between classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	FEB-08

C1010.03 Interior Operable Folding Panel Partitions** - Classrooms

4 Folding partitions between classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace Folding Panel Partitions (200 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$239,820	Unassigned

Updated: APR-13

C1010.03 Interior Operable Folding Panel Partitions - Gymnasium**

Gym divider folding partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	APR-13

Event: Replace Operable Partition (105 sqm)

Concern:

Gym accordian wall fabric torn. Divider in general well worn.

Recommendation:

Replace folding partition

Consequences of Deferral:

Lack of functional use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$125,906	High

Updated: APR-13

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted metal guardrail at interior ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1010.05 Interior Windows*

Interior windows in General office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1010.06 Interior Glazed Partitions and Storefronts*

Wood framed, wired glass and glasweld panels between corridor and General office.
 Wood framed, wired glass and glasweld panels between corridor and Conference room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors are wood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1020.03 Interior Fire Doors*

ULC Labelled doors and frames in various areas. Overall in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1020.03 Interior Fire Doors* - Roller shutter

1 Metal roller shutter between Foyer and General Office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	APR-13

C1030.01 Visual Display Boards**

Classroom whiteboards, chalkboards, tackboards, and some smartboards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	20	APR-13

Event: Replace Visual Display Boards (approx. 22)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,756	Unassigned

Updated: APR-13

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

Pre-finished metal toilet partitions in student and staff washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace Toilet Partitions (approx. 21 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,821	Unassigned

Updated: APR-13

C1030.06 Handrails*

Painted metal handrail at stair from foyer, and stairs to gym stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1030.08 Interior Identifying Devices*

Plastic labels on doors, and walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	0	APR-13

C1030.10 Lockers**

Pre-finished metal lockers in library area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace lockers (approx. 90)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$45,360	Unassigned

Updated: APR-13

C1030.12 Storage Shelving* - Metal

Metal storage shelves at ends of corridors near washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1030.12 Storage Shelving* - Wood

Stained and painted wood shelves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Soap, towel and toilet paper dispensers. Waste receptacles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

C2010 Stair Construction*

Metal stringer stair construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

C2020.05 Resilient Stair Finishes**

Resilient flooring on stair to gym stage, and stair from foyer area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	APR-13

Event: Replace stair flooring (approx. 9 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,000	Unassigned

Updated: APR-13

C3010.06 Tile Wall Finishes**

Ceramic tiles at urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	APR-13

Event: Replace Tile Wall Finishes (approx. 3 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,000	Unassigned

Updated: APR-13

C3010.09 Acoustical Wall Treatment**

Classroom and gymnasium acoustic wall panels (perforated fibreboard panel)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	APR-13

Event: Replace Acoustical Wall Treatment (approx. 250 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$59,063	Unassigned

Updated: APR-13

C3010.11 Interior Wall Painting*

Painted concrete masonry and gypsum board walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-08

C3020.01.02 Painted Concrete Floor Finishes*

Storage / electrical room floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	APR-13

Event: Repaint Concrete Floor Finish (approx. 23 sqm)

Concern:

Paint worn and peeling

Recommendation:

Repaint floor

Consequences of Deferral:

Excessive maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,000	Low

Updated: APR-13

C3020.02 Tile Floor Finishes**

Tile flooring at urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	APR-13

Event: Replace tile flooring (approx. 4 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$1,000	Unassigned

Updated: APR-13

C3020.04 Wood Flooring**

Wood maple sports floor in gym, and stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	APR-13

Event: Refinish wood floor (approx 450 sqm)

Concern:

Gymnasium floor requires refinishing

Recommendation:

Refinish floor

Consequences of Deferral:

Refinish for protection of wood floor - to eliminate traffic wear.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$32,995	High

Updated: APR-13

Event: Replace Wood Flooring (approx. 540 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$144,585	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - VCT 1971**

Original VCT in various corridors, staff washrooms, and 2 classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	20	APR-13

Event: Repair VCT flooring (approx. 50 sqm)

Concern:

Tiles in various areas are well worn (portions broken off) and missing.

Recommendation:

repair

Consequences of Deferral:

Tripping hazard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,673	High

Updated: APR-13

Event: Replace vinyl tile flooring (approx. 570 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,476	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - VCT 2007**

Library and approx 18 classrooms with VCT replaced in 2007

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	APR-13

Event: Replace Resilient VCT Flooring (approx. 2600 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$139,012	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - Vinyl sheet flooring**

Student bathrooms, various service rooms and Foyer area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	20	APR-13

Event: Replace resilient flooring (approx. 170 sqm)

Concern:

Vinyl sheet flooring is worn through in various locations

Recommendation:

Install new flooring

Consequences of Deferral:

Will become tripping hazard over time

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$14,282	High

Updated: APR-13

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

Suspended T-bar ceiling in classrooms, corridors and offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	25	APR-13

Event: Replace Acoustic Ceilings (approx. 2400 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$117,306	Unassigned

Updated: APR-13

Event: Replace ceiling tiles (approx. 240 sqm)

Concern:

Many ceiling tiles are stained

Recommendation:

replace

Consequences of Deferral:

Aesthetic appeal

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$11,730	Medium

Updated: APR-13

C3030.07 Interior Ceiling Painting*

Painted gypsum ceilings in washrooms, service rooms, and area (curved hallway) flanking library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-13

C3030.09 Other Ceiling Finishes* - Acoustical ceiling tiles

Acoustical ceiling tiles on library ceiling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

S4 MECHANICAL

D2010.04 Sinks**

There are 14 sinks varying between porcelain and stainless steel located throughout the building. Additional, there are 2 iron enamel service sinks and 1 mop sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace Sinks (17)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$28,200	Unassigned

Updated: APR-13

D2010.05 Showers**

One metal shower located in the visitors room (former PE office). Note: the shower does not appear to be in regular use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace Showers (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,700	Unassigned

Updated: APR-13

D2010.08 Drinking Fountains/Coolers**

Six vitreous china wall mount fountains through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	35	APR-13

Event: Replace Drinking Fountains / Coolers (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,700	Unassigned

Updated: APR-13

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

Washrooms have 29 wall mount vitreous china lavatories, 20 vitreous china floor mount flushometer water closets, 3 vitreous china tank style water closets located in rooms 131/132 and 12 standup vitreous china urinals.

Automatic Urinal Controls in boys washrooms (2012)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	35	APR-13

Event: Completed 2012 - Upgrade Urinal Controls

Recommendation:

Upgrade Urinal Controls to decrease water usage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$7,746	Medium

Updated: JUL-12

Event: Replace Washroom Fixtures (64)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$108,000	Unassigned

Updated: APR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D2020.01.02 Valves: Domestic Water**

Several brass gate and globe valves located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	APR-13

Event: Replace Domestic Water Valves (30)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,250	Unassigned

Updated: APR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Watts 2inm model 007M reduced pressure backflow devices in the mains and ahead of other systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	APR-13

Event: Replace Backflow Preventors (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$19,000	Unassigned

Updated: APR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

One domestic hot water circulation pump located in the mechanical room. Apparently the pump was replaced in 2011 during the hot water tank change, however no tag or information was attached to the pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	20	APR-13

Event: Replace Domestic Water Recric Pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$5,000	Unassigned

Updated: APR-13

D2020.02.06 Domestic Water Heaters**

Bradford White 25 U.S gal, natural gas fired heater, 70200 Btu/hr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	20	APR-13

Event: Replace Domestic Water Heaters (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,400	Unassigned

Updated: APR-13

D2020.03 Water Supply Insulation: Domestic*

Some cold and hot piping is insulated. The insulation in the mechanical room was replaced in 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D2030.01 Waste and Vent Piping*

Cast and copper through-out

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D2030.02.04 Floor Drains*

Four typical floor drains located in bathrooms and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D2040.01 Rain Water Drainage Piping Systems*

Cast and some asbestos pipe to local manholes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D2040.02.04 Roof Drains*

13 metal hopper roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	APR-13

D3010.02 Gas Supply Systems*

Natural gas to boilers and water heater, black iron piping. Note: meter is located in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

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

Two SuperHot, models AAE-100-NM natural gas boilers, 1,200,00 BTU each, complete with pot feeder and safety controls. Boiler 1 has serial number ADL-5621 and boiler 2 has serial number ADL-5619.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	APR-13

Event: Replace Heating Boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$71,514	Unassigned

Updated: APR-13

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

The venting for each boiler merges in the mechanical room. From there the vent continues straight up through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	APR-13

Event: Replace Chimneys (30m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$19,500	Unassigned

Updated: APR-13

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

Water treatment is by pot feeder with standard school board chemicals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	FEB-08

D3040.01.01 Air Handling Units: Air Distribution**

Seven Ventilair roof top units serving various zones by galvanized ductwork. These units have return and outside air, also air conditioning. The heating coils are mounted down stream in the ductwork. The model of unit 1 is RCD1802 with serial number 010289-1. The model of unit 2 is RCD2002 with serial number 010289-2, unit 2 services the gym exclusively. The model of unit 3 is RCD2002 with serial number 010289-3. The model of unit 4 is RCD1002 with serial number 010289-4. The model of unit 5 is RCD2002 with serial number 010289-5. The model of unit 6 is RCD2002 with serial number 010289-6. The model of unit 7 is RCD2002 with serial number 010289-7.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	APR-13

Event: Replace Air Handling Units (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$419,900	Unassigned

Updated: APR-13

D3040.01.03 Air Cleaning Devices: Air Distribution*

Fiberglass filters in air handling units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	APR-13

D3040.01.04 Ducts: Air Distribution*

Galvanized ductwork throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Supply and return air grilles located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D3040.03.01 Hot Water Distribution Systems**

One pump is an Armstrong 2hp, 1720rpm, 208v installed in 1996. The other pump has had the motor replaced in 2011 with a Marathon electric 2hp, 1730rpm, 208v. Both motors are attached to the original Armstrong impeller housing, model number 3D4360.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	APR-13

Event: Replace Hot Water Distribution Systems (3955 m² gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$374,000	Unassigned

Updated: APR-13

D3040.04.01 Fans: Exhaust**

5 exhaust fans located in various locations, servicing washrooms. They are all JENN-Air model 142 BCR. The rest of the tag is illegible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	APR-13

Event: Replace Exhaust Fans (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$25,100	Unassigned

Updated: APR-13

D3040.04.03 Ducts: Exhaust*

Galvanized ductwork located through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D3050.07 Other Terminal and Packaged Units*

6 electrical forced flow heaters in entrance ways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D3060.02.02 Pneumatic Controls**

Pneumatic controls with DDC monitoring and remote control. The compressor is a Quincy brand with a Marathon Electric motor model number 8VC145TCDR5559AD.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	APR-13

Event: Replace HVAC Instrumentation and Controls (3955 m^2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$57,600	Unassigned

Updated: APR-13

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

Partial DDC system, only monitoring the mechanical systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	APR-13

Event: Replace DDC System (3955 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$103,600	Unassigned

Updated: APR-13

D3090 Other Special HVAC Systems and Equipment*

Electric baseboard heaters in some areas and electric forced flow heaters in the vestibules

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D4010 Sprinklers: Fire Protection*

There is a fire hydrant on the North side of Canterbury Drive. Fire hose cabinets are located through out the building. Siamese connection in front of building. Sprinklers are installed above the stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	APR-13

D4020 Standpipes*

Standpipes to hose cabinets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Hand held extinguishers in hose cabinets through-out the school. There are a total of 6 cabinets and one single extinguisher in the staff workroom, room number 129.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	APR-13

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

There is a Padmount utility transformer on the south of the building. The transformer is a three phase 120/208V and is c/w underground ducts for the primary and secondary side voltages.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

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

The main board is located in the electrical room and is a Westinghouse, 120/208, 1600 amps, 3 phase 4 wire. There is limited space for adding breakers in this main board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	APR-13

<u>Capacity Size</u>	<u>Capacity Unit</u>
1600	amps

Event: Replace Main Electrical Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,070	Unassigned

Updated: APR-13

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

There are 7 sub-panels (panel A, B, C, D, E, Z, Z-1) installed in the electrical room, storage room and boiler room to provide power for lighting and equipment. Panels A, B, C, D, E and Z are Westinghouse 225A, 3 phase, 4 wire 42 circuits, panel Z-1 in the boiler room is Westinghouse 100A, 1 phase, 3 wire 20 circuits. These panels are mostly full to capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

<u>Capacity Size</u>	<u>Capacity Unit</u>
42	N/A

Event: Replace Electrical Branch Circuit Panelboards (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$34,748	Unassigned

Updated: APR-13

D5010.07.02 Motor Starters and Accessories (1971)**

Two motor starters are Cutler Hammer installed in Allen-Bradley in 1971.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace Motor Starters (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,000	Unassigned

Updated: APR-13

D5010.07.02 Motor Starters and Accessories (1990)**

Two motor starters are Cutler Hammer installed in 1990.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	APR-13

Event: Replace Motor Starters (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,000	Unassigned

Updated: APR-13

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

The lighting control through out the school is provided by low voltage Control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D5020.02.02.01 Interior Incandescent Fixtures*

The incandescent fixtures though out the school, half of them have had their lamps changed to CF lamp, but another half have not.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

Event: Relace incandescent bulbs (26).

Concern:

The half of incandescent fixtures though out the school still use incandescent bulbs. Incandescent bulbs are inefficient and costly to maintain.

Recommendation:

Replace bulbs with compact fluorescent lamps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$1,300	Low

Updated: APR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Fluorescent lighting is prominent in all areas of the school The fluoescent fixture in this building have been upgraded toT8 lamps with electronic ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	APR-13

Event: Replace Interior Florescent Fixtures (488)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$146,400	Unassigned

Updated: APR-13

D5020.02.02.05 Other Interior Fixtures*

The gym and stage have mercury vapor lighting fixtures with remote ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by Battery packs and dual and single remote heads. They were upgraded in 12009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	APR-13

Event: Replace Emergency Lighting Battery Packs (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$6,070	Unassigned

Updated: APR-13

D5020.02.03.03 Exit Signs*

18 exit signs are present in all areas of the school. They are all old style with incandescent bulbs except one of them is LED type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

Event: Replace incandescent exit signs with LED type (17)

Concern:

Incandescent exit sign bulbs are inefficient and costly to maintain.

Recommendation:

Replace incandescent exit signs with LED type.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$9,605	Low

Updated: APR-13

D5020.03.01.03 Exterior Metal Halide Fixtures*

Metal halide fixtures are installed at several points along the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

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

Exterior lighting is controlled by photo cell and time clock

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

D5030.01 Detection and Fire Alarm**

Fire alarm system consists of NOTIFIER AFP-2000 fire alarm control panel, heat detectors, smoke detectors, tamper switches, bell/strobes and pull stations throughout. The system was upgraded in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	APR-13

Event: Replace Detection and Fire Alarm (one panel and 51 devices)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$23,298	Unassigned

Updated: APR-13

D5030.02.02 Intrusion Detection**

The security system was upgraded in 1995. The make of the system is a Silent Knight. The system is monitored and is controlled by motion sensors through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	APR-13

Event: Replace Intrusion Detection system (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$20,000	Unassigned

Updated: APR-13

D5030.03 Clock and Program Systems*

This clock system was upgraded in 1995 and is a simplex system. This control the clocks through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	APR-13

D5030.04.01 Telephone Systems*

The main telephone distribution is located in the Electrical room. Out going lines are located in the administration areas. The phone system was upgraded in 2000 the system is a north star and is used for paging through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-08

D5030.04.05 Local Area Network Systems*

Cat5e cabling connects all areas of the school, the server is located in the main electrical room. The system utilizes 3com components as well as Nortel networks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	APR-13

D5030.05 Public Address and Music Systems**

The public address system is a Bogen installed in early 1990, is used for playing music. The door bell is also run through this system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-13

Event: Replace Public Address and Music System (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,500	Unassigned

Updated: APR-13

D5030.06 Television Systems*

The television system is run local through the school and has a roof mounted antenna.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Frig, dishwasher, stove, sink, microwave

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Climbing wall, fixed basketball backstops (4)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

E2010.02 Fixed Casework**

Millwork cabinetry (vanity c/w sinks) in classrooms, millwork at library reception and office, staff workroom, shelving in general office, storage shelving in elec / storage room(s)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	35	APR-13

Event: Replace Fixed Casework (approx. 60 lineal meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$31,500	Unassigned

Updated: APR-13

E2010.03.01 Blinds**

Classrooms; (inside mount venetian style blinds). Offices; outside mount venetian style.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	APR-13

Event: Replace blinds (approx 6 sqm)

Concern:

Various blinds are damaged

Recommendation:

replace

Consequences of Deferral:

Lack of functional use

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	Low

Updated: APR-13

Event: Replace blinds (approx 60 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,867	Unassigned

Updated: APR-13

E2010.03.06 Curtains and Drapes**

Fabric stage curtains on metal track

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	APR-13

Event: Replace curtains (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: APR-13

Event: replace torn curtain (1)

Concern:

Curtain is torn and hold together with tape.

Recommendation:

Replace with new curtain

Consequences of Deferral:

Lack of functional use

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	High

Updated: APR-13

S8 SPECIAL ASSESSMENT

K3020.05 Overall Lighting and Levels*

Corridors and North Classrooms bright. Library and circular classroom block has little natural light

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier free parking north of entrance on Canterbury Drive SW. It's marked with appropriate signage. Parking lot must use city sidewalk to access ramp to main entrance. Concrete ramp from street sidewalk to level, on-site sidewalk to entrance. At grade entrances from playfields to South and West.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

K4010.02 Barrier Free Entrances*

No automatic operator at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

Event: Install Barrier Free Entrance (1)

Concern:

Limited accessibility due to lack of automatic entrance.

Recommendation:

Install automatic entrance

Consequences of Deferral:

Difficult for those who require barrier free entry

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$3,380	High

Updated: APR-13

K4010.03 Barrier Free Interior Circulation*

Interior ramp installed previously making gym and north classrooms accessible to the main entrance. The ramp was installed prior to current Barrier free requirements, therefore deemed as acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

Event: Assessment to upgrade ramp (1)

Concern:

Although deemed as acceptable, the ramp is not exactly barrier free compliant (to current standards). An assessment should be made as to what alterations would be required in order to bring the ramp up to current code.

Recommendation:

Assess what is required ie: floor plan changes / alterations.

Consequences of Deferral:

A ramp that does not meet code might be a safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$1,000	High

Updated: APR-13

Event: Upgrade ramp required alterations (1 ramp)

Concern:

Although deemed as acceptable, the ramp is not exactly barrier free compliant (to current standards).

Recommendation:

Contingent on Study; Improvement of barrier free ramp to meet current standards

Consequences of Deferral:

A ramp that does not meet code might be a safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$10,000	Low

Updated: APR-13

K4010.04 Barrier Free Washrooms*

Students washrooms equipped with barrier free watercloset stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

K4030.01 Asbestos*

No asbestos known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

K4030.04 Mould*

No mould known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

K4030.09 Other Hazardous Materials*

No other hazardous materials known or reported

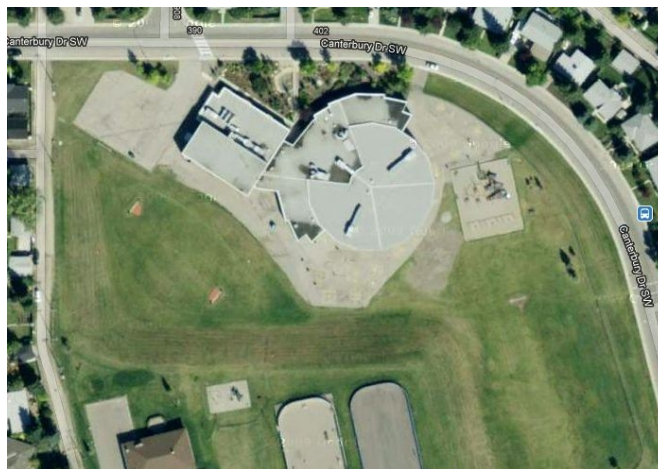
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-08

K5010.01 Site Documentation*

Site plan attached.

Prime Consultant: Williams Engineering Canada Inc.
 Site Review Date: July 25, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	APR-13



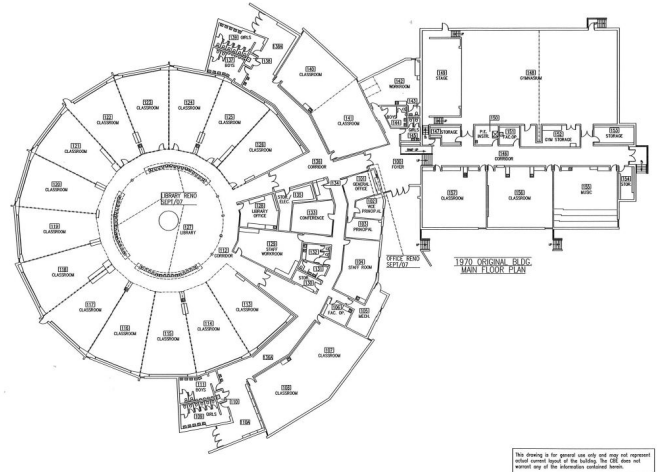
Canyon Meadows SitePlan.JPG

K5010.02 Building Documentation*

Floor plan attached.

Prime Consultant: Williams Engineering Canada Inc.
Site Review Date: July 25, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	APR-13



Canyon Meadows Floor Plan.JPG