

# RECAPP Facility Evaluation Report

Edmonton School District No. 7



**Avonmore Elementary School**

B3047A  
Edmonton

**Facility Details**

**Building Name:** Avonmore Elementary School  
**Address:** 7340 - 78 Street  
**Location:** Edmonton  
  
**Building Id:** B3047A  
**Gross Area (sq. m):** 5,340.30  
**Replacement Cost:** \$14,319,480  
**Construction Year:** 1955

**Evaluation Details**

**Evaluation Company:** Francis Ng Architect Ltd.  
**Evaluation Date:** September 27 2010  
**Evaluator Name:** Francis NG

**Total Maintenance Events Next 5 years:** **\$3,309,525**  
**5 year Facility Condition Index (FCI):** **23.11%**

**General Summary:**

This school for Grades K through 6 was originally built in Edmonton in 1955. The school faces three streets - 76 Avenue on the North, 78 Street on the East and 80 Street on the West. It is under the jurisdiction of Edmonton School District No. 7. The room numbers and names are based on the School Board Room Data sheet. The current student enrollment is 329.

The original 1677.0 square metres school was built in 1955. The first addition of 1406.6 square metres was built in 1956. The second addition of 2256.7 square metres was built in 1961. Total building area is 5340.3 square metres.

PVC window replacement was done in 2008.  
 Roofing replacement was done in 2001, 2003 and 2004.

ABC Group A Division 2 - School. The 1955 original building, 1956 Addition and North portion of 1961 Addition are single storey. The South portion of 1961 Addition is two storeys. The school has combustible and non-combustible construction and is unsprinklered.

**Structural Summary:**

(1955) Original Building has steel columns and wood studs and wood floor joists on concrete foundation walls on concrete strip footing along perimeter and under interior walls; Mechanical Room has concrete slab on grade and concrete basement exterior walls. Roof has plywood sheathing on wood joists on wood studs.

(1956) Addition has wood studs on wood joists on concrete foundation walls on concrete strip footing along perimeter and under interior walls; Gymnasium has wood roof joists on OWSJ on steel beams on wood studs and wood floor joists. Roof has plywood sheathing on wood joists

(1961) Addition (Single Storey) has precast concrete double T slabs on concrete beams and concrete columns and concrete grade beams on concrete piles along perimeter and interior Corridor. Roof has precast concrete double T slabs on concrete beams and concrete columns.

(1961) Addition (Two Storeys) has concrete columns and concrete grade beams on concrete piles along perimeter and interior Corridor; concrete slab on grade; First Floor and Roof have precast concrete double T slabs on concrete beams and concrete columns.

Recommendations for future action: repair concrete slab.

Overall structural system rating is 4 (acceptable).

**Envelope Summary:**

(1955) Original Building has SBS roofing and built-up roofing, prefinished metal siding fascia, facing bricks, stucco, corrugated asbestos panels, PVC windows, wood entrance doors for Main Entrance and Corridor Entrances, wood utility doors, striated plywood soffit.

(1956) Addition has SBS roofing, prefinished metal siding fascia, stucco, plywood panels, corrugated asbestos panels, PVC windows; wood entrance doors for Corridor Entrances, wood utility doors, striated plywood soffit.

(1961) Addition (Single Storey) - has SBS roofing, prefinished metal siding fascia, facing bricks, PVC windows, wood entrance doors for Main Entrance and Corridor Entrances, wood utility door, plaster soffit.

(1961) Addition (Two Storeys) - has built-up roofing, prefinished metal siding fascia, precast concrete panels, painted concrete block, glass blocks, wood and PVC windows, wood utility door, plaster soffit. North and South walls of Two

Storeys above low roof have vertical prefinished metal siding.

Recommendations for future action include: repair caulking; replace wood exterior doors; replace asbestos panels; replace wood windows; replace roofing; replace roof hatch.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1955) Original Building has concrete blocks interior partitions; wood stud partitions along Corridors and between Classrooms; suspended T-bar ceiling system and carpet in Library and Administration areas; suspended T-bar ceiling system, carpet and sheet vinyl flooring in Classrooms; suspended T-bar ceiling system and sheet vinyl flooring in Corridors; acoustic wall treatment on walls and carpet in Music Room; plaster ceiling, ceramic wall tiles and terrazzo flooring in Washrooms; wood doors and wood frames.

(1955) Original Building has concrete blocks interior partitions; wood stud partitions along Corridors and between Classrooms; suspended T-bar ceiling system and carpet and sheet vinyl flooring in Classrooms; suspended T-bar ceiling system and sheet vinyl flooring in Corridors; Tentest finishes, plywood wall panels and wood flooring in Gymnasium and Stage; wood doors and wood frames.

(1961) Addition (Single Storey) has painted concrete double T slab ceiling and painted concrete floor in Mechanical Room; fibre board ceiling tiles and vinyl tile flooring in Corridors and Staff Workroom and Storage Rooms; wood doors and metal frames.

(1961) Addition (Two Storeys) has fibre board tile ceiling and VAT in Classrooms; fibre board ceiling tiles and suspended T-bar ceiling system and VAT flooring in Corridors; plaster ceiling and terrazzo flooring in Washrooms, Stairs and Entrance Lobby; fibre board ceiling tiles and wood flooring in Gymnasium; wood doors and metal frames.

Recommendations for future action include: replace wood doors and frames; replace toilet partitions; replace boot racks; replace lockers; refinish wood flooring; replace VAT; replace carpet flooring; replace fibre board ceiling tiles; replace Tentest finishes; replace millwork; provide automatic door operators; provide handicap platform.

Overall interior system rating is 4 (acceptable).

**Mechanical Summary:**

The school is heated by three steam boilers supplying to unit ventilators and finned tube radiation.

The unit ventilators provide ventilation for the entire school.

Mechanical systems provide inadequate ventilation to the building. Require new ventilation and heating systems school wide.

There is a limited DDC control system installed.

Some plumbing fixtures are original to the building, most lavatories and water closets have been upgraded.

Overall rating is Acceptable (4).

**Electrical Summary:**

The school has been provided with an 800A, 120/208V, 3 phase, 4 wire service as obtained from a pad mounted transformer. The transformer is owned and maintained by, Epcor the utility company. Majority of the lighting is of the energy efficient type, with T8 lamps and electronic ballasts. All remaining lighting is being changed out to the energy efficiency type on an on-going basis. The fire alarm system is obsolete and no longer supported by the manufacturer, and it is recommended to replace it with a new system. Emergency lighting battery packs have been provided with single remotes, (not code compliant); battery packs are original to the building, and these should be replaced with new units and dual remote heads. The main service was upgraded in 2008. Overall, the electrical systems are in marginal to acceptable condition.

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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\***

(1955) Original Building - has concrete foundation walls on concrete strip footing along perimeter, pipe trench and interior corridor walls; concrete piers under classrooms.

(1956) Addition - has concrete foundation walls on concrete strip footing along perimeter, pipe trench and interior corridor walls; concrete piers under classrooms and gymnasium.

(1961) Addition - has concrete columns and concrete grade beams on concrete piles along perimeter and interior Corridor; concrete slab thickening along interior walls between Classrooms.

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

**A1030 Slab on Grade\***

(1955) Original Building (Mechanical Room 68, Transformer Room under Girls Washroom 72) - has 100mm concrete slab on grade.

(1956) Addition (West Corridor Vestibule) - has 100mm concrete slab.

(1961) Addition (Corridor connecting to 1955 section) - has floor slab.

(1961) Addition (Lower Floor - Gymnasium 27) - has 133mm concrete slab on grade.

(1961) Addition (Lower Floor - Classrooms) - have 125mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Repair cracked floor slab. (approx. 2 linear metres)****Concern:**

(1961) Addition (Corridor connecting to 1955 section) - has cracked floor slab.

**Recommendation:**

Repair cracked floor slab. (approx. 2 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-11



(1961) Addition (Corridor connecting to 1955 section) - has cracked floor slab.

**A2020 Basement Walls (& Crawl Space)\***

(1955) Original Building (Mechanical Room 68, Transformer Room under Girls Washroom 72) - have 250mm concrete foundation wall.

(1961) Addition (Corridor connecting to 1955 section) - has cracked floor slab.

(1961) Addition (Mechanical Room 49) - has concrete basement exterior walls.

(1961) Addition (Two Storeys - Lower Floor) - has concrete basement exterior walls.

(1961) Addition (Lower Floor - Corridor) - has crawl space for pipe tunnel.

(1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Office 53; Corridor C7) - have crawl space.

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

**B1010.01 Floor Structural Frame (Building Frame)\***

(1955) Original Building - has steel columns and concrete block.  
 (1955) Original Building - has crawl space.  
 (1956) Addition - has 38x89mm wood studs.  
 (1956) Addition (Gymnasium 89) - has steel columns and 38x140mm wood studs.  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Office 53; Corridor C7) - have precast concrete double T slabs on concrete beams and concrete columns.  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Office 53; Corridor C7) - have crawl space.  
 (1961) Addition (Lower Floor - Gymnasium 27) - has concrete beams and concrete columns.  
 (1961) Addition (Two Storeys - Lower Floor Corridor, Lower Floor Vestibule and Upper Floor) - have precast concrete double T slabs on concrete beams and concrete columns.

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

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

(1955) Original Building (Walls Between Computer 9 and Classroom 10; Between ECS 55 and Classroom 56; Between Principal 4 and Staff Room 7; Between Storage Room 61, 64, 65 and Classroom 59; Mechanical Room 68) - have 200mm concrete block up to underside of roof deck.  
 (1955) Original Building (Corridors) - have 38x89mm wood studs.  
 (1956) Addition (Walls Between Home Economics 76 and ECS 77; Between Classrooms 82 and 83) - have 200mm concrete block up to underside of roof deck.  
 (1956) Addition (Corridors) - have 38x89mm wood studs.  
 (1961) Addition (Corridors; Between Classrooms) - have 150mm concrete blocks.  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Office 53; Corridor C7) - have 200mm concrete block on concrete grade beams.  
 (1961) Addition (Lower Floor - Gymnasium 27) - has 150mm concrete block on concrete grade beams.  
 (1961) Addition (Two Storeys - Lower Floor and Upper Floor) - have 150mm concrete block on concrete beams and concrete columns on concrete grade beams.

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

**B1010.03 Floor Decks, Slabs, and Toppings\***

(1955) Original Building (Classrooms) - has 19mm subfloor 38x235mm floor joists at 400mm o.c. on 3-38x286mm laminated beam on concrete piers.  
 (1955) Original Building (Corridors) - has 19mm subfloor 38x235mm floor joists at 400mm o.c.  
 (1956) Addition (Classrooms) - has 19mm subfloor 38x235mm floor joists at 400mm o.c. on 3-38x286mm laminated beam on concrete piers.  
 (1956) Addition (Corridors) - has 19mm subfloor 38x235mm floor joists at 400mm o.c.  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Office 53; Corridor C7) - has 50mm concrete topping on precast concrete double T slabs.  
 (1961) Addition (Upper Floor) - has 50mm concrete topping on precast concrete double T slabs

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

**B1010.05 Mezzanine Construction\***

(1956) Addition (Stage 90) - has maple floor on 19mm sub-floor on 38x235mm wood joists on 38x89mm wood studs at 400mm o.c.

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

**B1010.06 Ramps: Exterior\***

(1955) Original Building (South Corridor Entrances) - have concrete ramps c/w metal pipe railings.  
 (1956) Addition (East Corridor Entrance) - has wood ramp c/w metal pipe railing.  
 (1956) Addition (South Corridor Entrance) - has concrete ramp c/w metal pipe railing.  
 (1961) Addition (East Entrance of Link Area) - has asphalt paved ramp c/w metal pipe railing.  
 (1961) Addition (West Entrance of Link Area) - has asphalt paved ramp.  
 (1961) Addition (Southeast Entrance) - has concrete ramp c/w metal pipe railing.  
 (1961) Addition (West Entrance Near Boys Washroom 34; Southwest Entrance) - have asphalt paved ramps.

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

**Event: Repair ramps and handrails. (4 ramps)**

**Concern:**

(1956) Addition (East Corridor Entrance) - wood ramp is rotten and handrail is not up to barrier free standards.  
 (1956) Addition (South Corridor Entrance) - handrail is not up to barrier free standards, missing bottom bar.  
 (1961) Addition (West Entrance Near Boys Washroom 34; Southwest Entrance) - ramps have settled.

**Recommendation:**

Repair ramps and handrails. (4 ramps)



(1956) Addition (East Corridor Entrance) - wood ramp is rotten and handrail is not up to barrier free standards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$6,000	Low

**Updated:** MAR-11

**B1010.07 Exterior Stairs\***

(1955) Original Building (South Corridor Entrances) - have concrete stairs c/w metal pipe handrails.  
 (1956) Addition (Gymnasium 89) - has concrete stair c/w metal pipe railing.  
 (1956) Addition (East Corridor Entrance) - has concrete stair c/w metal pipe railing.  
 (1956) Addition (South Corridor Entrance) - has concrete stair c/w metal pipe railing.  
 (1961) Addition (Southeast Entrance) - has concrete stair c/w metal pipe railing.

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

**B1010.09 Floor Construction Fireproofing\***

(1961) Addition - has concrete slab and concrete T slab.

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

**B1010.10 Floor Construction Firestopping\***

(1961) Addition - has concrete slab and concrete T slab.

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

**B1020.01 Roof Structural Frame\***

(1955) Original Building (Classrooms) - have 19mm sheathing on 38x336mm wood joists at 300mm o.c.

(1955) Original Building (Corridors) - have 38x235mm joists at 300mm o.c.

(1956) Addition (Classrooms) - have 19mm sheathing on 38x336mm wood joists at 300mm o.c.

(1956) Addition (Corridors) - have 38x235mm joists at 300mm o.c.

(1956) Addition (Gymnasium 89; Stage 90) - have 19mm sheathing on 38x336mm wood joists at 300mm o.c. on open web steel joists on steel beams.

(1961) Addition (Lower Floor - Gymnasium 27) - has precast concrete double T slabs on concrete beams and concrete columns.

(1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Mechanical Room 49; Office 53; Corridor C7) - have precast concrete double T slabs on concrete beams and concrete columns.

(1961) Addition (Two Storeys - Lower Floor and Upper Floor) - have precast concrete double T slabs on concrete beams and concrete columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**B1020.04 Canopies\***

(1955) Original Building (North Main Entrance Canopy) - has 38x140mm joists at 400mm o.c. on 4-38x235mm laminated beam and 38x89mm strut.

(1955) Original Building (Recessed South Corridor Entrances) - have 38x235mm joists o.c. at 400mm on centre.

(1956) Addition (West Corridor Entrance) - have 38x235mm joists o.c. at 400mm on centre.

(1956) Addition (South Corridor Entrance) - have 38x235mm joists o.c. at 400mm on centre.

(1956) Addition (Gymnasium 89 East Exit) - has 38x235mm wood joists on steel pipe column.

(1961) Addition (Connection with 1955 Building Entrance Canopies) - have painted concrete T slab supported with concrete block.

(1961) Addition (East Recessed Entrance Canopy; West and Southwest Recessed Entrances Canopies) - have concrete T slab.

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

**B1020.06 Roof Construction Fireproofing\***

(1955) Original Building - has plaster finish.

(1956) Addition - has plaster finish.

(1961) Addition - has concrete T slab.

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

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

(1961) Addition (Two Storeys - Between Lower Floor and Upper Floor) - have precast concrete spandrels under windows with exposed aggregate inlays.

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

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin\***

(1955) Original Building (North Entrance Wall; South End Wall) - have facing brick.  
 (1961) Addition (North Wall Connection Area; Southwest Exit; Southeast Corner) - have facing brick.  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Mechanical Room 49; Office 53; Corridor C7) - have 100mm face brick.

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

**B2010.01.02.02 Concrete Block: Ext. Wall Skin\***

(1961) Addition (South Wall of Gymnasium 27) - has concrete block.

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

**B2010.01.06.03 Metal Siding\*\***

(1955) (1956) and (1961) have prefinished horizontal metal siding fascia.  
 (1961) Addition (North and South walls of Two Storeys above low roof) - have vertical prefinished metal siding attached to brick surfaces. (approx. 100 sq. m.) (installed in approx. 2004)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	40	MAR-11

**Event:** Replace vertical prefinished metal siding. (approx. 100 sq. m.)

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

**Updated:** MAR-11



**B2010.01.06.04 Wood Siding\*\* - Plywood - 1955, 1956**

(1955) Original Building (South End Wall; South Wall of Mechanical Room 68) - have plywood finish.  
 (1956) Addition (South End Wall) - has plywood finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	40	MAR-11

**Event:** Replace plywood panels and wood trim. (approx. 100 sq. m.)

**Concern:**

(1955) Original Building (South Wall of Mechanical Room 68) - plywood panels and wood trim between upper and lower panels are rotten.

(1955) Original Building (South End Wall) - has damaged plywood finish.

(1956) Addition (South End Wall) - has damaged plywood finish.

**Recommendation:**

Replace plywood panels and wood trim. (approx. 100 sq. m.)



(1955) Original Building (South End Wall) - has damaged plywood finish.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$10,000	Low

**Updated:** MAR-11

**B2010.01.06.04 Wood Siding\*\* - Plywood - 2009**

(1955) Original Building (East Wall of Classrooms; West Wall of Classrooms and Corridor Entrances) - have plywood finish. (installed in 2009)

(1956) Addition (East Wall of Classrooms; West Wall of Classrooms and Corridor Entrances) - have plywood finish. (installed in 2009)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	40	MAR-11

**Event:** Replace plywood panels and wood trim. (approx. 550 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2049	\$55,000	Unassigned

**Updated:** MAR-11

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

(1955) Original Building (Administration Area; North Upper Wall of Library 93) - have stucco on wire, building paper, 19mm sheathing, 38x89mm studs at 400mm o.c., 50mm batt insulation, vapour barrier. (installed in 2003)

(1956) Addition (West End Wall of Gymnasium) - has stucco on wire, building paper, 19mm sheathing, 38x140mm studs at 400mm o.c., 50mm batt insulation, vapour barrier. (installed in 2003)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-11

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

(1956) Addition (link to 1955 Original Building) - has expansion control joint.  
 (1961) Addition (link to 1955 Original Building) - has expansion control joint.  
 (1961) Addition - precast concrete spandrels have expansion control joints.

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

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

(1956) Addition (link to 1955 Original Building) - expansion control joint has caulking.  
 (1961) Addition (link to 1955 Original Building) - expansion control joint has caulking.  
 (1961) Addition - precast concrete spandrels control joints have caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	20	MAR-11

**Event: Recaulk perimeter joints of precast concrete panels. (approx. 100 linear metres)**

**Concern:**

Perimeter caulking on precast concrete spandrels has failed and dried out.

**Recommendation:**

Recaulk perimeter joints of precast concrete panels. (approx. 100 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,500	Low

**Updated:** MAR-11

**Event: Repair joint sealers (caulking): Ext. Wall. (approx. 320 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,000	Unassigned

**Updated:** MAR-11

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

(1955) Original Building (West Main Entrance Canopy) - has painted striated plywood soffit.  
 (1955) Original Building (Recessed South Corridor Entrances) - have painted striated plywood soffit.  
 (1955) Original Building (West Wall of Classrooms; South Wall of Mechanical Room 68 and Corridor Entrances) - have painted plywood finish.  
 (1955) Original Building (Administration Area; North Upper Wall of Library 93) - have painted stucco.  
 (1955) Original Building (South End Wall; South Wall of Mechanical Room 68) - have painted plywood finish.  
 (1956) Addition (West End Wall) - has painted stucco.  
 (1956) Addition (South End Wall) - has painted plywood finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	15	MAR-11

**Event: Repaint plywood panels. (approx. 100 sq. m.)**

**Concern:**

Painted plywood has faded.

**Recommendation:**

Repaint plywood panels. (approx. 100 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$5,000	Low

**Updated:** MAR-11

**B2010.01.99 Other Exterior Wall Skin\* - Asbestos Panel (Trafford Tile)**

(1955) Original Building (North Lower Wall of Library 93; East Lower Wall of Classrooms) - have vertical corrugated asbestos panels (Trafford tile panels).  
 (1956) Addition (North Lower Wall of Gymnasium 89; West Lower Wall of Classrooms) - have vertical corrugated asbestos panels (Trafford tile panels).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Replace vertical corrugated asbestos panels. (approx. 280 sq. m.)**

**Concern:**

Vertical corrugated asbestos panels contain asbestos and are damaged.

**Recommendation:**

Replace vertical corrugated asbestos panels. (approx. 280 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$28,000	Low

**Updated:** MAR-11



(1955) Original Building (North Lower Wall of Library 93; East Lower Wall of Classrooms) - have damaged vertical corrugated asbestos panels.

**B2010.02.02 Precast Concrete: Ext. Wall Const.\***

(1961) Addition (Between Upper and Lower Floors) - precast concrete spandrels have expansion control joints.

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

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

(1955) Original Building (Chimney) - has facing brick above roof.  
 (1955) Original Building (West Wall Attached to 1956 Addition) - has concrete block wall.  
 (1961) Addition (Girls Washroom 30, 42, 46; Boys Washroom 34) - have glass block.  
 (1961) Addition (Chimney) - has facing brick above roof.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

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

(1955) Original Building (Administration Area; North Upper Wall of Library 93) - have building paper, 50mm batt insulation, vapour barrier.  
 (1956) Addition (West End Wall) - has building paper, 50mm batt insulation, vapour barrier.  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Mechanical Room 49; Office 53; Corridor C7) - have 13mm air space.  
 (1961) Addition (Upper and Lower Floors - Classrooms) - has 50mm styrofoam insulation.

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

**B2010.06 Exterior Louvers, Grilles, and Screens\***

(1955) Original Building - has metal louvers for ventilator.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

**B2010.09 Exterior Soffits\***

(1955) Original Building (North Main Entrance Canopy) - has striated plywood soffit.  
 (1955) Original Building (Recessed South Corridor Entrances) - have striated plywood soffit.  
 (1956) Addition (West Corridor Entrance) - have striated plywood soffit.  
 (1956) Addition (South Corridor Entrance) - have striated plywood soffit.  
 (1956) Addition (Gymnasium 89 East Exit) - have striated plywood soffit.  
 (1961) Addition (Connection with 1955 Building Entrance Canopies) - have painted concrete T slab soffit.  
 (1961) Addition (East Recessed Entrance Canopy; West and Southwest Recessed Entrances Canopies) - have cement plaster finish soffit.

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

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

(1961) Addition (Upper Floor - Classrooms 37, 38, 39, 40, 43, 44, 45) - have wood windows. (40 windows)  
 (1961) Addition (Lower Floor - Classroom 25) - has wood windows. (6 windows)

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

**Event: Replace wood windows. (46 windows)**

**Concern:**

Wood windows have worn out.

**Recommendation:**

Replace wood windows. (46 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$69,000	Low

**Updated:** MAR-11



(1961) Addition (Upper Floor - Classroom 40)- wood windows have worn out.

**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows\*\***

(1955) Original Building - has PVC windows c/w awnings and fixed panels. (approx. 91 windows) (installed in approx. 2008)  
 (1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 20; Science 22, 23, Ancillary 24, 31; Classrooms 32, 33; Office 53) - have PVC windows c/w awnings and fixed panels. (approx. 48 windows) (installed in approx. 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	40	MAR-11

**Event: Replace PVC windows. (approx. 139 windows)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$208,500	Unassigned

**Updated:** MAR-11

**B2030.01.10 Wood Entrance Door\*\***

(1955) Original Building (North Main Entrance, South Corridor Entrances) - have wood doors c/w half glazed panels and fixed glazed panel above doors and wood frames. (6 doors)

(1956) Addition (West and South Corridor Entrances) - have wood doors c/w half glazed panels and fixed glazed panel above doors and wood frames. (4 doors)

(1961) Addition (Link to 1955 Original Building; East and West Entrances; Southwest Entrance) - have wood doors c/w half glazed panels and fixed glazed panel above doors and wood frames. (13 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	30	MAR-11

**Event:** **Replace wood doors and frames. (approx. 23 doors)**

**Concern:**

Wood doors and frames are worn out.

**Recommendation:**

Replace wood doors and frames. (approx. 23 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$46,000	Low

**Updated:** MAR-11

**B2030.02 Exterior Utility Doors\*\* - 1955, 1961**

(1955) Original Building (Mechanical Room 68) - has wood door and frame. (1 door)

(1961) Addition (Mechanical Room 49; Southwest Exit From Gymnasium 27) - have wood doors and frames. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	40	MAR-11

**Event:** **Replace doors and frames. (3 doors)**

**Concern:**

Wood doors and frames are worn out.

**Recommendation:**

Replace doors and frames. (3 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,000	Low

**Updated:** MAR-11

**B3010.01 Deck Vapor Retarder and Insulation\***

(1955) Original Building (Classrooms) - SBS roofing has rigid insulation and vapour barrier. (re-roofed in 1987)  
 (1955) Original Building (Administration, Library, Washrooms and Mechanical Room) - built-up roof has rigid insulation.  
 (1956) Addition (Classrooms and Gymnasium) - SBS roofing has rigid insulation.  
 (1961) Addition (Single Storey Sections and Gymnasium) - SBS roofing has rigid insulation.  
 (1961) Addition (Classrooms) - built-up roof has rigid insulation.

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

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1955 Section**

(1955) Original Building (Administration, Library, Washrooms and Mechanical Room) - have built-up roof. (approx. 780 sq. m.) (re-roofed in 1987)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-11

**Event: Replace built-up bituminous roofing (Asphalt & Gravel). (approx. 780 sq. m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$117,000	Unassigned

**Updated:** MAR-11

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1961 Section**

(1961) Addition (Classrooms) - have built-up roof. (approx. 780 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	25	MAR-11

**Event: Replace built-up bituminous roofing (Asphalt & Gravel). (approx. 780 sq. m.)**

**Concern:**

Built-up roof has ponding and blisters.

**Recommendation:**

Replace built-up bituminous roofing (Asphalt & Gravel). (approx. 780 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$117,000	Low

**Updated:** MAR-11

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 2001, 2003, 2004**

(1955) Original Building (Classrooms) - have SBS roofing. (approx. 1120 sq. m.) (installed in 2001)  
 (1956) Addition (Classrooms and Gymnasium) - have SBS roofing. (approx. 1620 sq. m.) (installed in 2003)  
 (1961) Addition (Single Storey Sections and Gymnasium) - have SBS roofing. (approx. 650 sq. m.) (installed in 2004)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	2001	25	MAR-11

**Event: Repair SBS roofing. (approx. 530 sq. m.)**

**Concern:**

(1956) Addition (Classrooms) - SBS roofing has bubbles. (approx. 500 sq. m.)  
 (1961) Addition (Link Between 1955 Section and 1961 Section) - SBS roofing has ponding. (approx. 30 sq. m.)

**Recommendation:**

Repair SBS roofing. (approx. 530 sq. m.)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$79,500	Low

**Updated:** MAR-11



(1956) Addition (Classrooms) - SBS roofing has bubbles. (approx. 500 sq. m.)

**Event: Replace SBS roofing. (approx. 3390 sq. m.)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2026	\$508,500	Unassigned

**Updated:** MAR-11

**B3010.08.02 Metal Gutters and Downspouts\*\***

(1955) Original Building - has roof drains connecting to interior downspouts and to main sewer system. (approx. 9 roof drains)  
 (1956) Addition - has roof drains connecting to interior downspouts and to main sewer system. (approx. 8 roof drains)  
 (1961) Addition - has roof drains connecting to interior downspouts and to main sewer system. (approx. 3 roof drains)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1987	30	MAR-11

**Event: Replace roof drains and downspouts. (approx. 100 linear metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$10,000	Unassigned

**Updated:** MAR-11



**B3010.09 Roof Specialties and Accessories\***

(1955) Original Building (Storage 64 to Roof) - has cat ladder and hatch.  
 (1955) Original Building (Roof to 1956 Gymnasium Roof) - has cat ladder  
 (1961) Addition (Mechanical Room 49 to Roof) - has cat ladder and hatch.  
 (1961) Addition (North and South Low Roofs to Upper Roof) - have cat ladders.

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

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

(1955) Original Building (Storage 64 to Roof) - has hatch.  
 (1961) Addition (Mechanical Room 49 to Roof) - has hatch.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1955	0	MAR-11

**Event: Replace hatch. (1 hatch)**

**Concern:**

(1961) Addition (Mechanical Room 49 to Roof) - hatch is rusty.

**Recommendation:**

Replace hatch. (1 hatch)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2011	\$1,000	Low

**Updated:** MAR-11

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

(1955) Original Building (Walls Between Computer 9 and Classroom 10; Between ECS 55 and Classroom 56; Between Principal 4 and Staff Room 7; Between Storage Room 61, 64, 65 and Classroom 59; Mechanical Room 68) - have 200mm concrete block up to underside of roof deck.

(1955) Original Building (Corridors) - have 19mm plaster on lath on both sides on 38x89mm wood studs.

(1956) Addition (Corridors; Between Classrooms) - have 19mm plaster on lath on both sides on 38x89mm wood studs.

(1961) Addition (Corridors; Between Classrooms) - have 200mm concrete blocks.

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

**C1010.04 Interior Balustrades and Screens, Interior Railings\***

(1961) Addition (Upper Floor - Classrooms 43, 44) - have wood screens.

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

**C1010.05 Interior Windows\***

(1955) original Building (Janitor Office 70) - has wood framed window c/w clear glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Replace window. (1 window)****Concern:**

Window is not fire rated.

**Recommendation:**

Replace window. (1 window)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Low

**Updated:** MAR-11

**C1010.07 Interior Partition Firestopping\***

(1955) Original Building (Walls Between Computer 9 and Classroom 10; Between ECS 55 and Classroom 56; Between Principal 4 and Staff Room 7; Between Storage Room 61, 64, 65 and Classroom 59; Mechanical Room 68) - have 200mm concrete block up to underside of roof deck.

(1955) Original Building (Corridors) - have plaster wall finish.

(1956) Addition (Walls Between Home Economics 76 and ECS 77; Between Classrooms 82 and 83) - have 200mm concrete block up to underside of roof deck.

(1956) Addition (Corridors) - have plaster finish.

(1961) Addition (Corridors; Between Classrooms) - have 150mm concrete blocks.

(1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 18, 19, 20, 52; Staff Washroom 14, 16; Office 53; Corridor C7) - have 200mm concrete block on concrete grade beams.

(1961) Addition (Lower Floor - Gymnasium 27) - has 150mm concrete block on concrete grade beams.

(1961) Addition (Two Storeys - Lower Floor and Upper Floor) - have 150mm concrete block on concrete beams and concrete columns on concrete grade beams.

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

**C1020.01 Interior Swinging Doors (& Hardware)\***

(1955) Original Building - has wood doors and wood frames.

(1956) Addition - has wood doors and wood frames.

(1961) Addition - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event:** **Replace wood doors and frames. (approx. 100 doors)**

**Concern:**

Wood doors and frames are damaged.

**Recommendation:**

Replace wood doors and frames. (approx. 100 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$20,000	Low

**Updated:** MAR-11

**C1020.03 Interior Fire Doors\***

- (1955) Original Building (Mechanical Room 68) - has metal clad door and frame.
- (1955) Original Building (Infirmary 95) - has 3/4 hour fire rated metal door and frame.
- (1956) Addition (Home Economics 76 to ECS 77) - has 1.5 hour fire rated metal door and frame.
- (1956) Addition (Staff Washroom 87) - has 3/4 hour fire rated metal door and frame.
- (1961) Addition (Mechanical Room 49) - has metal door and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Replace doors and frames. (2 doors)**

**Concern:**

(Mechanical Rooms 49 and 68 doors) - do not have 1.5 hour fire rating.

**Recommendation:**

Replace doors and frames. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$4,000	Low

**Updated:** MAR-11

**C1020.05 Interior Large Doors\***

- (1955) Original Building (Gymnasium Storage 91) - has large metal doors and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**C1030.01 Visual Display Boards\*\***

- (1955) Original Building (Administration 1) - has 1 tackboard.
- (1955) Original Building (Staff Room 7) - has 1 whiteboard, 3 tackboards and 1 projection screen.
- (1955) Original Building (Computer 9) - has 1 whiteboard, 2 tackboards and 1 projection screen.
- (1955) Original Building (Classroom 8, 10, 56, 57, 59; Ancillary 11; ECS 55) - have 11 whiteboards, 4 tackboards, 3 chalkboards, 3 Smart boards and 2 projection screens.
- (1955) Original Building (Music 54) - has 2 tackboards and 1 projection screen.
- (1955) Original Building (Library 93) - has 1 whiteboard and 1 projection screen.
- (1955) Original Building (Corridors) - have 6 tackboards.
- (1956) Addition (Gymnasium 89) - has 1 whiteboard and 1 projection screen.
- (1956) Addition (ECS 75, 77, 78, 79, 80) - have 1 whiteboard, 6 chalkboards and 5 tackboards.
- (1956) Addition (Classrooms 81, 82, 83, 84) - have 1 whiteboard, 8 chalkboards, 5 tackboards, 1 Smart board and 1 projection screen.
- (1956) Addition (Corridor) - has 6 tackboards.
- (1961) Addition (Upper Floor - Classrooms 37, 38, 39, 40, 43, 44, 45) - have 12 whiteboards, 15 chalkboards, 10 tackboards, 3 Smart boards and 5 projection screens.
- (1961) Addition (Lower Floor - Staff Workroom 13) - has 1 whiteboard.
- (1961) Addition (Lower Floor - Science 22, 23) - have 2 whiteboards, 1 chalkboard and 1 projection screen.
- (1961) Addition (Lower Floor - Classroom 25, 32, 33, Ancillary 24, 31) - have 5 whiteboards, 10 chalkboards, 1 tackboard, 1 Smart board and 2 projection screens.
- (1961) Addition (Lower Floor - Gymnasium 27) - has 1 projection screen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	20	MAR-11

**Event: Replace visual display boards. (approx. 150 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$150,000	Unassigned

**Updated:** MAR-11

**C1030.02 Fabricated Compartments (Toilets/Showers)\*\* - 1955, 1961**

- (1955) Original Building (Staff Womens Washroom 6) - has prefinished metal toilet partitions. (2 partitions)
- (1961) Addition (Staff Washroom 14, Girls Washroom 30, 42, 46, Boys Washroom 34; Mens Staff Washroom 50) - have prefinished metal toilet partitions. (14 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	30	MAR-11

**Event: Replace prefinished metal toilet partitions. (16 partitions)**

**Concern:**

Prefinished metal toilet partitions are worn out.

**Recommendation:**

Replace prefinished metal toilet partitions. (16 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$8,000	Low

**Updated:** MAR-11

**C1030.02 Fabricated Compartments (Toilets/showers)\*\* - 2007**

(1955) Original Building (Boys Washroom 66, Girls Washroom 72) - have prefinished metal toilet partitions. (10 partitions) (installed in 2007)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	MAR-11

**Event:** Replace prefinished metal toilet partitions. (10 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$5,000	Unassigned

**Updated:** MAR-11

**C1030.08 Interior Identifying Devices\***

(1955) (1956) (1961) - have interior identifying devices.

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

**C1030.10 Lockers\*\* - 1956, 1961**

(1956) Addition (Corridor) - has single tier prefinished metal lockers. (approx. 12 lockers)  
 (1961) Addition (Upper Floor - Corridor) - has single tier prefinished metal lockers. (approx. 60 lockers)  
 (1961) Addition (Lower Floor - Corridor) - has single tier prefinished metal lockers. (approx. 119 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	30	MAR-11

**Event:** Replace single tier prefinished metal lockers. (approx. 191 lockers)

**Concern:**

Lockers are worn out.

**Recommendation:**

Replace single tier prefinished metal lockers. (approx. 191 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$95,500	Low

**Updated:** MAR-11

**C1030.10 Lockers\*\* - 2008**

(1961) Addition (Upper Floor - Corridor; South Stair) - has double tier prefinished metal lockers. (approx. 67 lockers) (installed in 2008)

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

**Event:** **Replace double tier prefinished metal lockers.**  
**(approx. 67 lockers)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2038	\$33,500	Unassigned

**Updated:** MAR-11

**C1030.12 Storage Shelving\***

(1955) Original Building (Storage 5, 61, 94; Gym Storage 91) - have wood shelves.

(1956) Addition (Quiet Room 88) - has wood shelves.

(1961) Addition (Upper Floor - Storage 36) - has wood shelves.

(1961) Addition (Lower Floor - Storage 18, 47; Gym Storage 28) - have wood shelves.

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

**C1030.14 Toilet, Bath, and Laundry Accessories\***

(1955) Original Building (Staff Womens Washroom 6, Boys Washroom 66, Girls Washroom 72, Handicap Washroom 96) - have toilet accessories.

(1955) Original Building (Handicap Washroom 96) - has shower accessories.

(1956) Addition (Staff Washroom 87) - has toilet accessories.

(1961) Addition (Staff Washroom 14, 16, Girls Washroom 30, 42, 46, Boys Washroom 34, Mens Staff Washroom 50) - have toilet accessories.

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

**C1030.17 Other Fittings\* - Boot Racks**

(1955) Original Building (South Entrance Corridor Vestibule) - has metal boot racks.  
 (1956) Addition (South Corridor Entrance Vestibule) - has metal boot racks.  
 (1961) Addition (southwest Entrance Vestibule) - has wood boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Replace bootracks. (4 linear metres)****Concern:**

Boot racks have worn out.

**Recommendation:**

Replace bootracks. (4 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,000	Low

**Updated:** MAR-11

**C1030.17 Other Fittings\* - Coat Hooks**

(1955) Original Building (Classroom 8, 10, 56; Computer 9; Ancillary 11; ECS 55) - have coat hooks.  
 (1956) Addition (ECS 75; Classrooms 82, 83; West Corridor Entrance Vestibule; South Corridor) - have coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**C2010 Stair Construction\***

(1955) Original Building (North Main Vestibule) - has concrete stair.  
 (1955) Original Building (Mechanical Room 68) - has concrete stair.  
 (1956) Addition (from Gymnasium 89 to Stage 90) - has wood stairs.  
 (1961) Addition (Mechanical Room 49) - has metal stair.  
 (1961) Addition (Gymnasium 27 to outside) - has concrete stair.  
 (1961) Addition - has two concrete open stairs connecting upper and lower levels.

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

**C2020.01 Tile Stair Finishes\***

(1955) Original Building (North Main Vestibule) - concrete stair has quarry tile nosing.  
 (1961) Addition (Gymnasium 27 to outside) - concrete stair has quarry tile nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11



**C2020.02 Terrazzo Stair Finishes\***

(1955) Original Building (North Main Vestibule) - has concrete stair with terrazzo finish and quarry tile nosing.  
 (1961) Addition - two concrete open stairs have terrazzo treads with non slip tile edges, terrazzo risers and bases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**C2020.05 Resilient Stair Finishes\*\***

(1956) Addition (from Gymnasium 89 to Stage 90) - wood stairs have original linoleum with steel nosing and stained stringers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	20	MAR-11

**Event: Replace linoleum in stairs. (2 stairs)**

**Concern:**

Resilient stair finishes have worn out.

**Recommendation:**

Replace linoleum in stairs. (2 stairs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$3,000	Low

**Updated:** MAR-11

**C2020.08 Stair Railings and Balustrades\***

(1955) Original Building (Mechanical Room 68) - concrete stair has metal railing.  
 (1956) Addition (from Gymnasium 89 to Stage 90) - wood stairs have wood rails.  
 (1961) Addition (Mechanical Room 49) - metal stair has metal railing.  
 (1961) Addition (Gymnasium 27 to outside) - concrete stair has metal railing.  
 (1961) Addition - concrete open stairs have metal railing and balustrades.

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

**C2020.10 Stair Painting\***

(1955) Original Building (Mechanical Room 68) - concrete stair is painted.  
 (1961) Addition (Gymnasium 27 to outside) - concrete stair is painted.

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

**Event: Repaint concrete stairs. (2 stairs)****Concern:**

Paint of concrete stairs have faded and peeled off.

**Recommendation:**

Repaint concrete stairs. (2 stairs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,000	Low

**Updated:** MAR-11

**C2030 Interior Ramps\***

(1955) Original Building (Connection to 1961 Addition) - has a wood ramp covered with carpet and metal railing. (installed in 1990)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-11

**C3010.02 Wall Paneling\*\***

(1956) Addition (Office 86; Corridors) - has wood panels on lower portion along walls.  
 (1956) Addition (Gymnasium 89; Corridors) - has wood panels on lower portion along walls.  
 (1956) Addition (Stage 90) - has wood panels on lower portion along walls.

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

**Event: Replace wall paneling. (approx. 250 square metres)**

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

**Updated:** MAR-11

**C3010.03 Plaster Wall Finishes (Unpainted)\***

(1955) Original Building (Classrooms; Corridors) - have painted plaster wall finish.  
 (1956) Addition (Classrooms; Corridors) - have painted plaster wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**C3010.06 Tile Wall Finishes\*\***

(1955) Original Building (Boys Washroom 66, Girls Washroom 72; Handicap Washroom 96 Shower) - have ceramic tile wall finish. (installed in approx. 1989)  
 (1961) Addition (Girls Washroom 42, Boys Washroom 34) - have ceramic tile wall finish. (installed in approx. 1989)

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

**Event:** **Replace ceramic tile wall finishes. (approx. 50 sq. m.)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$5,000	Unassigned

**Updated:** MAR-11

**C3010.09 Acoustical Wall Treatment\*\***

(1955) Original Building (Music 54) - has prefinished fabric acoustic wall panels. (approx. 20 sq. m.) (installed in 1988)

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

**Event:** **Replace prefinished fabric acoustic wall panels. (approx. 20 sq. m.)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$2,000	Unassigned

**Updated:** MAR-11

**C3010.11 Interior Wall Painting\***

(1955) Original Building (Classrooms; Corridors) - have painted plaster wall finish.  
 (1956) Addition (Classrooms; Corridors) - have painted plaster wall finish.  
 (1961) Addition (Classrooms; Corridors) - have painted concrete block walls.

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

**C3010.14 Other Wall Finishes\* - Fibreglass Board**

(1955) Original Building (Quiet Room 58, 60) - have fibreglass board wall finish.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2005	0	MAR-11

**C3020.01.02 Paint Concrete Floor Finishes\***

(1955) Original Building (Mechanical Room 68) - has painted concrete floor.  
 (1961) Addition (Lower Floor - Mechanical Room 49; Storage 51) - have painted concrete floor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1955	0	MAR-11

**Event:** Repaint concrete floor. (approx. 100 sq. m.)

**Concern:**

Paint of concrete floor has faded.

**Recommendation:**

Repaint concrete floor. (approx. 100 sq. m.)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$5,000	Low

**Updated:** MAR-11

**C3020.02 Tile Floor Finishes\*\***

(1955) Original Building (Boys Washroom 66; Handicap Washroom 96 Shower) - have mosaic tile floor finish.  
 (1961) Addition (Girls Washroom 42, Boys Washroom 34) - have mosaic tile floor finish.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	50	MAR-11

**Event:** Replace mosaic tile floor finishes. (approx. 20 sq. m.)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$2,000	Unassigned

**Updated:** MAR-11

**C3020.03 Terrazzo Floor Finishes\***

(1955) Original Building (North Main Entrance Vestibule) - has terrazzo floor finish.  
 (1955) Original Building (South Corridor Entrance Vestibules) - have terrazzo floor finish.  
 (1955) Original Building (Boys Washroom 66, Girls Washroom 72) - have terrazzo floor finish.  
 (1956) Addition (West and South Entrance Vestibules) - have terrazzo floor finish.  
 (1961) Addition (Lower Floor - East and West Entrance Vestibule; Southeast Entrance Vestibule) - have terrazzo floor finish.  
 (1961) Addition (Girls Washroom 30, 42, 46, Boys Washroom 34) - have terrazzo floor finish.

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

**C3020.04 Wood Flooring\*\***

(1956) Addition (Gymnasium 89, Stage 90) - have wood strip flooring. (approx. 280 sq. m.)

(1961) Addition (Gymnasium 27) - has wood strip flooring. (approx. 170 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	30	MAR-11

**Event: Refinish wood strip flooring. (approx. 450 sq. m.)****Concern:**

Wood strip flooring has scratches.

**Recommendation:**

Refinish wood strip flooring. (approx. 450 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$45,000	Low

**Updated:** MAR-11**Event: Replace wood strip flooring. (approx. 450 sq. m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$112,500	Unassigned

**Updated:** MAR-11**C3020.07 Resilient Flooring\*\* - 1955, 1956**

(1955) Original Building (Gym Storage 91) - has vinyl tile flooring. (approx. 20 sq. m.)

(1956) Addition (Janitor 73; Storage 74) - have vinyl tile flooring. (approx. 35 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	20	MAR-11

**Event: Replace vinyl tile flooring. (approx. 55 sq. m.)****Concern:**

Vinyl tile flooring has worn out.

**Recommendation:**

Replace vinyl tile flooring. (approx. 55 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$5,500	Low

**Updated:** MAR-11

**C3020.07 Resilient Flooring\*\* - 1995**

(1955) Original Building (Staff Womens Washroom 6; Partial Staff Room 7; Classrooms 8, 10, 57, 59; Partial Classroom 56; Computer 9; Ancillary 11; Storage 61; Server 62; Janitor 63; Infirmary 95; Handicap Washroom 96; Corridor C2, C4, C5) - have sheet vinyl flooring. (approx. 800 sq. m.) (installed in approx. 1995)

(1955) Original Building (Quiet Room 58, 60) - have vinyl tile flooring. (approx. 10 sq. m.) (installed in approx. 1995)

(1956) Addition (ECS 75, 78, 79; Partial ECS 77, 80; Partial Classrooms 81, 82, 83, 84; Home Economics 76; Vice Principal 85; Office 86; Staff Washroom 87; Quiet Room 88; Partial Corridor C2, Corridor C18, C19) - have sheet vinyl flooring. (approx. 830 sq. m.) (installed in approx. 1995)

(1961) Addition (Staff Workroom 13; Staff Washroom 14, 16; Storage 17, 18, 19, 20, 52; Office 53) - have vinyl tile flooring. (approx. 140 sq. m.) (installed in approx. 1995)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-11

**Event: Replace resilient flooring. (approx. 1780 sq. m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$178,000	Unassigned

**Updated:** MAR-11

**C3020.07 Resilient Flooring\*\* - VAT**

(1961) Addition (Upper Floor - Storage 36; Classrooms 37, 38, 39, 40, 43, 44, 45; Janitor 41; Corridor C13) - have VAT flooring. (approx. 560 sq. m.)

(1961) Addition (Lower Floor - Classrooms 25, 32, 33, Science 22, 23, Ancillary 24, 31; Janitor 29, 35; Storage 26, 47, 48; Corridor C7, C10) - have VAT flooring. (approx. 680 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	20	MAR-11

**Event: Replace VAT flooring. (approx. 1240 sq. m.)**

**Concern:**

VAT flooring has worn out.

**Recommendation:**

Replace VAT flooring. (approx. 1240 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$124,000	Low

**Updated:** MAR-11

**C3020.08 Carpet Flooring\*\***

(1955) Original Building (Administration 1; Principal 4; Partial Staff Room 7; Music 54; ECS 55; Partial Classroom 56; Library 93; Storage 94) - have carpet. (approx. 460 sq. m.)

(1956) Addition (Partial ECS 77, 80; Partial Classrooms 81, 82, 83, 84) - have carpet. (approx. 140 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	15	MAR-11

**Event:** **Replace carpet flooring. (approx. 600 sq. m.)**

**Concern:**

Carpet is worn out and has ripples.

**Recommendation:**

Replace carpet flooring. (approx. 600 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$60,000	Low

**Updated:** MAR-11

**C3020.14 Other Floor Finishes\* - Clay Tiles**

(1961) Addition (Lower Floor - Gymnasium 27 Entrance; Gym Storage 28) - have clay tile flooring. (25 sq. m.)

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

**Event:** **Replace clay tile flooring. (25 sq. m.)**

**Concern:**

Clay tiles have worn out.

**Recommendation:**

Replace clay tile flooring. (25 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,750	Low

**Updated:** MAR-11

**C3030.01 Concrete Ceiling Finishes (Unpainted)\***

(1961) Addition (Mechanical Room 49; Storage 51) - have concrete Tee slab ceiling.

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

**C3030.03 Plaster Ceiling Finishes (Unpainted)\***

(1955) Original Building (Administration 1; Storage 5, 61, 64, 65, 94; Staff Womens Washroom 6, Boys Washroom 66, Girls Washroom 72; Server 62; Janitor 63; Electrical Room 67; Mechanical Room 68; Janitors Office 70; Gymnasium Storage 91; South Corridor Entrances Vestibules) - have plaster ceiling finish.

(1956) Addition (Janitor 73; Storage 74; South Corridor Entrance Vestibule) - have plaster ceiling finish.

(1961) Addition (Girls Washroom 30, 42, 46, Boys Washroom 34) - have plaster ceiling finish.

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

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

(1955) Original Building (Principal 4; Staff Room 7; Classroom 8, 10, 56, 57, 59; Computer 9; Ancillary 11; Music 54; ECS 55; Library 93; Infirmary 95; Handicap Washroom 96; Corridor C2, C4, C5) - have suspended T-Bar ceilings. (approx. 1240 square metres)

(1956) Addition (ECS 75, 77, 78, 79, 80; Classrooms 81, 82, 83, 84; Home Economics 76; Vice Principal 85; Office 86; Staff Washroom 87; Corridor Partial C2, C18, C19; West Corridor Entrance Vestibule) - have suspended T-Bar ceilings. (approx. 1020 square metres)

(1961) Addition (Lower Floor - Corridors C10) - has suspended T-Bar Ceiling. (approx. 115 sq. m.)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	25	MAR-11

**Event:** **Replace suspended T-Bar ceilings. (approx. 2375 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$178,125	Unassigned

**Updated:** MAR-11

**C3030.07 Interior Ceiling Painting\***

(1955) Original Building (Administration 1; Storage 5, 61, 64, 65, 94; Staff Womens Washroom 6, Boys Washroom 66, Girls Washroom 72; Server 62; Janitor 63; Electrical Room 67; Mechanical Room 68; Janitors Office 70; Gymnasium Storage 91; South Corridor Entrances Vestibules) - have painted plaster ceiling finish.

(1956) Addition (Janitor 73; Storage 74; South Corridor Entrance Vestibule) - have painted plaster ceiling finish.

(1961) Addition (Girls Washroom 30, 42, 46, Boys Washroom 34) - have painted plaster ceiling finish.

(1961) Addition (Mechanical Room 49; Storage 51) - have painted concrete Tee slab ceiling.

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



**C3030.09 Other Ceiling Finishes\* - Fibre Board Ceiling**

(1961) Addition (Upper Floor - Storage 36; Classroom 37, 38, 39, 40, 43, 44, 45; Janitor 41; Corridor C12, C13, C14) - have fibre board ceiling tiles. (approx. 650 sq. m.)

(1961) Addition (Lower Floor - Staff Workroom 13; Staff Washroom 14, 16, Mens Staff Washroom 50; Storage 17, 18, 19, 20, 21, 26, 47, 48, 52; Classroom 25, 32, 33, Science 22, 23, Ancillary 24, 31; Gymnasium 27; Gym Storage 28; Janitor 29, 35; Office 53; Corridors C11, C15) - have fibre board ceiling tiles. (approx. 1720 sq. m.)

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

**Event:** Replace fibre board ceiling tiles. (approx. 2370 sq. m.)

**Concern:**

Fibre board ceiling tiles have worn out.

**Recommendation:**

Replace fibre board ceiling tiles. (approx. 2370 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$177,750	Low

**Updated:** MAR-11

**C3030.09 Other Ceiling Finishes\* - Tentest**

(1956) Addition (Gymnasium 89; Stage 90) - have Tentest ceiling finish. (approx. 280 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	0	MAR-11

**Event:** Replace Tentest ceiling finish. (approx. 280 sq. m.)

**Concern:**

Tentest ceiling finish has worn out.

**Recommendation:**

Replace Tentest ceiling finish. (approx. 280 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$28,000	Low

**Updated:** MAR-11

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

(1955) (1956) (1961) Classroom sinks are stainless & enamelled steel with standard faucets. Some with drinking bubblers. Wall mounted, cast iron mop sinks in custodian rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-11

**Event:** Replace 40 Sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

**Updated:** MAR-11

**D2010.05 Showers\*\***

Handicapped accessible shower with removable shower head. Located in 1955 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-11

**Event:** Replace Handicapped shower.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$7,500	Unassigned

**Updated:** MAR-11

**D2010.08 Drinking Fountains/Coolers\*\***

Located throughout school, mainly in Corridors: Vitreous china fountains with single or dual bubblers. Refrigerated stainless steel cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	35	MAR-11

**Event:** Replace 6 Drinking Fountains / Coolers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

**Updated:** MAR-11

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

Stainless steel lavatories with mixing tees in millwork.  
 Vitreous china lavatories with single lever mixing tees, wall-hung.  
 Porcelain steel lavatories with mixing tees in millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	35	MAR-11

**Event: Replace 28 Lavatories.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$22,000	Unassigned

**Updated:** MAR-11

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

Floor & wall mounted urinals, with both automatic timed flushing and motion sensor flushing, respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	35	MAR-11

**Event: Replace 11 Urinals.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$17,500	Unassigned

**Updated:** MAR-11

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - Water Closets**

Floor mounted, flush valve, open front seats.  
 Floor mounted, flush tank, open front seats.

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

**Event: Replace 27 water closets.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$40,000	Unassigned

**Updated:** MAR-11

**D2020.01.01 Pipes and Tubes: Domestic Water\***

(1955) (1956) (1961) Mainly copper piping with soldered joints throughout building.

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

**D2020.01.02 Valves: Domestic Water\*\***

(1955) (1956) (1961) Mixture of Standard stem type gate valves and quarter turn ball valves. Mainly isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	MAR-11

**Event: Replace 25 Valves.**

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

**Updated:** MAR-11

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Reduced pressure backflow preventors for both boiler room make-up water installed in 1999.  
Vacuum breakers on some non-freeze hose bibbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-11

**Event: Replace 2 Backflow Preventors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$3,000	Unassigned

**Updated:** MAR-11

**D2020.02.06 Domestic Water Heaters\*\* - 1955 Wing**

A.O.Smith model BT 80 300. 67,590 Btuh. Input capacity. Storage Capacity: 74 gals. c/w B & G inline DHW recirculation pump.

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

**Event: Replace 1 domestic water heater.**

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

**Updated:** MAR-11

**D2020.02.06 Domestic Water Heaters\*\* - 1961 Wing**

2000 - State Sandblaster domestic water heater model SBF75120NECGA, 284 litre capacity, 31.6 kW heating input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-11

**Event:** Replace 1 domestic water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$7,500	Unassigned

**Updated:** MAR-11

**D2020.03 Water Supply Insulation: Domestic\***

(1955) (1956) (1961) Hot and cold domestic piping is insulated and canvas covered in exposed areas.

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

**D2030.01 Waste and Vent Piping\***

(1955) (1956) (1961) Cast iron waste piping. Venting is iron and copper.

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

**D2030.02.04 Floor Drains\***

Conventional floor drains in Washrooms and Mechanical rooms. Cast iron strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**D2040.01 Rain Water Drainage Piping Systems\***

(1955) (1956) (1961) Mainly cast iron roof drain piping connecting roof drainage to municipal mains. Insulated at roof drains.

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

**D2040.02.04 Roof Drains\***

(1955) (1956) (1961) Conventional roof drains with cast iron dome strainers. Scuppers at edge of roof.

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

**D3010.02 Gas Supply Systems\***

(1955) (1956) (1961) Natural gas meter and service connection installed. Schedule 40 steel gas supply to boilers, domestic water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**D3020.01.01 Heating Boilers & Accessories: Steam\*\***

1955 Mech Rm - Boiler 1: Reliance Welding Works steam boiler, 50.4 m<sup>2</sup> heating surface. Boiler 2: Reliance Welding Works steam boiler, 63.17 m<sup>2</sup> heating surface.

1961 Mech Rm - Reliance Welding Works steam boiler, 78.78 m<sup>2</sup> heating surface.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	35	MAR-11

**Event: Upgrade steam boilers to hot water boilers.**

**Concern:**

Steam boilers are inefficient and requires a high amount of maintenance.

**Recommendation:**

Replace two steam boilers with 2 hot water boilers. Must be replaced at the same time as the unit ventilators as a part of an overall mechanical retrofit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$250,000	Medium

**Updated:** MAR-11

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

Horizontal metal chimney leads to vertical masonry chimney for both boiler rooms. Metal combustion air ducts from roof down to boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	35	MAR-11

**Event: Install chimney liners and raincaps.**

**Concern:**

Masonry chimneys are unlined and uncapped. Possible problems with proper flue venting.

**Recommendation:**

Install liner and raincaps in both boiler room's chimneys when the boilers are replaced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$30,000	Medium

**Updated:** MAR-11

**D3020.01.04 Water Treatment: Steam Boilers\***

Chemical feeders on condensate tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

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

Steel steam distribution piping with traps from boilers to unit ventilators and finned tube radiation throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	40	MAR-11

**Event: Upgrade steam system to hot water system.****Concern:**

Steam system requires large amount of maintenance and is inefficient. Due to the recommendation that the unit ventilators be removed, the steam system should be upgraded to a hot water system.

**Recommendation:**

Upgrade steam system to hot water system for entire school. Install perimeter radiant panel heating throughout school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$500,000	Medium

**Updated:** MAR-11

**D3040.04.01 Fans: Exhaust\*\***

Roof top washroom and corridor exhaust fans. Separation of outflow from intakes, adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-11

**Event: Replace washroom & gymnasium exhaust fans.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

**Updated:** MAR-11

**D3040.04.03 Ducts: Exhaust\***

Various low velocity galvanized exhaust ductwork throughout school, connecting grilles & hoods to roof mounted fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Mainly sidewall single and double deflection grilles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**D3050.05.02 Fan Coil Units\*\***

Mainly wall mounted force flow heaters at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-11

**Event: Replace 4 Force Flow heaters.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

**Updated:** MAR-11

**D3050.05.03 Finned Tube Radiation\*\***

Finned tube radiation cabinets in some areas of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	MAR-11

**Event: Replace 20m of Finned Tube Radiation.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

**Updated:** MAR-11



**D3050.05.07 Unit Ventilators\*\***

Unit ventilators located in all rooms in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	30	MAR-11

**Event: Upgrade unit ventilators to central air handling systems.****Concern:**

Unit ventilators provide poor air quality to classrooms. They are required to run continuously in winter to keep the building warm, and are inefficient. Parts are difficult to find.

**Recommendation:**

Install central air handling units for all areas served by unit ventilators.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$500,000	High

**Updated:** MAR-11

**D3060.02.01 Electric and Electronic Controls\*\***

Line voltage thermostats control unit heater & force flow heaters throughout building. Time clock controls day/night operation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	MAR-11

**Event: Replace Electric Controls on 2 Unit heaters and 4 force flows.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

**Updated:** MAR-11

**D3060.02.02 Pneumatic Controls\*\***

Two pneumatic compressors, one in each boiler room. Controls pneumatic actuators for room temperature control heating valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	MAR-11

**Event: Replace Pneumatic Control system. (\$15 / sq.m. gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$80,000	Unassigned

**Updated:** MAR-11

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

Paragon EC128 DDC system installed. Monitors all major equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-11

**Event: Replace DDC system. (\$12 / sq.m. gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$65,000	Unassigned

**Updated:** MAR-11

**D4020 Standpipes\***

Standard fire hose cabinet in Corridor of 1961 wing.

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

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

(1955) (1956) (1961) Dry chemical fire extinguishers throughout building - mainly in corridors. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

An FPE main distribution centre has been provided and is located in the mechanical room. It is rated at 800A, 120/208V, 3 phase, 4 wire and is complete with a 800A, 3P main breaker and a distribution section complete with feeder breakers. All breakers are well identified and there is ample spare space available for the addition of breakers in the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-11

**Event: Replace Main Electrical Switchboards (Main Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$150,000	Unassigned

**Updated:** MAR-11

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

1996 Panels are at 70% capacity. Panels are Square D.

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

**Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution) (8 panels)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$8,000	Unassigned

**Updated:** MAR-11

**D5010.07.02 Motor Starters and Accessories\*\***

Wall mounted magnetic motor starters have been provided for motor control. Starters are complete with pilot lights and selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	MAR-11

**Event: Install new motor starters (8 Starters)****Concern:**

Motor starters reached end of life. Spare parts are not available.

**Recommendation:**

Replace with new motor starters.

**Consequences of Deferral:**

Possible failure of motor starters. HVAC and pumps may fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$8,000	Medium

**Updated:** MAR-11

**D5020.01 Electrical Branch Wiring\***

Wiring is copper and in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

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

Line voltage switching has been provided throughout the school. Each area is locally controlled.

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

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

Lighting is provided by fluorescent fixtures equipped with T8 lamps and electronic ballasts. In a few areas, the fixtures are equipped with T12 lamps and magnetic ballasts, but these are being replaced with T8 lamps and electronic ballasts as replacement becomes necessary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-11

**Event: Replace Interior Florescent Fixtures (1000 fixtures)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$250,000	Unassigned

**Updated:** MAR-11

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Emergency lighting is provided by emergency lighting battery packs and remote heads, located in the paths and points of egress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	20	MAR-11

**Event: Replace Emergency Lighting Battery Packs (6000 sq. m. GFA)****Concern:**

Majority of the battery packs appear to be original to the building and the remote heads are of the single head type, which is contrary to the requirements of the Alberta Building Code. Although the units are located in all paths of egress, the coverage (illumination levels) is not adequate.

**Recommendation:**

Replace battery packs with new units and dual remote heads, and increasing the number of units to provide adequate coverage.

**Consequences of Deferral:**

Lack of adequate emergency lighting will hinder evacuation procedures in an emergency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$12,000	Medium

**Updated:** MAR-11

**D5020.02.03.03 Exit Signs\***

Exit signs are of the illuminated type have been provided at each point and path of egress. The signs are complete with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-11

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Pole mounted flood lights have been provided at play areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-11

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

Exterior lighting is controlled by time clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-11

**D5030.01 Detection and Fire Alarm\*\***

A Simplex 2001 Fire Alarm system has been provided. The system is of the hard-wired type and is complete with detection devices, manual pull stations and bells, all located as required by the Alberta Building Code. The main system is located in the general office with a remote annunciator in the entrance vestibule. System is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	MAR-11

**Event: Replace Detection and Fire Alarm (5455 sq. m. GFA)****Concern:**

The fire alarm system is obsolete and no longer supported by the manufacturer. Parts are no longer available. No visual signal appliances (strobe units) have been provided.

**Recommendation:**

Replace the system with a new addressable type system, complete with visual signal appliances and consistent with the current requirements of the Alberta Building Code.

**Consequences of Deferral:**

System could fail, leaving the school without a fire alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$60,000	Medium

**Updated:** MAR-11

**D5030.02.02 Intrusion Detection\*\***

A Magnum Alert security system has been provided, complete with motion detectors and door contacts. The system externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-11

**Event: Replace Intrusion Detection (5625 sq. m .GFA)**

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

**Updated:** MAR-11

**D5030.04.01 Telephone Systems\***

Telephone service is underground. An ONYX VS telephone system has been provided. The system was installed in 1993. Telephone handsets have been provided in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-11

**D5030.04.04 Data Systems\***

Cat 5 data wiring has been provided throughout the school. Data outlets have been provided in each classroom and also within the administration area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	MAR-11

**D5030.04.05 Local Area Network Systems\***

Main server and data network rack is located in a storage room, off the corridor and is complete with patch panels, hubs and switches.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1999	0	MAR-11

**D5030.05 Public Address and Music Systems\*\***

A Rauland 5500 Public address system has been provided. The system is interfaced with the telephone system. Speakers have been provided throughout the school including class rooms, wash rooms, corridors and all other common areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	20	MAR-11

**Event: Replace Public Address and Music Systems (5420 sq. m. GFA)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$65,000	Unassigned

**Updated:** MAR-11

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

(1956) Addition (Library 93) - has wood book shelves, magazine racks, computer stations, tables and chairs. (upgraded in 1980)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	MAR-11

**E1020.03 Theater and Stage Equipment\***

(1956) Addition (Stage 90) - has stage curtain.

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

**E1020.07 Laboratory Equipment\***

(1955) Original Building (Janitors Office 70) - has eyewash station.  
 (1955) Original Building (Infirmary 95) - has eyewash station.  
 (1956) Addition (Home Economics 76) - has eyewash station.  
 (1961) Addition (Lower Floor - Staff Workroom 13) - has kiln.  
 (1961) Addition (Lower Floor - Science 23) - has eye wash station.  
 (1961) Addition (Lower Floor - Ancillary 31) - has eye wash station.

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

**E1090.04 Residential Equipment\***

(1955) Original Building (Staff Room 7) - has 2 microwaves, 2 fridges, 1 range and 1 dishwasher.  
 (1955) Original Building (Classroom 57) - has 1 microwave.  
 (1955) Original Building (Classroom 59) - has 1 microwave and 1 fridge.  
 (1955) Original Building (Mechanical Room 68) - has 2 fridges.  
 (1956) Addition (Janitor 73) - has 1 washer and 1 dryer.  
 (1956) Addition (Home Economics 76) - has 3 microwaves, 2 fridges, 3 ovens, 2 dishwashers, 1 washer and 1 dryer.  
 (1956) Addition (ECS 78, 79, 80) - have 3 fridges.  
 (1956) Addition (Classrooms 84) - has 1 fridge.  
 (1956) Addition (Office 86) - has 1 microwave and 1 fridge.  
 (1961) Addition (Upper Floor - Classroom 45) - has 1 fridge.  
 (1961) Addition (Lower Floor - Science 23) - has 1 fridge.  
 (1961) Addition (Lower Floor - Classroom 32) - has 2 microwaves and 1 fridge.  
 (1961) Addition (Lower Floor - Ancillary 31) - has 1 microwave, 1 reach-in cooler and 1 dishwasher.

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

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

(1956) Addition (Gymnasium 89) - has 1 wall mounted basketball backstop.  
 (1961) Addition (Lower Floor - Gymnasium 27) - has 5 wall mounted basketball backstops.

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



**E2010.02 Fixed Casework\*\* - Display Cases**

(1955) Original Building (North Main Entrance Foyer) - has display case.  
 (1956) Addition (Corridor Near Storage 74) - has display case.  
 (1961) Addition (East and West Corridor) - has display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	35	MAR-11

**Event: Replace display cases. (3 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,000	Unassigned

**Updated:** MAR-11**E2010.02 Fixed Casework\*\* - Kitchen Casework**

(1955) Original Building (Staff Room 7) - has kitchen casework.  
 (1956) Addition (Home Economics 76) - has kitchen casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-11

**Event: Replace kitchen casework. (approx. 6 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$6,000	Unassigned

**Updated:** MAR-11**E2010.02 Fixed Casework\*\* - Millwork - 1955, 1956, 1961**

(1955) Original Building - Classrooms have original millwork. (approx. 5 linear metres)  
 (1956) Addition - Classrooms have original millwork. (approx. 10 linear metres)  
 (1961) Addition - Classrooms have original millwork. (approx. 30 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	35	MAR-11

**Event: Replace millwork. (approx. 45 linear metres)****Concern:**

Millwork has worn out.

**Recommendation:**

Replace millwork. (approx. 45 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$45,000	Low

**Updated:** MAR-11

**E2010.02 Fixed Casework\*\* - Millwork - 2007**

(1955) Original Building (Classrooms 8, 10, 56; Ancillary 11) - have countertops. (installed in approx. 2007)  
 (1956) Addition (ECS 78; Classrooms 81, 82, 83) - have countertops. (installed in approx. 2007)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	MAR-11

**Event: Replace millwork. (approx. 10 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$10,000	Unassigned

**Updated:** MAR-11**E2010.02 Fixed Casework\*\* - Reception Counters**

(1955) Original Building (Administration 1; Library 93) - have reception counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-11

**Event: Replace reception counters. (approx. 4 linear metres)**

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

**Updated:** MAR-11**E2010.02 Fixed Casework\*\* - Vanities**

(1955) Original Building (Staff Womens Washroom 6, Boys Washroom 66, Girls Washroom 72, Handicap Washroom 96) - have plastic laminated wood vanities.

(1956) Addition (Staff Washroom 87) - has plastic laminated wood vanities.

(1961) Addition (Staff Washroom 14, 16, Girls Washroom 30, 42, 46, Boys Washroom 34, Mens Staff Washroom 50) - have plastic laminated wood vanities.

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

**Event: Replace plastic laminated wood vanities. (approx. 12 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$12,000	Unassigned

**Updated:** MAR-11

**E2010.03.01 Blinds\*\***

(1955) Original Building (Administration 1; Principal 4; Classroom 8, 10, 56, 57, 59; Computer 9; Ancillary 11; Music 54; ECS 55; Infirmary 95) - have roll up blinds. (72 blinds)

(1956) Addition (ECS 75, 77, 78, 79; Home Economics 76) - have roll up blinds. (30 blinds)

(1961) Addition (Upper Floor - Classrooms 37, 38, 39, 40, 44, 45) - have roll up blinds. (34 blinds)

(1961) Addition (Lower Floor - Staff Workroom 13; Storage 17, 20; Classrooms 25, 32; Ancillary 31; Office 53) - have roll up blinds. (30 blinds)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	30	MAR-11

**Event: Replace blinds. (approx. 166 blinds)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$66,400	Unassigned

**Updated:** MAR-11

**E2010.05 Fixed Multiple Seating\*\***

(1955) Original Building (Music 54) - has wood frame construction. (approx. 25 sq. m.)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1972	35	MAR-11

**Event: Replace wood platforms. (approx. 25 sq. m.)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$2,500	Unassigned

**Updated:** MAR-11

**S8 FUNCTIONAL ASSESSMENT****K1020.05 Staff Parking Stalls (Number, Size, Layout)\***

School does not have painted yellow lines on pavement. (approx. 16 spaces)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2008	0	MAR-11

**Event: Paint pavement markings. (approx. 16 spaces)****Concern:**

School does not have painted yellow lines on pavement. (approx. 16 spaces)

**Recommendation:**

Paint pavement markings. (approx. 16 spaces)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$3,200	Low

**Updated:** MAR-11

**K3020.04 Air Quality (Exhaust, Ventilation & Humidity)\* - Server & Computer Rooms AC Units**

No air conditioning for computer room or server room.

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

**Event: Install computer & server room air conditioning units****Concern:**

Computer room gets excessively warm when fully occupied and all computers are running.

**Recommendation:**

Install ductless split system air conditioning units for computer and server rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2012	\$40,000	High

**Updated:** MAR-11

**K4010.01 Barrier Free Route: Parking to Entrance\***

(1955) Original Building (South Corridor Entrances) - have barrier free route from parking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11

**K4010.02 Barrier Free Entrances\***

School does not have handicapped access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Provide automatic operators to doors. (2 doors)****Concern:**

School does not have handicapped access

**Recommendation:**

Provide automatic operators to doors. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$20,000	Low

**Updated:** MAR-11

**K4010.03 Barrier Free Interior Circulation\***

Corridors are wide enough for wheelchair users.

(1955) Original Building (Gymnasium 89 to Stage 90) - has stairs.

(1961) Addition (Connection to 1955 Addition) - has a wood ramp covered with carpet and metal railing.

(1961) Addition (Two Storeys) - has stairs connecting upper and lower levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	0	MAR-11

**Event: Provide 1 ramp, 1 elevator and 1 wheelchair platform.****Concern:**

(1955) Original Building (Gymnasium 89 to Stage 90) - need ramps or wheelchair platforms.

(1961) Addition (Connection to 1955 Addition) - wood ramp is too steep and does not have proper length for handrails.

(1961) Addition (Two Storeys) - connection to upper and lower levels needs elevator.

**Recommendation:**

Provide 1 ramp, 1 elevator and 1 wheelchair platform.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$50,000	Medium

**Updated:** MAR-11

**K4010.04 Barrier Free Washrooms\***

(1955) Original Building (Boys Washroom 66, Girls Washroom 72, Handicap Washroom 96) - have handicap cubicles.  
 (1955) Original Building (Handicap Washroom 96) - has handicap shower.  
 (1961) Addition (Staff Washroom 16, Girls Washroom 30, 42, 46, Boys Washroom 34, Mens Staff Washroom 50) - have handicap cubicles.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

**K4030.01 Asbestos\***

A Hazardous Materials management Project for Asbestos Building Material Survey Report was completed for Edmonton Public Schools by PHH Environmental Limited. (date unknown)

Asbestos Abatement - was done in 1995.

See C3020.07 Resilient Flooring\*\* - VAT  
 See B2010.01.99 Other Exterior Wall Skin\* - Asbestos Panel (Trafford Tile)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

**K4030.02 PCBs\***

No PCBs was observed or reported.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

**K4030.04 Mould\***

No mould was observed or reported.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

**K4030.09 Other Hazardous Materials\***

No other hazardous materials have been observed.

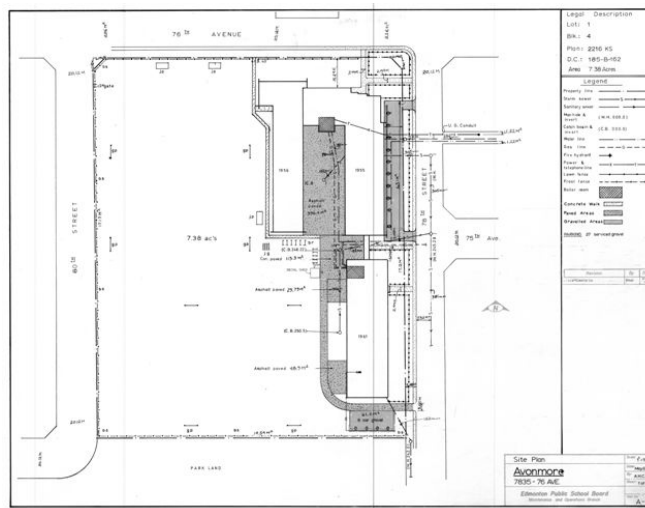
<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	0	MAR-11

**K5010 Reports and Studies\***

Prime Consultant Name - Francis Ng  
 Year of Evaluation - 2010  
 (1955) Original Building - 1677.0 square metres  
 (1956) Addition - 1406.6 square metres  
 (1961) Addition - 2256.7 square metres  
 Total building area is 5340.3 square metres

Drawings attached - Site Plan, Main Floor Plan and Upper Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	MAR-11



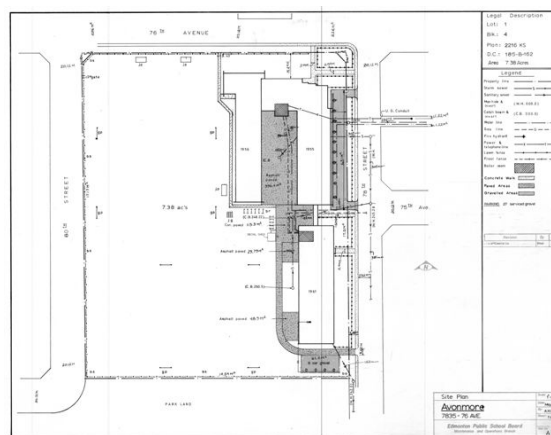
Site Plan

**Event: Building & Site Plans.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>
Study	2010	\$0

**Updated:** MAR-11

**Priority**  
 Unassigned



Site Plan