

RECAPP Facility Evaluation Report

Calgary School District #19



Glenbrook Elementary School

B2650A

Calgary

Facility Details

Building Name: Glenbrook Elementary Scho
Address: 4725 - 33 Avenue S. W.
Location: Calgary

Building Id: B2650A
Gross Area (sq. m): 4,057.10
Replacement Cost: \$11,387,000
Construction Year: 1959

Evaluation Details

Evaluation Company: Arup Datta Architect Ltd.
Evaluation Date: October 11 2011
Evaluator Name: Brian Dennis

Total Maintenance Events Next 5 years: **\$2,322,993**
5 year Facility Condition Index (FCI): **20.40%**

General Summary:

The Glenbrook Elementary School is a split level concrete, masonry block and wood-framed structure with a basement. The original 2271 square metre building was constructed in 1959 with a 635 square metre addition in 1963 and a 2322.5 square metre concrete and masonry block, single-storey addition in 1967. Refurbishment of the building, including demolition of part of the original 1959 building and the 1963 addition, was completed in 2004. The current area of the original building is 1615.3 square metres. Total gross floor area is 3938 sq m.

Structural Summary:

Structural drawings were not available for review during the inspection. Where visible, the building has reinforced concrete foundation walls. The structure consists of wood-framed and reinforced, poured concrete floors with wood-framed and load-bearing concrete/masonry block walls. The suspended main floor slab above the basement level is wood-framed construction and reinforced concrete (above utility tunnels).

The roof structural frame for the original portion of the building is comprised of wood decking supported by wood beams spanning between load-bearing masonry block walls. The 1967 addition has a concrete and masonry block frame which supports open-web steel joists and a steel roof deck.

Overall, the building's structural elements are in acceptable condition.

Envelope Summary:

Exterior cladding consists of a combination of clay brick, stucco and wood siding. All roof sections consist of a modified bitumen membrane (SBS) assembly. Main entrance doors have single-pane glazing and are set in aluminum frames. Windows are fixed and operable with double-glazed (not sealed) units set in aluminum frames.

Major work recommended includes replacement of deficient sealant in construction joints, replacement of windows, and repainting of doors and foundation walls. Other elements that will reach or exceed their theoretical lives within the next five years appeared to be in acceptable condition.

Overall, the building's envelope and exterior components are in acceptable condition.

Interior Summary:

Classrooms and corridors in the original building typically have resilient sheet flooring which was replaced in 2004. Classrooms and administration areas in the addition typically have vinyl tile flooring. Corridors in the addition are provided with an epoxy floor finish believed to be original. Vinyl tile is provided in the library, while the main boiler room has a painted/sealed concrete floor. Wood flooring is provided in the gymnasium and stage. The gymnasium flooring was replaced in 2004. The majority of the interior walls consist of painted gypsum board, painted masonry block or brick. The majority of the building has a suspended acoustic panel ceiling system.

Major work recommended includes repainting of the boiler room concrete floor, as well as barrier-free upgrades throughout the building. Other elements that will reach or exceed their theoretical lives within the next five years appeared to be in acceptable condition at the time of the site visit.

Overall, the building's interior finishes are in acceptable condition.

Mechanical Summary:

Glenbrook Elementary School was originally constructed in 1959 with additions in 1963 and 1967. In 2004 two wings were demolished and some refurbishments conducted. The majority of the domestic water, sanitary, and storm water drainage piping is original to the construction of the building. Backflow prevention devices have been installed on the irrigation, boiler supply water, domestic water supply and fire suppression lines. There are two domestic water heaters, installed in 2002.

The building is heated by steam boilers. The boiler in the original building is a Liberty boiler which is connected to a steam distribution system. The boiler in the 1968 addition to the building is a Cleaver Brooks steam boiler, connected to a heat exchanger and hot water distribution system. Fan coils heat original building an air handler provides conditional air to the 1968 addition.

Bathrooms are ventilated with independently operated roof-mounted exhaust fans.

The building has a standpipe system including fire hoses for life safety.

The following recommendations are noted in the reports:

- replace original Liberty boiler and connect steam to Cleaver Brooks heat exchanger.
- installed BMCS to control and monitor building. Some pneumatics can be removed.

With the above exceptions the mechanical system is in acceptable condition.

Electrical Summary:

Main electrical service is 600 Amp, 120 /208 volt. Panels located as require din school. T8 light fixtures installed throughout the school. Fire alarm system, emergency lighting, exit signs, intrusion detection and communication systems are functional.

The following requires upgrades:

- 1- Replace main distribution panel and breaker.
- 2- Replace 1959 and 1967 sub panels.
- 3- Replace motor starters.
- 4- Replace incandescent light fixtures in service tunnels and rooms.
- 5- Install new remote heads for emergency lighting in wash rooms, change rooms, boiler room and room 27.
- 6- Install EXIT sign in room 27.
- 7- Install strobes in wash rooms and change rooms.

Overall, the electrical systems are in marginal 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*

Where visible, the building foundations consist of cast-in-place concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

A1030 Slab on Grade*

Floor is a cast-in-place concrete slab-on-grade, presumed to be reinforced with conventional steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

A2020 Basement Walls (& Crawl Space)*

The basement contains the boiler room and utility tunnels that run beneath the building. Basement walls are cast-in-place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

The original building's structure is of wood framed construction and load-bearing masonry block walls. The addition is of load-bearing masonry block walls which support the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

Load-bearing interior walls throughout the building are of wood or masonry block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1010.03 Floor Decks, Slabs, and Toppings*

The suspended floor areas above the basement and utility tunnels are a combination of reinforced concrete slabs and wood frame floor construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1010.05 Mezzanine Construction*

A mezzanine of wood construction is located in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1010.09 Floor Construction Fireproofing*

Fire rating in the boiler room and utility tunnels is provided by cast-in-place concrete floor construction.
 Fire rating in the basement storage room is provided by gypsum board to the underside of the wood floor construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-12

Event: Replace missing gypsum board - BOE:12 sq.m

Concern:

Gypsum board fireproofing missing from area of ceiling in storage room.

Recommendation:

Replace missing gypsum board.

Consequences of Deferral:

Accelerated flame spread in case of fire.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,400	Low

Updated: MAR-12

B1010.10 Floor Construction Firestopping*

Penetrations of rated construction were observed to be sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1010.11 Other Floor Construction* - Platform Seating

A small terraced seating area is provided in the library. It is of wood construction, finished with carpet and resilient strip risers. Area: 4 sq.m

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

B1020.01 Roof Structural Frame* - 1959

The roof structural frame for the original building is reported to be wood decking supported by wood beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1020.01 Roof Structural Frame* - 1967

The addition is reported to have steel roof decking supported by open-webbed steel joists. A barrel-vaulted wood deck roof covers the library area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

B1020.04 Canopies* - 1959

Canopies on the original building vestibules are wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B1020.04 Canopies* - 1967

Canopies on the addition are presumed to be projections of the steel roof construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

B1020.06 Roof Construction Fireproofing*

No fire proofing installed as the roof is not required to be fire rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1959

Clay brick veneer is provided on the west, south, and east elevations of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1967

Clay brick veneer is provided on all elevations of the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Painted concrete masonry block is provided on the south elevation of the original building as part of the 2004 renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2004	0	MAR-12

Event: Repair openings in mortat joints - BOE: 4 sq m

Concern:

Openings between masonry units and flashings observed at roof parapet.

Recommendation:

Re-point mortar and re-seal to flashings as required.

Consequences of Deferral:

Water penetration into building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,200	Low

Updated: MAR-12

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

Two vestibules on the south elevation of the original building have been provided with an EIFS system as part of the 2004 renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	MAR-12

B2010.01.06.04 Wood Siding**

Painted wood siding is provided on the north and west elevations of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Replace wood siding - BOE: 36 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: MAR-12

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1959

Stucco finish has been provided on all sides of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1967

Aggregate-finish stucco panels with metal channels have been provided on all sides of the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

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

Joint sealant is provided around exterior windows and doors and at changes of materials in the building envelope.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	MAR-12

Event: Replace sealant - approximately 1600 m.

Concern:

Sealant around exterior windows and doors was observed to be dried and cracked. No leaks reported.

Recommendation:

Replace deficient sealant as required.

Consequences of Deferral:

Potential air and/or moisture infiltration into the building envelope or school interior. Escalating maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$48,000	Medium

Updated: MAR-12

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

Doors, frames, wood siding, stucco, plywood panels, and masonry block on the original building have a paint finish. Doors and frames on the addition have a paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	15	MAR-12

Event: Re-finish painted areas - BOE: 1470 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,000	Unassigned

Updated: MAR-12

Event: Re-paint doors & foundation - BOE:55 sq.m

Concern:

Paint on doors is chipped, scratched, and faded.
 Paint on foundation is extensively peeled.
 Paint on masonry block from 2004 renovation is missing on roof parapet.

Recommendation:

Re-paint doors and foundation. Paint exposed area at parapet.

Consequences of Deferral:

Unightly appearance, wood of doors exposed to UV and water damage. Masonry block at parapet exposed to weathering.

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

Updated: MAR-12

B2010.01.13 Paints (& Stains): Ext. Wall - Library Roof Joists**

Paint has been provided on exposed joist ends at library roof soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	15	MAR-12

Event: Replace paint with flashing - BOE: 14 flashing caps

Concern:

Paint on exposed joist ends at library roof soffit is weathered and peeling. Minor water damage.

Recommendation:

Replace paint on joist ends with prefinished metal flashing to eliminate water contact.

Consequences of Deferral:

Continued deterioration of joists and finish. Potential structural failure as water damage travels inward through joists.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$2,000	Medium

Updated: MAR-12

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

Exterior back-up walls throughout are generally load-bearing masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

Not observed as all walls in the original building are sheathed with gypsum board, but some wood framing is believed to exist.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

Not observed during inspection, but the building is presumably provided with a vapor retarder and insulation. Due to the age of the building, it is unlikely that an air barrier would have been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Aluminum mechanical louvers on gymnasium exterior wall at roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	MAR-12

B2010.09 Exterior Soffits* - 1959

The soffits around the roof perimeters of the original building are painted stucco. Soffits on the canopies are painted plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B2010.09 Exterior Soffits* - 1967

The soffits around the roof perimeters of the addition are painted plywood. Soffits on the canopies are stucco. The soffit of the barrel-vaulted main entrance canopy is painted linear wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

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

Most exterior windows in the addition are fixed and operable with double-glazed (not sealed) units set in aluminum frames on either side of a wood spacer frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	40	MAR-12

Event: Replace 27 windows - BOE: 46 sq.m

Concern:

Wood spacer frames deteriorating. Unsealed units allowing air & moisture infiltration. Water stains observed on sills.

Recommendation:

Replace windows.

Consequences of Deferral:

Continued air and moisture entry into building. Reduced temperature control. Rising maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$56,000	Medium

Updated: MAR-12

B2020.01.01.05 Wood Windows (Glass & Frame) - 1959**

Windows in the original building are fixed and operable with double-glazed (not sealed) units in painted wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	MAR-12

Event: Replace 14 windows - BOE: 113 sq.m

Concern:

Seals & wood frames deteriorating. Paint peeling.
Condensation in glazing cavity observed.

Recommendation:

Replace wood windows with aluminum window system

Consequences of Deferral:

Accelerating deterioration of windows. Reduced temperature control. Rising maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$136,000	Medium

Updated: MAR-12

B2020.01.01.05 Wood Windows (Glass & Frame) - 1967**

Exterior windows between the enclosed courtyard and the corridors and library are fixed and operable with double-glazed (not sealed) units set in painted wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	35	MAR-12

Event: Replace 16 windows - BOE: 43 sq.m

Concern:

Unsealed units allowing air & moisture infiltration. Water stains observed on sills.

Recommendation:

Replace wood windows with aluminum window system

Consequences of Deferral:

Continued air and moisture entry into building. Reduced temperature control. Rising maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$52,000	Medium

Updated: MAR-12

B2030.01.10 Wood Entrance Door - 1967**

The main entrance is a painted wood storefront with wood doors and glazed area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-12

Event: Replace 2 doors, frames, hardware & 2 sq.m of glazing

Concern:

Wood doors and frames are old and have damage

Recommendation:

Replace doors and glazing with metal doors and glazing in steel frames

Consequences of Deferral:

Continued deterioration and potential failure of frames

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$8,400	Medium

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1959**

The original building is provided with painted wood doors set in painted wood frames. Paint was observed to be faded and peeling - refer to B2010.01.13.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Replace Exterior Utility Doors - BOE: 3 dbl metal doors, 2 single metal doors and steel frames

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,000	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1967**

The addition is provided with painted wood doors set in painted wood frames. Paint was observed to be faded and peeling - refer to B2010.01.13.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace Exterior Utility Doors - BOE: 5 single doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,103	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 2004**

Steel doors in pressed steel frames have been provided to two vestibules on the south elevation of the original building as part of the 2004 renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	40	MAR-12

Event: Replace steel doors - BOE: 2 dbl doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$10,000	Unassigned

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

Not observed during inspection. The roof is presumed to be provided with an air/moisture barrier and insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2002**

Roof sections above the administration area and original building canopies (A1, A3, A4, & H) are provided with a modified bitumen membrane (SBS) assembly installed in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

Event: Replace SBS roofing - BOE: 392 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$67,000	Unassigned

Updated: MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2004**

Roof sections above the addition and the main entrance canopy (H1, I, J) are provided with a modified bitumen membrane (SBS) assembly installed in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	MAR-12

Event: Replace SBS roofing - BOE: 2109 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$360,000	Unassigned

Updated: MAR-12

Event: Replace foil SBS splashpads - BOE: 14 pads

Concern:

Foil SBS splashpads under library roof soffit are peeling.

Recommendation:

Replace foil splashpads with pre-cast concrete splashpads.

Consequences of Deferral:

Erosion of main roof SBS membrane.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,000	Low

Updated: MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2008**

Roof sections above the original building (A, A2, A5, B & D) are provided with a modified bitumen membrane (SBS) assembly installed in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	25	MAR-12

Event: Replace SBS roofing - BOE: 1591 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$272,000	Unassigned

Updated: MAR-12

B3010.08.02 Metal Gutters and Downspouts**

Painted metal downspouts are positioned along the perimeter of various roof sections and discharge storm water to lower roof sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace downspouts - BOE:25 Im

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,200	Unassigned

Updated: MAR-12

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

Roof access hatch & ladder is located in the facility operator room (room #120).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior fixed partitions are either masonry block or wood stud wall partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C1010.02 Interior Demountable Partitions*

Demountable panel partitions separate classroom 21 from the adjacent library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel partitions are located between classrooms 18 & 19, and 26 & 27.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace Interior Operable Folding Panel Partitions - BOE: 60 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$66,000	Unassigned

Updated: MAR-12

C1010.05 Interior Windows*

Interior windows are single-glazed wired glass and set in aluminum or painted wood frames. They are provided in the main office administration area, library workroom, and entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C1010.07 Interior Partition Firestopping*

Interior partitions that are fire walls or fire separations are generally constructed with masonry block or are gypsum board assemblies. Penetrations are filled with a fire-rated sealant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-07

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors are solid core wood doors set in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C1020.03 Interior Fire Doors*

Interior fire doors are painted metal doors set in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C1030.01 Visual Display Boards**

A combination of blackboards (both fixed and operable), whiteboards, and tackboards are provided in classrooms. Fixed blackboards are assumed to be original to the construction of the school.

- Smart boards - 10
- Black boards - 30
- White boards - 30
- Tack boards - 126

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-12

Event: Replace visual display boards BOE black(30), White (30) and tackboards (126)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$93,000	Unassigned

Updated: MAR-12

C1030.02 Fabricated Compartments (Toilets/Showers) - 1959**

Pre-finished metal toilet partitions are provided in student washrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace metal toilet partitions - 14 stalls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,000	Unassigned

Updated: MAR-12

C1030.02 Fabricated Compartments (Toilets/Showers) - 1967**

Pre-finished metal toilet partitions are provided in student washrooms in the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace metal toilet partitions - 7 stalls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,000	Unassigned

Updated: MAR-12

C1030.06 Handrails*

All handrails and guardrails in the original building are wall or base-mounted painted metal pipe rails. The guardrail to the stair at the back of the stage is equipped with wood panels attached to the rail.
Handrails to the stair in the addition are wall and base-mounted metal rails with vinyl grips.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C1030.08 Interior Identifying Devices*

Metal room numbers are mounted on the doors of the classrooms. Other rooms are identified by engraved plastic name plates mounted to doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C1030.10 Lockers**

Pre-finished half-height metal lockers are provided in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace Lockers - BOE: 20 lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,000	Unassigned

Updated: MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Washroom accessories include soap, paper towel & toilet paper dispensers, mirrors, and trash disposal containers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C2010 Stair Construction* - 1967

The stair between the upper and lower floor levels in the addition is cast-in-place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C2010 Stair Construction* - Cast-In-Place Concrete Stair

The stair leading to the basement is cast-in-place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C2010 Stair Construction* - Metal Stair

The stair in the boiler room is of steel construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C2010 Stair Construction* - Wood Stair

The stairs to the stage are of wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C2020.05 Resilient Stair Finishes**

The stair between the upper and lower floor levels in the addition is finished with resilient sheet treads & risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-12

Event: Replace Resilient Sheet Treads & Risers - BOE: 15 sq m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,500	Unassigned

Updated: MAR-12

C2020.10 Stair Painting*

The cast-in-place concrete stair to the basement has a painted finish with adhesive tactile strips.
The wood stairs to the stage have received a wood stain finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C3010.02 Wall Paneling**

Wood paneling is provided in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace Wall Paneling - BOE: 183 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$36,000	Unassigned

Updated: MAR-12

C3010.06 Tile Wall Finishes**

Ceramic tile is provided to urinal dados in the boy's washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Replace Tile Wall Finishes - BOE: 11 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,000	Unassigned

Updated: MAR-12

C3010.09 Acoustical Wall Treatment**

Fabric covered acoustic wall panel band is provided at the top of the gymnasium walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-12

Event: Replace Acoustical Wall Treatment - BOE: 112 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,000	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Masonry block and gypsum board walls throughout the school have a painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-07

C3010.14 Other Wall Finishes* - Brick

A brick finish is provided to one wall each in classrooms 16, 17, 24 & 25 in the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C3010.14 Other Wall Finishes* - Epoxy

An epoxy finish has been provided to the masonry block in the addition boys & girls washrooms to a height of 1.2 meters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C3020.01.01 Epoxy Concrete Floor Finishes*

An epoxy floor finish has been provided to the corridors and washrooms in the addition. Localized wear and cracking was observed at the fire doors between the classroom and administration areas, and near the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

Concrete floors in the boiler room and mechanical rooms have received a painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-12

Event: Re-paint floors - BOE: 95 sq.m

Concern:

Paint in all rooms was observed to be worn and peeling.

Recommendation:

Re-paint concrete floors.

Consequences of Deferral:

Unightly appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,000	High

Updated: MAR-12

C3020.02 Tile Floor Finishes**

Quarry tile has been provided in the boys and girls washrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	MAR-12

Event: Replace Tile Floor Finishes - BOE: 60 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,000	Unassigned

Updated: MAR-12

C3020.03 Terrazzo Floor Finishes*

Terrazzo flooring has been provided in the science room, student area, center exit corridor, and two entry vestibules. Flooring is believed to be original to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C3020.04 Wood Flooring - 1959**

Stained hardwood flooring is provided on the stage, and in the boiler room mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace hardwood flooring - BOE: 75 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$34,000	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring - 2004**

Hardwood flooring was replaced in the gymnasium in 2004. It was re-coated in 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-12

Event: Replace hardwood flooring in gym - BOE: 365 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$165,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1967 Tile**

Classrooms in the addition are finished with 9 x 9 vinyl tile flooring. The size of the tile and its age indicate that the tile may contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-12

Event: Replace Resilient Tile (hazmat condition) - BOE: 904 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$50,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1998 Tile**

12 x 12 vinyl floor tile is provided in the administration areas and library in the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-12

Event: Replace Resilient Tile - BOE: 685 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$40,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 2004 Sheet**

Resilient sheet flooring is used in the corridors, staff room, and classrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	MAR-12

Event: Replace Resilient Flooring - BOE: 683 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$55,000	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring**

Carpet flooring is provided in the administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	15	MAR-12

Event: Replace Carpet Flooring - BOE: 30 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,000	Unassigned

Updated: MAR-12

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Concrete ceilings in the basement utility tunnels are unpainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

A suspended T-bar grid ceiling with in-laid acoustic panels is provided in the corridors, administration areas, and most classrooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-12

Event: Replace Acoustic Ceiling Treatment (Susp.T-Bar) - BOE: 2390 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$120,000	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Painted gypsum board ceilings are provided in student washrooms, storage rooms, gymnasium, stage, and the two west classrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C3030.09 Other Ceiling Finishes* - Acoustic Panelling

Fabric covered acoustic panels are fixed to the ceilings of the two west classrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

C3030.09 Other Ceiling Finishes* - Wood Deck

The library is provided with a barrel-vaulted roof with visible glulam beams and linear wood decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

S4 MECHANICAL

D2010.04 Sinks** - 1959

There are two original ceramic sinks and 3 original service sinks located in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace sinks - BOE (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,600	Unassigned

Updated: MAR-12

D2010.04 Sinks** - 2004

There are 20 stainless steel sinks located in classrooms and other areas throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	MAR-12

Event: Replace Sinks - BOE (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$29,800	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

There are 7 non-refrigerated vitreous china drinking fountains located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-12

Event: Replace drinking fountains BOE (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,300	Unassigned

Updated: MAR-12

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

There are Vitreous China Water Closets, Lavatories and floor mounted Urinals located throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-12

Event: Replace Washroom Fixtures BOE (28) WC, (25) Lav, (13) Urnl

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$97,800	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water piping is copper throughout the building, and is original to construction or added as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D2020.01.02 Valves: Domestic Water**

Isolation valves on domestic water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Replace Valves BOE (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,100	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers) - 1993**

Backflow prevention devices are installed on domestic water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-12

Event: Replace Backflow Preventors BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,700	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers) - 2009**

Backflow devices are installed on the boiler feed water and irrigation lines. Installed 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	20	MAR-12

Event: Replace Backflow preventers BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$6,700	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Domestic Hot Water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

Event: Replace Pump - BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,300	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

Domestic hot water for the building is provided by two units, both of which are 151 L John Wood tanks with a heating capacity of 38,000 Btu/h.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

Event: Replace Domestic Water Heaters - BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$3,200	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Hot and cold water piping is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D2030.01 Waste and Vent Piping*

Waste and vent piping is generally cast iron and original to the construction of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D2030.02.04 Floor Drains*

Brass floor drain covers. Drains are located in washrooms and other service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

The rain water drainage piping system is internal to the building and connects to the municipal storm water system. The piping is generally cast iron and original to the building construction. Two sump pits collect storm drains to pump water to the city storm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D2040.02.04 Roof Drains*

The roof incorporates roof drains which are each fitted with gravel/debris strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D3010.02 Gas Supply Systems*

Natural gas is provided below grade near the northwest corner of the building and fuels the boilers and domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D3020.01.01 Heating Boilers & Accessories: Steam - 1959**

The original boiler (1960) is a Liberty steam boiler with a rated heating capacity of 3,600 MBH. This boiler distributes steam to the heating units in the 1960's portion of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	MAR-12

Event: Replace steam boiler - BOE (1)

Concern:

Boiler has exceeded life expectancy by more than 17 years. Failure during heating season will be costly.

Recommendation:

Replace boiler and consider linking to other boiler system to provide backup.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$77,000	Medium

Updated: MAR-12

D3020.01.01 Heating Boilers & Accessories: Steam - 1967**

The second boiler (1968) is a Cleaver Brooks steam boiler with a rated heating capacity of 2,929 MBH. This boiler feeds steam to a heat exchanger and hot water is distributed to the 1968 addition of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-12

Event: Replace steam boiler - BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$77,000	Unassigned

Updated: MAR-12

D3020.01.03 Chimneys (& Comb. Air): Steam Boilers - 1959**

Venting and breaching for Liberty steam boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	MAR-12

Event: Replace Chimneys - BOE (12m)

Concern:

Will need to be replaced when boiler is replaced.

Recommendation:

Replace venting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$8,600	High

Updated: MAR-12

D3020.01.03 Chimneys (& Comb. Air): Steam Boilers - 1967**

Venting and breaching to the Cleaver Brooks Boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-12

Event: Replace Chimneys - BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,600	Unassigned

Updated: MAR-12

D3020.01.04 Water Treatment: Steam Boilers*

Standard water treatment for Steam Boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 1967**

Air handling for the original building is provided by unit ventilators. The 1968 addition to the building incorporates a compartmental air handling system, consisting of supply and return air fans, heating coils, filters and a mixing chamber.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-12

Event: Replace air handling unit BOE (1)

Concern:

Air quality issues were raised during the inspection. Heating coil shows signs of distress.

Recommendation:

Replace air handler.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$96,700	Medium

Updated: MAR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

Filters in air handler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.01.04 Ducts: Air Distribution*

Ductwork to 1968 classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Diffusers and grilles connected to air handler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.02 Steam Distribution Systems: Piping/Pumps**

Steam is distributed throughout the original building and delivered to fan coil units and unit ventilators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Replace steam distribution system - BOE (2271m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$211,300	Unassigned

Updated: MAR-12

D3040.03.01 Hot Water Distribution Systems**

Hot water distribution piping is generally copper throughout the 1968 addition of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace hot water distribution system - BOE (2428m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$225,900	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust -**

Roof-mounted fans provide exhaust for the washrooms, kitchen and general building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-12

Event: Replace Fans - BOE (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,700	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Ductwork to washrooms and general building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Grilles located in washrooms and service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D3040.05 Heat Exchangers**

The boiler serving the addition is connected to a Darling Brothers heat exchanger.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace heat exchanger - BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,900	Unassigned

Updated: MAR-12

D3050.05.01 Convectors**

Convectors are located in several rooms and corridors. The gym has both fan coils convectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Replace approximately 45 convectors - BOE (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units**

Fan coil units are connected to the hot water and steam distribution systems and are used in entranceways, library, gymnasium, and the original classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace fan coil units - BOE (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$86,600	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Radiation fed from hot water/steam heat exchanger.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace Finned Tube Radiation - BOE (2428m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$113,100	Unassigned

Updated: MAR-12

D3060.02.01 Electric and Electronic Controls**

Used to control fan coils and other terminal devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace Controls - BOE (3938m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,100	Unassigned

Updated: MAR-12

D3060.02.02 Pneumatic Controls**

Honeywell controls for Air Handler, radiation valves and other devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-12

Event: Install BMCS - BOE (3938m2/gfa)

Concern:

The facility has no energy management or monitoring system.

Recommendation:

Install a building management system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2015	\$90,300	Low

Updated: MAR-12

Event: Replace Controls - BOE (3938m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$23,000	Unassigned

Updated: MAR-12

D3090 Other Special HVAC Systems and Equipment*

Dampers open to allow ventilation air to enter gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D4020 Standpipes*

The building has a blackened steel standpipe system, equipped with fire hoses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire hoses and extinguishers are generally located in cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

Pad mounted transformer located on north side of school. Owned by ENMAX.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

600 Amp, 120/208 volt three phase main breaker and MDP by Westinghouse. 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	40	MAR-12

Event: Replace 600 Amp 120/208 volt three phase main breaker and MDP.

Concern:

Equipment have exceeded its theoretical life. Spare parts not available.

Recommendation:

Replace main distributions and main breaker with new equipment rated for 600 Amp, three phase 120 / 208 volt.

Consequences of Deferral:

Possible loss of power due to equipment failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$45,000	Medium

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1959 and 1967

Five Westinghouse panels locate din various areas of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	MAR-12

Event: Replace five panels and related breakers.

Concern:

Equipment have exceeded its theoretical life. Spare parts not available.

Recommendation:

Replace five panels and related breakers.

Consequences of Deferral:

Possible loss of power due to equipment failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$15,000	Medium

Updated: MAR-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 2003**

Five Square D and Siemens panels located in various areas of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-12

Event: Repalce five panels and related branch breakers.

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

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Ten Allen Bradley motor starters located in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	MAR-12

Event: Replace ten motor starters

Concern:

Equipment have exceeded its theoretical life. Spare parts not available.

Recommendation:

Replace ten motor starters.

Consequences of Deferral:

Possible loss of HVAC operation due to equipment failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,000	Medium

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Wiring in EMT conduit. AC90 flex cables used for final connection to motors and light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

Line voltage switching located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent lamp holders located in service rooms and service tunnels. High maintenance and operation costs. Recommend replacement with compact fluorescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

T8 light fixtures of different styles located throughout the building and Gym area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-12

Event: Replace fluorescent light fixtures for 3938 gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$215,490	Unassigned

Updated: MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Lumacell centralized battery packs and remote heads located as required in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-12

Event: Install eight emergency lighting heads in washrooms, change rooms, room 27 and boiler room.

Concern:

Change rooms, wash rooms, room 27 and boiler room do not have emergency lighting.

Recommendation:

Install eight emergency lighting heads in change rooms, wash rooms, room 27 and boiler room.

Consequences of Deferral:

Possible loss of exit path due to lighting failure in the area after hours.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$4,000	Medium

Updated: MAR-12

Event: Replace emergency lighting and remote heads for 3938 m2/ gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,676	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

Lumacell Led exit signs located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-12

Event: Install one exit sign in room 27.

Concern:

Room 27 has an exit door without identified exit sign.

Recommendation:

Install exit sign in room 27.

Consequences of Deferral:

Loss of exit identification in case of evacuation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$1,000	Medium

Updated: MAR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted fixtures located around perimeter of school as needed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

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

Photo cell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

D5030.01 Detection and Fire Alarm**

Notifier AFP-200 fire alarm panel connected to horn strobes, detection, initiation and signal devices as needed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-12

Event: Install six strobes in wash rooms and change rooms.

Concern:

Wash rooms and change rooms do not have fire alarm signal identification.

Recommendation:

Install six strobes in wash rooms and change rooms.

Consequences of Deferral:

Possible loss of signal identification in case of fire alarm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$3,000	Medium

Updated: MAR-12

Event: Replace fire alarm system for 3938m2/ gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$67,244	Unassigned

Updated: MAR-12

D5030.02.02 Intrusion Detection**

Silent Knight supervised security system and has motion detectors in the hallways. Card swipe system installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-12

Event: Replace intrusion detection system for 3938m2/ gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$39,556	Unassigned

Updated: MAR-12

D5030.03 Clock and Program Systems*

Simplex master clock system. Battery clocks in the class rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-12

D5030.04.01 Telephone Systems*

Meridian telephone system. Handsets in classrooms. Interlocked with public address system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-12

D5030.04.05 Local Area Network Systems*

Cat 5 cabling. Supernet and WIFI in school. Four AMP hubs and Five Cisco and HP switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-12

D5030.05 Public Address and Music Systems**

50 channel Bogen system with radio, tape and CD player. Speakers in classrooms. Interlocked with telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-12

Event: Replace PA system for 3938 m2/gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,590	Unassigned

Updated: MAR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theatre and Stage Equipment*

Manually-operated curtains are provided on the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

E1090.04 Residential Equipment*

Residential type equipment includes fridge, stove, dishwasher, and microwaves in the teachers lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

E2010.02 Fixed Casework** - 1959

Fixed wooden casework units are provided in classrooms and science room in the original building. Wood storage shelving is provided in the storage rooms, and in the storage closets in classrooms 8 & 9.

Fixed wooden casework units are provided in classrooms, workrooms, library, and administration offices in the addition. Wood storage shelving is provided in the storage rooms and resource room. Painted wood coathook racks are provided in the corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-12

Event: Replace wooden casework - BOE:3861 sq m/gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$339,800	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework** - 2004

Fixed wooden casework units including residential kitchen cabinetry and coathook racks are provided in the staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	35	MAR-12

Event: Replace wooden casework - BOE: 77 sq m/gfa

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$7,000	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

Frame-mounted & operable horizontal venetian blinds are provided between window glazing or mounted on ceilings in front of windows, in each classroom and office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-12

Event: Replace Blinds - BOE: 87 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,000	Unassigned

Updated: MAR-12

E2020.02.03 Furniture*

Moveable desks, chairs and tables are provided in each classroom and office area. Upholstered bench seats are provided in the library and addition corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

No barrier-free parking stalls or signage is provided in front of the school or in the paved parking area north of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-12

Event: Provide two handicapped parking stalls & curb cuts

Concern:

No barrier-free parking stalls are provided in the parking area.

Recommendation:

Provide two barrier-free parking stalls closest to the north entrance of the school.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$4,000	Medium

Updated: MAR-12

K4010.02 Barrier Free Entrances*

All entrances to the building are manually-operated (i.e., no automated door-openers).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-12

Event: Install automatic door operators on the north entrance doors BOE 2 doors

Concern:

All entrances to the school are manually-operated and provide poor accessibility for handicapped users.

Recommendation:

Install automated door-openers at the building's north entrance.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

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

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

No means of vertical transportation is provided in the building to access the different levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-12

Event: Install automated lifts between main & lower levels and to the gym stage

Concern:

No barrier-free access to the lower level of the school or the gymnasium stage.

Recommendation:

Install barrier-free lifts on a staircase accessing the lower level, and an additional lift to access the gymnasium stage.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$32,000	High

Updated: MAR-12

K4010.04 Barrier Free Washrooms*

None of the washrooms in the building are equipped to accommodate barrier-free usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-12

Event: Equip two washrooms for barrier-free usage.

Concern:

No barrier-free washrooms exist in the building.

Recommendation:

Provide a uni-sex barrier-free washroom on each level of the school, complete with appropriate signage, fixtures and accessories.

Consequences of Deferral:

Non-compliance with current barrier-free requirements and poor accessibility for handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$24,000	High

Updated: MAR-12

K4030.01 Asbestos*

Due to the age of the buildings suspected asbestos-containing materials identified within the building may include drywall joint compound, mechanical pipe insulation and pipe elbows, and vinyl floor tiles.
The CBE conducts audits of asbestos in schools and maintains reports on site for reference and monitoring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

K4030.02 PCBs*

Due to the age of the building suspected PCB-containing equipment identified within the building may include fluorescent light ballasts and other electrical/transformer equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

K4030.04 Mould*

No indication of mould observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

None observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12

K5010.01 Site Documentation*

Prime Consultant: ARUP DATTA ARCHITECT LTD.

Year of Evaluation: 2011

Site description:

The site is occupied by the Glenbrook Elementary School, which is located at the northwest corner of the property. The site features include a paved parking lot to the north of the building, an enclosed courtyard with landscaped and paved surfaces, an asphalt paved play area to the south of the building, and a grassed play field to the east and south of the building. There are concrete sidewalks to each building entrance. Landscaped areas are provided adjacent to the north side of the building. Site drainage on paved surfaces is provided by catch basins. Drainage on landscaped areas is provided by land infiltration and/or overland flow.

Power is underground fed from pad mounted transformer owned by the utility. Car receptacles are rail mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12



View of parking lot

K5010.02 Building Documentation*

Prime Consultant: ARUP DATTA ARCHITECT LTD.

Year of Evaluation: 2011

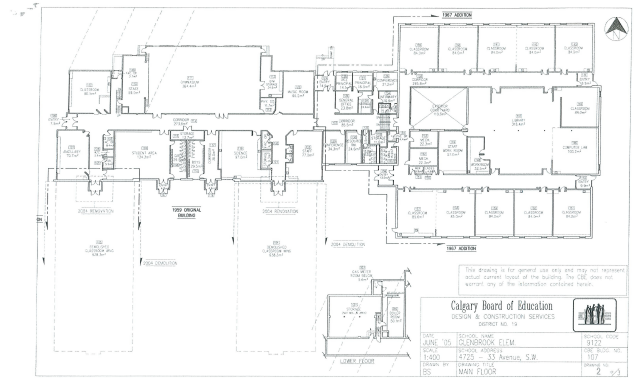
Building area evaluated: Remaining portion of original one-storey building and addition. Total gross floor area 3938 sq m

Building / building sections not evaluated: All areas evaluated

Anomalies regarding evaluation environment, drawings or areas evaluated: Exterior enclosed courtyard in 1967 addition.

The Glenbrook Elementary School is a split level concrete, masonry block and wood-framed structure with a basement. The original building was constructed in 1959, an addition in 1963, and a masonry block, single-storey addition in 1967. Refurbishment of the building, including demolition of part of the original 1959 building and the 1963 addition, was completed in 2004. Total gross floor area is 3938 sq m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-12



Floor plan