

RECAPP Facility Evaluation Report

The Board of Trustees of Chinook's Edge School Division No. 73



Westglen School

B3005A
Didsbury

Facility Details

Building Name: Westglen School
Address: P. O. Bag 200
Location: Didsbury

Building Id: B3005A
Gross Area (sq. m): 4,145.60
Replacement Cost: \$12,799,000
Construction Year: 1986

Evaluation Details

Evaluation Company: Berry Architecture + Associates
Evaluation Date: August 25 2011
Evaluator Name: Angela Flinn

Total Maintenance Events Next 5 years: **\$1,823,309**
5 year Facility Condition Index (FCI): **14.25%**

General Summary:

This single storey 4145.6 s.m. building was constructed in 1986. It is in good condition. The school capacity is 335 students in grades 5 to 8

Structural Summary:

The roof structure is steel deck on open web steel joists, supported by concrete and brick masonry. The floor structure is concrete slab on metal deck on open web steel joists over a crawl space. Foundations are concrete grade beams and piles. The structure is in good condition.

Envelope Summary:

The roof is the original BUR roofing. The exterior walls are giant brick with pre-finished metal fascia. Windows are double-glazed aluminum frame and exterior doors are aluminum with double glazed panels and transom. The envelope is in good condition.

Interior Summary:

Floors: VCT, carpet, mosaic ceramic tile, carpet, and plastic gymnasium flooring.
Walls: Paint and vinyl wall covering on concrete block and gypsum board partitions.
Ceilings: SAP, painted gypsum board/concrete, and linear metal in the gymnasium.
Doors: Birch faced plywood in steel frames and hollow metal in steel frames.
Windows: Wired glass in steel frames.
The interior is in acceptable condition. Upgrades are required for barrier free access to current code.

Mechanical Summary:

Heating system consists of two heating boilers located in mechanical room complete with pumps and piping distribution to high temperature and low temperature heating loops serving perimeter heating units and heat pump loop.

Ventilation is provided by two central gas fired air handling units serving heat pumps system and Industrial Arts.

Domestic hot water is generated by three indoor tank type water heaters complete with piping distribution to conventional plumbing fixtures.

Direct digital control system is in place.

Fire protection system is provided in form of standpipe system and hand held fire extinguishers.

Items that require replacement:

- 1) Domestic water heaters
- 2) I.A. Make-up air unit.

Overall mechanical system is acceptable.

Electrical Summary:

The facility was originally built in 1986 and there has been no major upgrading since then. The main service is 120/208V, 3-phase, 4-wire and rated 1600A; The service is underground fed from pad mounted transformer.

The fluorescent fixtures are T-8 lamp fluorescent with electronics ballasts.

All fire alarm, intrusion, telephone and Public address and Music systems meet current facility requirements.

The overall rating for the facility electrical system shall be "Good"

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*

Reinforced concrete grade beam and pile foundations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

A1030 Slab on Grade*

Main floor is 125mm concrete on metal liner panel on open web steel joists with crawl space below.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

A2020 Basement Walls (& Crawl Space)*

Reinforced concrete walls for lower level change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

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

200mm and 250mm concrete block with bond beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

B1010.05 Mezzanine Construction*

All mezzanines are structural reinforced concrete slabs on concrete block walls with bond beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

B1010.09 Floor Construction Fireproofing*

Fireproofing is presumably applied on suspended floor structure. Concealed ceiling spaces were not reviewed during the assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

B1010.10 Floor Construction Firestopping*

Voids and gaps around mechanical and electrical rough-ins through floor penetrations are with a fire rated sealant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

B1020.01 Roof Structural Frame*

Metal deck on open web steel joists on exterior concrete block and giant brick walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

B1020.06 Roof Construction Fireproofing*

Spray fire-proofing on underside of deck and joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

Red jumbo brick, running bond with soldier courses below windows and walls above 2m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

B2010.01.06.03 Metal Siding**

Horizontal ribbed pre-finished metal siding for fascia from 2.6m above grade to top of parapets. Repair flashing top of curved walls, under \$1,000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-12

Event: Replace metal flashing (280m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$89,600	Unassigned

Updated: MAR-12

B2010.01.09 Expansion Control: Ext. Wall*

Expansion is controlled with vertical joints in brick coursing and break in coursing pattern at windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

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

Control joints are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	20	MAR-12

Event: Replace joint sealers (313m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,019	Unassigned

Updated: MAR-12

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

Concrete block masonry walls have an air space, 75mm rigid insulation and adhesive vapour barrier. Steel stud walls behind brick masonry exterior walls have R20 batt insulation with poly vapour barrier on the interior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

B2010.09 Exterior Soffits*

Pre-finished ribbed metal siding, gypsum board, metal studs, insulation, vapour barrier, gypsum board, suspended metal studs at exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

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

Bronze aluminum frame double glazed sealed windows with some double-hung operating windows on the upper level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-12

Event: Replace windows (62m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$843,293	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors**

Exterior doors and interior vestibule doors are bronze aluminum with top and bottom double-glazed panels complete with sidelights and transoms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Replace steel-framed storefronts 98)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$113,936	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors**

Double steel doors for industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-12

Event: Replace 2 doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,760	Unassigned

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

127mm rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

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

Built-up roofing, typical.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-12

Event: Replace roof (4145.6m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$762,914	Unassigned

Updated: MAR-12

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

Insulated steel roof access hatch in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

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

Concrete block partitions and steel stud partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C1010.03 Interior Operable Folding Panel Partitions**

Vinyl-faced operable partitions: 1987 in classroom (formerly stage)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace folding panel partitions (28m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$33,605	Unassigned

Updated: MAR-12

C1010.04 Interior Balustrades and Screens, Interior Railings*

Vertical HSS posts with tempered glass panels and birch top rail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C1010.05 Interior Windows*

Wired glass in steel frames - IA mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

Interior metal storefronts in administration area and library mezzanines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

C1010.07 Interior Partition Firestopping*

Firestopping is provided by masonry block partitions, at visible penetration locations fire stopping was found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

C1020.01 Interior Swinging Doors (& Hardware)*

Birch faced plywood solid core wood doors in steel frames in classroom and administration. Round knob hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C1020.03 Interior Fire Doors*

Hollow metal doors and steel frames for storage, janitor and mechanical room doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C1020.04 Interior Sliding and Folding Doors*

3 aluminum rolling shutters: library office, and 2 in kitchen 122.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C1030.01 Visual Display Boards**

Tack boards and white boards. Some minor damage to tack boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace white boards and tack boards (40 white boards and 75 tack boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$110,887	Unassigned

Updated: MAR-12

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

Floor braced pre-finished metal toilet partitions. Laminate shower partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Replace toilets/showers compartments (24)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,533	Unassigned

Updated: MAR-12

C1030.08 Interior Identifying Devices*

Laminated plastic plaques, screw fastened.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C1030.10 Lockers**

Pre-finished metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Replace lockers (300)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$156,020	Unassigned

Updated: MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Surface mounted paper towel, soap and toilet paper dispensers, mirrors and napkin receptacles, grab bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

Event: Completed - Replace mirrors

Concern:

Some mirrors are failing.

Recommendation:

Replace 12 mirrors as necessary.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,634	Low

Updated: MAR-12

C1030.17 Other Fittings*

Fold-up metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	NOV-06

C2010 Stair Construction*

Cast in place concrete stairs down to gymnasium level and change rooms and up to mezzanines, home economic room, library, Industrial Arts room, and music room. Steel ladder to roof access hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

C2020.05 Resilient Stair Finishes**

Rubber treads, risers and stringers in the home economics room, and gym mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace vinyl stair finish (23m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,980	Unassigned

Updated: MAR-12

C2020.06 Carpet Stair Finishes**

Carpet treads and risers to music room mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	10	MAR-12

Event: Completed - Replace carpet treads and risers (39m2)

Concern:

Carpet worn out.

Recommendation:

Replace carpet treads and risers at Music Room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,317	Medium

Updated: MAR-12

Event: Replace carpet on stairs (39 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$3,745	Unassigned

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

Painted round HSS steel handrail fastened to wall and on round steel pickets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

C2030 Interior Ramps*

Cast in place concrete ramp to gymnasium complete with VCT and rubber base finish. Painted round HSS steel handrail fastened to wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

C3010.06 Tile Wall Finishes**

100mm X 100mm glazed ceramic tile in washrooms, around janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-12

Event: Replace tile (400m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$105,613	Unassigned

Updated: MAR-12

C3010.09 Acoustical Wall Treatment**

Music room has fabric wrapped panels. Gymnasium has slotted acoustic concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace acoustic panels in music room (65m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,602	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Painted gypsum board with metal studs and concrete block partitions. Ongoing painting schedule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-12

C3010.12 Wall Coverings*

Vinyl wall covering on some gypsum board partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	NOV-06

C3020.01.02 Painted Concrete Floor Finishes*

Mechanical room floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	NOV-06

C3020.02 Tile Floor Finishes**

70mm x 70mm mosaic tile floor and base in washrooms, change rooms and janitor's room.
200mm x 200mm tile entrance washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	50	MAR-12

Event: Replace ceramic tile flooring (160 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$28,163	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1986**

VCT with rubber base typical to corridor and classrooms. Plastic flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace vinyl flooring (2400 m2)

Recommendation:
~3,000 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$211,200	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 2007**

Sheet good flooring installed in the administration area, and a couple of classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	20	MAR-12

Event: Replace sheet good flooring (240 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$21,120	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring**

Carpet in administration areas, stage, music room and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	15	MAR-12

Event: Completed - Replace carpet

Concern:

Carpet is worn and stained.

Recommendation:

Replace carpet in administration, library and music room. Approximately 700 square metres.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$65,862	Medium

Updated: MAR-12

Event: Replace carpet in the school (400 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$28,804	Unassigned

Updated: MAR-12

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

610mm x 1220mm square lay-in acoustic tiles in standard white suspension grid, typical.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	MAR-12

Event: Replace acoustic ceiling treatment (3110m2)

Concern:

Many of the tiles have curled from previous humidity problems in the crawls space and some are stained. Humidity levels have been corrected.

Recommendation:

Replace most/all of the acoustic tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$149,280	Medium

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Suspended gypsum board in janitor closet, mechanical spaces, change rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

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

Stainless steel kitchen and utility sinks in staff room, infirmary and miscellaneous classrooms. Porcelain steel mop sinks in janitors areas.

Stainless steel single compartment sinks with gooseneck faucets in Science Labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace 28 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$42,000	Unassigned

Updated: MAR-12

D2010.05 Showers**

Individual cubicle showers for both male and female, with floor drains to Code. Single head and mixing valve controls per cubicle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace 4 Showers

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

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

Crane, wall mounted, vitreous china, non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-12

Event: Replace 8 Drinking Fountains

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

Updated: MAR-12

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

WC - Crane, floor mounted, vitreous china flush valved toilets.

UR - Floor mounted, vitreous china tanked control urinals in primary washrooms. Wall mounted, flush valve control vitreous china urinals in locker washroom.

LV - Crane, vitreous china, countertop drop in lavatories. Bradley 3-station molded stone wash fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-12

Event: Replace 36 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$65,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Type L hard drawn copper tube and related fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2020.01.02 Valves: Domestic Water**

Gate and ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-12

Event: Replace 160 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$32,000	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Double check valve backflow prevention assembly at main water service feed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,000	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Small bronze domestic hot water circulation pumps, by Grundfos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace domestic hot water re-circulation pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,000	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

Three Rheem, model GL85-250A gas fired hot water heaters, set up in parallel configuration, storage volume: 300 l, heating capacity: 65 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	20	MAR-12

Event: Replace 3 water heaters

Concern:

Older units with low thermal efficiencies and high maintenance costs. No replacement parts.

Recommendation:

Replace units with new.

Consequences of Deferral:

Higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$20,000	Low

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Fibreglas jacket piping insulation throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2030.01 Waste and Vent Piping*

Cast iron, copper (DWV grade), ABS and PVC waste piping noted. Vent piping is DWV grade copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2030.02.04 Floor Drains*

General purpose floor drains located throughout. Hub drains in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2030.03 Waste Piping Equipment*

Clean outs and access plates where required. Force main piping tied into main drainage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2030.03 Waste Piping Equipment*

Lower level changeroom facilities drainage system is served via dual pump lift station and forcemain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Cast iron rain water leaders and spouts leading to surface mounted splashpads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D2040.02.04 Roof Drains*

Cast iron open flow roof drains and protective cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

D3010.02 Gas Supply Systems*

Schedule 40, black iron distribution piping, from central meter station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

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

Two, Weil-McLain, ALGB-10-W model, sectional cast iron, two stage heating gas fired hot water boilers. Heating output: 350 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	35	MAR-12

Event: Replace Heating Boilers and Accessories: H.W.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$165,000	Unassigned

Updated: MAR-12

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

Boiler chimneys up through the roof. Two insulated combustion air ducts from wall caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	MAR-12

Event: Replace Chimneys & Comb. Air: H.W. Boiler. BOE: 12m length.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$20,000	Unassigned

Updated: MAR-12

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

Chemical pot feeder system and auto feed equipment for scale inhibitors. Batch feed with bromine used on annual basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D3030.05 Cooling Towers**

Baltimore Aircoil of Canada, model VXI363 cooling tower. Older (original) unit, but working quite well with limited on-going maintenance costs incurred.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-12

Event: Replace Cooling Tower

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$85,000	Unassigned

Updated: MAR-12

D3030.07 Heat Pumps - 1986**

Hydronic fed heat pump, zoned control heating and cooling units.
R22 refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	15	MAR-12

Event: Replace 38 Heat Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$190,000	Unassigned

Updated: MAR-12

D3030.07 Heat Pumps - 2010**

Hydronic, vertical heat pumps serving Gymnasium. Carrier model 50PCV048. 4t cooling capacities.
R410A refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	15	MAR-12

Event: Replace 5 Heat Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$25,000	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution**

Eng-Air DGL-95-CITN model, indirect gas fired make-up air unit complete with stainless steel heat exchanger delivers a nominal 3650 lps to the local heat pumps for distribution. 280kW heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace Air Handling Unit: Air Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$120,000	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - IA Shop**

Industrial arts area serviced by a rooftop mounted, Eng-Air model DGL-95-HOTN make up air unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	30	MAR-12

Event: Replace make-up air unit serving IA shop.

Concern:

Older, inefficient unit that requires frequent maintenance.

Recommendation:

Replace IA make-up air unit.

Consequences of Deferral:

High maintenance and operational costs, with possible loss of use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$75,000	Medium

Updated: MAR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

Local replaceable media filters at heat pumps and main air handlers. General maintenance work replacement routine is acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D3040.01.04 Ducts: Air Distribution*

General ductwork consists of galvanized sheet metal units, to accepted SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

Event: Clean ducts

Concern:

General duct cleaning required, especially on the return side.

Recommendation:

Provide general duct cleaning to primary air handling ductwork and related grilles.

Consequences of Deferral:

Poor air quality, and loss of proper use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$17,000	Medium

Updated: MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Typically noted as enameled steel supply air diffusers and return air grilles. Some return units in gym are heavy duty aluminum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D3040.03.01 Hot Water Distribution Systems**

Schedule 40 black iron distribution piping. Two TACO 15hp circulation pumps for parallel, low temperature (heat pumps) distribution and two 5hp circulation pumps for parallel, high temperature (finned tube and fan coil unit) distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-12

Event: Replace Hot Water Distribution Systems. BOE: 4,145 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$235,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

Roof mounted dome exhaust fans for washroom areas. Industrial arts are outfitted with BI centrifugal exhaust fans. Area also has an N R Murphy dust collector.

School includes a crawlspace exhaust fan, noted as a nominal 3000cfm belt driven fan, mounted on the roof, and interlocked with a makeup air connection from the IA rooftop unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace 16 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$40,000	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Galvanized sheet metal exhaust ducts, to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Enameled steel and heavy duty aluminum grilles and registers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D3040.05 Heat Exchangers**

Single centrifual configured hyrdonic heat exchanger, located adjacent to primary heating boilers, providing heat to glycol loops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units**

Hydronic fed fan coil units, typically noted as Trane models, located in general mechanical rooms and at all entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace 5 Force Flow Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Limited quantities of finned tube radiation equipment in specific areas throughout the school, typically in mechanical spaces and stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-12

Event: Replace Finned Tube Radiation. BOE: 650 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$36,000	Unassigned

Updated: MAR-12

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

First generation METASYS digital building management controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replace BMCS. BOE: 4145 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$100,000	Unassigned

Updated: MAR-12

D4020 Standpipes*

Fire fighting standpipe system and hose cabinets throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Type ABC portable extinguishers noted both in cabinets and wall mounted in mechanical areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

There is a pad mounted transformer on east side of school site, and serviced by a utility company.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-12

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

The main service is fed from a pad mounted transformer. The Federal Pioneer main distribution panel is rated at 1600A, 120/208 Volts, 3-phase, 4-wire, and is complete with an 1600A incoming breaker. The distribution section is complete with feeder breakers that are adequately identified and there are two spaces for future addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	MAR-12

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

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$45,000	Unassigned

Updated: MAR-12

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

The facility has 120/208V secondary distribution panels, and are located throughout the school. There are enough number of spare circuits are available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Replace 19 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$95,000	Unassigned

Updated: MAR-12

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

Two Klockner-Moeller MCC units are located in main mechanical rooms with spare capacities

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Replace two Switchboards, Panelboards, and (Motor) Control Centers

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

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Allen-Bradley models individual motor starters and load switches are used major mechanical ventilation units and some small water pumps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace 12 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,200	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Most branch wirings are originally installed with building; the wires are either installed in conduits or the BX wires are used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

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

Lighting is locally controlled by low line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D5020.02.02.01 Interior Incandescent Fixtures*

Some incandescent fixtures were installed in unoccupied areas. Some of them were retrofit to compact fluorescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Light fixtures were upgraded to T8 lamps completed with electronic ballasts. Some of the fluorescent fixture were designated for emergency lighting system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-12

Event: Replace 830 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$166,000	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

Exit signs are located at required locations and exits. Fixtures are incandescent lamp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D5020.02.12 Darkroom Lighting*

Infrared dark room lighting is provided in photography lab.

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

D5020.03.01.03 Exterior Metal Halide Fixtures*

Wall mounted metal halide light fixtures are installed along the building perimeter with good coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

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

Exterior lighting appears to be both time clock and photo-cell controlled.It is also integrated to building management system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D5030.01 Detection and Fire Alarm**

GE EST Quick Start fire alarm control panel completed were installed and with annunciation panel at the front, bell/strobe, pull station, detectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	25	MAR-12

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$83,000	Unassigned

Updated: MAR-12

D5030.02.02 Intrusion Detection**

security system panel is used for facility security system and has motion sensor installed in the hallways and door contactors installed at exterior doors. FOB access system were added in 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-12

Event: Replace Intrusion Detection

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

Updated: MAR-12

D5030.03 Clock and Program Systems*

Rauland TC2100 master clock and program control equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D5030.04.01 Telephone Systems*

Cisco VOIP phone system were installed for telephone services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2009	0	MAR-12

D5030.04.04 Data Systems*

Data outlets are installed through school classrooms and offices; and Cat 5 cables are installed either conduit or free air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-12

D5030.04.05 Local Area Network Systems*

One server is installed in the facility and through supernet connected to regional school board. There is also wireless internet system has been added in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-12

D5030.05 Public Address and Music Systems**

Rauland Telecentre main communications and public address equipment is used for the facility PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-12

Event: Replacement Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$41,500	Unassigned

Updated: MAR-12

D5030.06 Television Systems*

The facility has TV system available for use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

D5090.01 Uninterruptible Power Supply Systems**

Total 30 KVA Powercom 9-150 UPS battery systems for emergency lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	30	MAR-12

Event: Replace 3 Uninterruptible Power Supply Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$60,000	Unassigned

Updated: MAR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theatre and Stage Equipment*

Velvet stage drapery including valance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	NOV-06

E1090.04 Residential Equipment*

Home Economics: 1 wall oven, 1 dishwasher, 5 ranges, 5 microwaves, 1 washer, 1 dryer, 2 refrigerators 1 upright freezer.

Staff Kitchen: dishwasher, microwave and coffee maker.

Food service kitchen: 5 microwaves, 1 range, upright cooler and refrigerator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Two glass and four wood basketball backstops, side swinging.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	NOV-06

E2010.02 Fixed Casework**

Birch faced plywood casework with plastic laminated tops. Vanities are plastic laminate on plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-12

Event: Replace casework (290m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$230,344	Unassigned

Updated: MAR-12

Event: Replace vanities

Concern:

Vanity tops are dented on the face panel. Plastic laminate is broken or de-laminated in many areas. Appears to be similar type damage throughout - possibly floor cleaning equipment.

Recommendation:

Replace vanities, typical all locations, approximately 12-15 linear metres.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$5,927	Medium

Updated: MAR-12

E2010.03.01 Blinds**

50mm vinyl horizontal blinds in administration.
100mm vertical fabric blinds in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Replace Blinds (62m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,629	Unassigned

Updated: MAR-12

E2010.03.06 Curtains and Drapes**

Privacy curtain in infirmary room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-12

Event: Lifecycle Replacement (8m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$855	Unassigned

Updated: MAR-12

E2020 Moveable Furnishings

Student desks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	NOV-06

F1010.02.05 Grandstands and Bleachers**

Retractable Hussey grandstand adjacent to gymnasium. Side guards installed later to prevent people from going underneath.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-12

Event: Replace grandstand

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$47,127	Unassigned

Updated: MAR-12

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

Concrete sloped at main entrance to the street for a barrier curb.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-12

Event: Completed - Provide handicap ramp**Concern:**

There is no handicap ramp from the parking area.

Recommendation:

Provide handicap ramp in sidewalk at main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$2,634	Medium

Updated: MAR-12

K4010.02 Barrier Free Entrances*

Entrance does not have an automatic door operator. Concrete reshaped at entrance to make the entrance from the parking area barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	0	MAR-12

Event: Provide door operator**Concern:**

There is not power door operator at the main entrance.

Recommendation:

Provide a power operator on one exterior main entrance door and one interior vestibule door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$10,537	Medium

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

Interior circulation is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	NOV-06

K4010.04 Barrier Free Washrooms*

The washrooms at the northeast entrance are designed for barrier free although stalls are smaller than those required of the current code. All other washrooms need to be modified for barrier free access. Female staff shower off gymnasium is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

Event: Modify toilet partitions

Concern:

The washrooms at the south end of the school are not barrier free. The pair at the north end does not meet current standards/sizes but have considered barrier free access.

Recommendation:

Modify 4 washrooms to have a barrier free stall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$52,689	Low

Updated: MAR-12

K4020.03 Other Codes*

No code infractions noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

K4030.01 Asbestos*

Based on age of the building it is presumed that no asbestos containing materials are present within the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

K4030.09 Other Hazardous Materials*

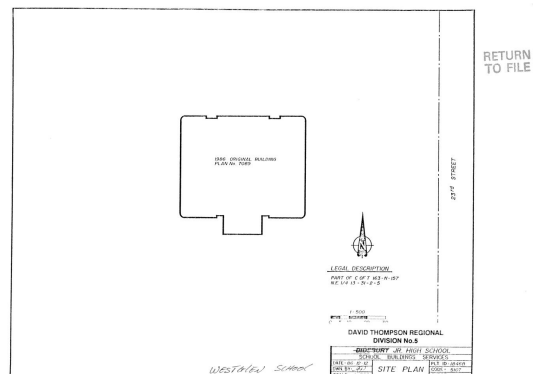
Standard cleaning solutions and chemicals for cleaning were found in Janitor rooms, properly labeled and stored. No other hazardous materials were found on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-12

K5010.01 Site Documentation*

Westglen School Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12

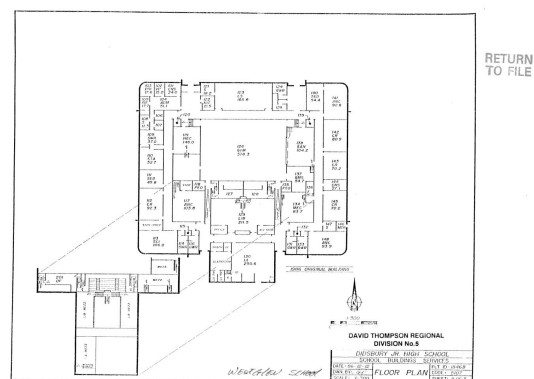


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K5010.02 Building Documentation*

Westglen School Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-12



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