

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Brander Gardens Elementary School

B3063A
Edmonton

Facility Details

Building Name: Brander Gardens Elementar
Address: 14865 - 56 Avenue
Location: Edmonton

Building Id: B3063A
Gross Area (sq. m): 3,329.50
Replacement Cost: \$8,256,031
Construction Year: 1975

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: August 20 2010
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: \$2,203,090
5 year Facility Condition Index (FCI): 26.68%

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1975. The school faces two streets - 56 Avenue on the North and 149 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 360.

The original 2258.8 square metres school was built in 1975. The first Portable addition of 412.5 square metres was added in 1975. The second Portable addition of 412.5 square metres was added in 1976. Three individual portables of 78.8 square metres each were added in 1989. One individual portable of 78.8 square metres was added in 1991. Total building area is 3399.4 square metres.

ABC Group A Division 2 - School. The 1975 original building and both 1975 and 1976 portables are single storey and have non-combustible construction and are unsprinklered. 1989 and 1991 Individual Portables have combustible construction and are unsprinklered.

Structural Summary:

(1975) Original Building has concrete blocks on concrete gradebeams on concrete piles along perimeter and along interior load bearing concrete block walls; concrete slab on grade. Roof has steel decking, OWSJ, load bearing concrete block; Mezzanine has concrete slab, 38mm steel decking, steel beams, load bearing concrete block.

(1975)(1976) Portables attached to Original Building have exterior wood frame construction bearing on HSS beams on concrete piles along perimeters and under interior floor, wood floor joists and plywood sheathing floor, wood roof joists.

(1989)(1991) individual Portables have exterior wood frame construction bearing on metal beams, wood floor joists and plywood sheathing floor, wood roof joists.

Recommendations for future action: not required.

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1975) Original Building has built-up roofing; vertical prefinished metal siding fascia, stucco fascia, facing bricks, aluminum windows, metal framed storefront for Main Entrance and Corridor entrances, metal utility doors, stucco soffit.

(1975)(1976) Portables have built-up roofing; exterior vertical metal panel siding; horizontal metal siding fascia; aluminum slider windows.

(1989)(1991) individual Portables have SBS roofing; exterior prefinished vertical metal panels; Aluminum slider windows and PVC windows with awnings.

Recommendations for future action for original building include: repair stucco fascia; repaint steel framed storefront doors; repaint utility doors; replace roofing.

Recommendations for future action for attached Portables include: replace built-up roofing and roof drains; repair metal siding; repair metal siding skirting; paint exterior classroom exit wood doors.

Recommendations for future action for individual Portables include: repair metal siding; provide concrete splashpads.

Overall envelope system rating is acceptable.

Interior Summary:

(1975) Original Building has concrete blocks interior partitions along Corridors; metal stud walls and demountable partitions between classrooms; painted metal deck ceiling and wood flooring in Gymnasium; wood panel ceiling and carpet in Library; suspended T-bar ceiling system and carpet and vinyl tile flooring in ECS; suspended T-bar ceiling system and vinyl tile flooring in Classrooms; suspended T-bar ceiling system and carpet flooring in Music Room; painted metal deck ceiling and painted concrete floor in Mechanical Room; suspended T-bar ceiling system, painted concrete block walls and ceramic tile flooring in Washrooms; suspended T-bar ceiling system and vinyl tile flooring in Administration area, Staff Room, Staff Work Room and Corridors; wood doors and metal frames; whiteboards, tackboards, smart boards and projection screens in Classrooms.

(1975)(1976) Portables have prefinished panel ceiling, vinyl covered gypsum board wall panels and carpet flooring in Classrooms; suspended T-bar ceiling system and vinyl tile flooring in Coat areas and Corridors; rubber sheet flooring in Link areas; drywall ceiling and vinyl tile flooring in Storage and Furnace; smart boards, whiteboards, tackboards and projection screens, wood doors and wood frames.

(1989) (1991) individual Portables have suspended T-bar ceiling system, vinyl covered gypsum board wall panels, vinyl tile flooring and carpet flooring; whiteboards, tackboards and projection screens.

Recommendations for future action for original building include: clean carpet; repair wood doors; replace acoustic ceiling tiles, paint concrete flooring; replace interior wood siding; repair millwork; provide automatic door operators.

Recommendations for future action for attached Portables include: replace acoustic ceiling tiles; replace vinyl tile flooring.

Recommendations for future action for individual Portables include: replace damaged acoustic ceiling tiles.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

The facility is heated by two hot water boilers and ventilated by two hydronic air handling units. The control system is pneumatic and electric. The mechanical systems are generally in good condition.

The domestic hot water is served by two large water heaters c/w recirculation pump.

The main building controls are pneumatic.

The water closets and the urinals are flush tank & valve and the lavatories are stainless steel c/w metering faucets.

Overall rating is Acceptable (4).

Electrical Summary:

The school has been provided with a 400A, 120/208V, 3 phase, 4 wire service obtained from a pad mounted transformer. The transformer is owned and maintained by the utility company, Epcor. The main distribution centre is located in the mechanical room. Lighting is of the fluorescent type with fixtures utilizing T8 lamps and electronic ballasts. The fire alarm system was upgraded to an addressable type in 1999. The electrical systems are in good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations***

(1975) - has grade beams on concrete piles along perimeter and along interior load bearing concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

A1030 Slab on Grade*

(1975) - has 125mm concrete slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1010.01 Floor Structural Frame (Building Frame)*

(1975) - has load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) - has load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1010.03 Floor Decks, Slabs, and Toppings*

(1975) - has 125mm concrete slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1010.05 Mezzanine Construction*

(1975) (Stage 7) - has 64mm reinforced concrete slab, 38mm steel decking, OWSJ, concrete block pilasters.

(1975) (Mechanical Room 10 above Gymnasium Storage 9) - has 100mm concrete slab, 38mm steel decking, steel beams, load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1010.09 Floor Construction Fireproofing*

(1975) - has 125mm concrete slab on grade.

(1975) Mezzanine - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1010.10 Floor Construction Firestopping*

(1975) - has 125mm concrete slab on grade.
 (1975) Mezzanine - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1020.01 Roof Structural Frame*

(1975) - has 38mm steel decking, OWSJ, load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1020.04 Canopies*

(1975) (North Main Entrance) - has recessed overhang with OWSJ on steel beam.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1020.06 Roof Construction Fireproofing*

(1975) - has metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B1020.07 Roof Construction Firestopping*

(1975) - has firestopping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) - has 100mm face brick veneer, 25mm air space, concrete blocks filled with loose fill insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) - has stucco above face brick finish and below windows. (installed in 1992)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	0	MAR-11

Event: Repair stucco. (approx. 30 square metres)**Concern:**

(1975) (East wall of Gymnasium 8) - has damaged stucco.

Recommendation:

Repair stucco. (approx. 30 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$4,500	Low

Updated: MAR-11



(1975) (East wall of Gymnasium 8) - has damaged stucco.

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1975) - has expansion joints in brick walls and stucco walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1975**

(1975) - expansion joints in brick walls have caulking.

(1975) - has caulking around 13 doors and 12 windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	MAR-11

Event: Replace joint sealers (caulking): Ext. Wall. (approx. 125 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,250	Unassigned

Updated: MAR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1992**

(1975) - expansion joints in stucco walls have caulking. (installed in 1992)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-11

Event: Replace joint sealers (caulking): Ext. Wall. (approx. 60 linear metres)

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

Updated: MAR-11

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

(1975) (North Main Entrance) - has painted steel framed storefront doors. (2 doors).

(1975) (East Corridor Entrance near Caretaker 28) - has painted steel framed storefront doors. (2 doors).

(1975) (Gymnasium 8) - has painted metal doors and metal frames. (4 doors)

(1975) (West Corridor Entrances near Classrooms 35 and 37) - have painted metal doors and metal frames. (4 doors).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	15	MAR-11

Event: Repaint doors and frames. (approx. 12 doors)

Concern:

Paint of steel framed storefronts and metal doors and metal frames has faded.

Recommendation:

Repaint doors and frames. (approx. 12 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,200	Low

Updated: MAR-11

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

(1975) - has load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) - has 25mm air space, concrete blocks filled with loose fill insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

(1975) (Stage 7) - has metal louver.
 (1975) (Fascia above Electrical 6 and Caretaker 5) - has metal louver.
 (1975) (Mechanical Room 10 above Gymnasium Storage 9) - has metal louver.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

B2010.09 Exterior Soffits*

(1975) North Main Entrance - has stucco soffit. (installed in 1992)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1975**

(1975) (Mechanical Room 4; ECS 1, 21; Classrooms 23, 37, 38) - has aluminum windows with venetian blinds between single panes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11

Event: Replace aluminum windows (Glass & Frame).
(approx. 8 windows)

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

Updated: MAR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2002**

(1975) (Classrooms 22, 35, 36) - have aluminum windows with sliders. (installed in 2002)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-11

Event: Replace aluminum windows (Glass & Frame).
(approx. 3 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$7,500	Unassigned

Updated: MAR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

(1975) (North Main Entrance) - has steel framed storefront doors with glazing in upper half and fixed glass sidelites. (2 doors).

(1975) (East Corridor Entrance near Caretaker 28) - has steel framed storefront doors with glazing in upper half and fixed wire glass sidelites. (2 doors).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace steel-framed storefronts. (4 doors)

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

Updated: MAR-11

B2030.02 Exterior Utility Doors**

(1975) (Gymnasium 8) - has metal doors and metal frames. (4 doors)

(1975) (West Corridor Entrances near Classrooms 35 and 37) - have metal doors with wire glass in upper half and metal frames. (4 doors).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

Event: Replace exterior utility doors. (approx. 8 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$19,200	Unassigned

Updated: MAR-11

B3010.01 Deck Vapor Retarder and Insulation*

(1975) - has rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) - has built-up roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	25	MAR-11

Event: Replace built-up roofing. (approx. 2280 square metres)

Concern:

(1975) Built-up roofing has blisters and moss.

Recommendation:

Replace built-up roofing. (approx. 2280 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$456,000	Low

Updated: MAR-11



(1975) (North wall of Gymnasium 8) - has moss.

B3010.08.02 Metal Gutters and Downspouts**

(1975) - has roof drains connecting to interior downspouts and to main sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace downspouts. (approx. 7 downspouts)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,000	Unassigned

Updated: MAR-11

B3010.09 Roof Specialties and Accessories*

(1975) (Janitor 50) - has steel cat ladder to roof.

(1975) (Gymnasium 8) - has exterior cat ladder to roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) (Janitor 50) - has metal roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) (Corridors, Gymnasium, Washrooms, Storage Rooms, Mechanical Room) - have concrete block.

(1975) (Wall above North Main Entrance Vestibule) - has steel studs.

(1975) (ECS 1; partial Classrooms 22, 23, 35, 36, 37, 38; partial Staff Room 44; partial Admin 39, partial Principal 48; partial Office 49, Storage 33, 34) - have steel studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	0	MAR-11

Event: Repair wall. (approx. 10 square metres)**Concern:**

(1975) (Staff 44) - has damaged wall above counter.

Recommendation:

Repair wall. (approx. 10 square metres)

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

Updated: MAR-11

C1010.02 Interior Demountable Partitions*

(1975) (walls between Classrooms 22 and 23; 35 and 36; 38 and 39) - have vinyl covered demountable partitions. (installed in 1980, 1981)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C1010.03 Interior Operable Folding Panel Partitions**

(1975) (Stage 7) - has operable folding partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

Event: Replace folding panel partition. (1 partition)

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

Updated: MAR-11

C1010.06 Interior Glazed Partitions and Storefronts*

(1975) (Admin 39, Storage 33) - have interior glazed partition and steel framed storefronts.

(1975) (Principal 48; Office 49) - have interior clear glazed sidelites and steel framed frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C1020.01 Interior Swinging Doors (& Hardware)*

(1975) - has interior solid core wood doors and steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	0	MAR-11

Event: Repair wood doors. (approx. 6 doors)

Concern:

(1975) (Classrooms 38, ECS , Storage 3, Staff 44, Corridor near Office 49) - have damaged wood doors.

Recommendation:

Repair wood doors. (approx. 6 doors)

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

Updated: MAR-11

C1020.03 Interior Fire Doors*

- (1975) (Mechanical 4) - has 1.5 hour fire rated metal doors and metal frames.
- (1975) (Corridor to Southwest Portables; Corridor to Southeast Portables) - have 1.5 hour fire rated metal doors and metal frames.
- (1975) (Gymnasium 8 to North Corridor) - has 1.5 hour fire rated metal doors and metal frames.
- (1975) (Gymnasium 8 to West Corridor) - has 3/4 hour fire rated metal doors and metal frames.
- (1975) (Gymnasium 8 to PEO 11) - has metal doors and metal frames.
- (1975) (KIT 13) - has fire rated metal shutter.
- (1975) (Gymnasium Storage 9) - has metal doors and metal frames.
- (1975) (Storage3, 34) - have 3/4 hour fire rated solid wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C1030.01 Visual Display Boards**

- (1975) (Classrooms 22, 23, 35, 36, 37, 38) - have 10 whiteboards, 1 chalkboard, 3 Smart boards, 8 tackboards, 2 projection screens.
- (1975) (ECS 1, 21) - have 1 whiteboard, 1 chalkboard, 3 tackboards.
- (1975) (Music 2) - has 1 whiteboard, 1 smartboard, 1 chalkboard, 2 tackboards.
- (1975) (Staff Room 44) - has 1 whiteboard, 1 tackboard.
- (1975) (Infirmary 40) - has 1 tackboard.
- (1975) (Corridors) - have 9 tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	MAR-11

Event: Replace visual display boards. (approx. 46 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$46,000	Unassigned

Updated: MAR-11

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

(1975) (Girls Washroom 25, 51; Boys Washroom 24, 52) - have prefinished metal toilet partitions. (13 stalls)
 (1975) (PEO Bathroom 12) - has shower. (1 shower)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace toilet partitions. (approx. 14 partitions)

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

Updated: MAR-11

C1030.08 Interior Identifying Devices*

(1975) - All rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C1030.10 Lockers**

(1975) (Caretaker Office 5) - has prefinished double tier metal lockers. (2 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace wood lockers. (approx. 2 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: MAR-11

C1030.10 Lockers - Wood Lockers**

(1975) (Corridor near Kitchen 13) - has wood lockers. (approx. 10 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace wood lockers. (approx. 10 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: MAR-11

C1030.12 Storage Shelving*

(1975) (Storage 3, 20, 33, 34, Janitor 50, Server 43) - have wood storage shelves.
 (1975) (Storage 20, Staff Work Room 47) - have metal storage shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

(1975) (Girls Washroom 25, 51; Boys Washroom 24, 52; Staff Women Washroom 45; Staff Men Washroom 46; ECS Washroom 21; Infirmary Washroom 40) - have toilet accessories.
 (1975) (PEO Bathroom 12) - has shower accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C1030.17 Other Fittings* - Boot Racks

(1975) (Southeast Corridor to 1975 Portables; Southwest Corridor to 1976 Portables) - have prefinished metal boot racks. (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-11

C1030.17 Other Fittings* - Coat Hooks

(1975) (ECS 21; Corridors) - have coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C2010 Stair Construction*

(1975) (Corridor to Gymnasium 8) - has concrete stair.
 (1975) (Gym Storage 9 to Mezzanine Mechanical Room 10) - has metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C2020.05 Resilient Stair Finishes**

(1975) (Corridor to Gymnasium 8) - concrete stair has rubber sheet treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	MAR-11

Event: Replace resilient stair finishes. (1 stair)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: MAR-11

C2020.08 Stair Railings and Balustrades*

(1975) (Corridor to Gymnasium 8) - concrete stair has metal plate handrails covered with plastic finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C2030 Interior Ramps*

(1975) (Corridor near Music 2) - has 100mm concrete slab on 38mm steel deck, vinyl tile flooring finishes, painted metal pipe handrail.

(1975) (Corridor to Stage 7) - has 100mm concrete slab on 38mm steel deck, vinyl tile flooring finishes, painted metal pipe handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

(1975) (Mechanical Room 4; Caretaker Office 5; Gymnasium 8, Stage 7, Music 2, Girls Washroom 25, 51; Boys Washroom 24, 52, Storage Rooms 3; partial Classrooms 22, 23, 35, 36, 37, 38) - have painted concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

(1975) (partial Classrooms 22, 23, 35, 36, 37, 38; Staff Room 44; Admin 39, Principal 48; Office 10; Staff Workroom 47; Server 43; Infirmary 40; Quiet Rooms 41, 42; Storage 33, 34) - have gypsum board.

(1975) (Wall above North Main Entrance Vestibule) - has gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C3010.06 Tile Wall Finishes**

(1975) (Boys Washrooms 24, 52) - has ceramic wall tiles around urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11

Event: Replace tile wall finishes. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,000	Unassigned

Updated: MAR-11

C3010.11 Interior Wall Painting*

(1975) (partial Classrooms 22, 23, 35, 36, 37, 38; Staff Room 44; Admin 39, Principal 48; Office 10; Staff Workroom 47; Server 43; Infirmary 40; Quiet Rooms 41, 42; Storage 33, 34) - have painted gypsum board.
 (1975) (Wall above North Main Entrance Vestibule) - has painted gypsum board.
 (1975) (Corridors, Gymnasium 8, Stage 7, Music 2, Girls Washroom 25, 51; Boys Washroom 24, 52, Storage Rooms 3, 20; Mechanical Room 4; partial Classrooms 22, 23, 35, 36, 37, 38) - have painted concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C3010.12 Wall Coverings*

(1975) (walls between Classrooms 22 and 23; 35 and 36; 38 and 39) - have vinyl covered demountable partitions. (installed in 1980, 1981)

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

C3010.14 Other Wall Finishes* - Wood Siding

(1975) (Links to Portables 1975 and 1976) - have wood siding above Corridor doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	0	MAR-11

Event: Replace wood siding. (approx. 10 square metres)

Concern:

(1975) (Links to Portables 1975 and 1976) - have rotten wood siding above Corridor doors.

Recommendation:

Replace wood siding. (approx. 10 square metres)

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

Updated: MAR-11



(1975) (Links to Portables 1975 and 1976) - have rotten wood siding above Corridor doors.

C3020.01.02 Paint Concrete Floor Finishes*

(1975) (Mechanical Room 4) - has painted concrete floor finishes.
 (1975) (Mezzanine Mechanical Room 10) - has painted concrete floor finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	0	MAR-11

Event: Repair and repaint concrete floor. (approx. 90 square metres)

Concern:

(1975) (Mechanical Room 4) - concrete floor paint has faded.

Recommendation:

Repair and repaint concrete floor. (approx. 90 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,750	Low

Updated: MAR-11

C3020.02 Tile Floor Finishes**

(1975) (Girls Washroom 25, 51; Boys Washroom 24, 52) - have ceramic tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	50	MAR-11

Event: Replace tile floor finishes. (approx. 70 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$10,500	Unassigned

Updated: MAR-11

C3020.04 Wood Flooring**

(1975) (Gymnasium 8) - has hardwood strip flooring, sleepers, rubber pads, concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace wood flooring. (approx. 370 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$92,500	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - 1975, 1985**

(1975) (partial ECS 1, 21; Classrooms 22, 23, 35, 36, 37, 38; Caretaker Office 5; Stage 7; Staff Room 44; Admin 39, Principal 48; Office 10; Staff Workroom 47; Server 43; Storage 3, 20, 33, 34; Janitor 50; Gymnasium Storage 9; Kitchen 13; PEO Shower 12; PEO 11, Staff Women Washroom 45; Staff Men Washroom 46; ECS Washroom 21; Infirmary Washroom 40; North Main Entrance Vestibule) - have vinyl tile flooring. (approx. 1195 square metres)

(1975) (Infirmary 40; Quiet Rooms 41, 42) - have vinyl tile flooring. (approx. 25 square metres) (installed in 1985)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	MAR-11

Event: Replace resilient flooring. (approx. 1220 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$122,000	Unassigned

Updated: MAR-11

C3020.08 Carpet Flooring - 1985, 1988**

(1975) (partial ECS 1, 21; Library 32) - have carpet. (installed in 1985, 1988)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	MAR-11

Event: Replace carpet. (approx. 245 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$24,500	Unassigned

Updated: MAR-11

C3020.08 Carpet Flooring - 2002**

(1975) (Music 2) - has carpet. (installed in 2002)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-11

Event: Replace carpet. (approx. 100 square metres)

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

Updated: MAR-11

C3030.02 Ceiling Paneling (Wood)*

(1975) (Library 32, North Main Entrance Vestibule) - have cedar panel ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

(1975) (Server 43; Storage 3, 20, 34) - have gypsum board ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

(1975) (Caretaker Office 5; Music 2; Stage 7; Kitchen 13; PEO Shower 12; PEO 11; Girls Washroom 25, 51; Boys Washroom 24, 52; Staff Women Washroom 45; Staff Men Washroom 46; ECS Washroom 21; Infirmary Washroom 40; ECS 1, 21; Classrooms 22, 23, 35, 36, 37, 38; Staff Room 44; Admin 39, Principal 48; Office 10; Staff Workroom 47; Infirmary 40; Quiet Rooms 41, 42; Storage 33; Corridors) - have suspended T-bar ceiling system with acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	MAR-11

Event: Replace acoustic ceiling tiles. (approx. 1550 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$77,500	Unassigned

Updated: MAR-11

C3030.07 Interior Ceiling Painting*

(1975) (Server 43; Storage 3, 20, 34) - have painted gypsum board ceiling.
 (1975) (Library 32, North Main Entrance Vestibule) - have stained cedar panel ceiling.
 (1975) (Gymnasium 8, Mechanical Room 4; Mezzanine Mechanical Room 10) - have painted metal deck ceiling, painted exposed OWSJ.
 (1975) (Gymnasium Storage 9) - have painted metal deck ceiling and painted exposed steel beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

S4 MECHANICAL**D2010.05 Showers****

Metal shower stall in Gym instructor's office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace metal shower stall & trim.

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

Updated: MAR-11

D2010.08 Drinking Fountains/Coolers**

Vitreous china, single bubbler, drinking fountains located in corridors throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace Drinking Fountains. (2 units)

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

Updated: MAR-11

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

Mostly newer stainless steel lavatories, complete with push-type metering valves. Recently upgraded in 2004

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

Event: Replace 17 Lavs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$14,000	Unassigned

Updated: MAR-11

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

Water Closets throughout are a mixture of floor mounted flush valve and flush tank types. Handicap accessible water closets provided.

Urinals in boys washroom are floor mount type with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace 18 WC's and 4 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$40,000	Unassigned

Updated: MAR-11



Lavatories are rusting at overflows. Porcelain has been chipped away, exposing rusting steel.

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water piping is mainly copper with soldered fittings throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventor has been installed on heating system cold water make up line and inspected yearly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-11

Event: Replace Boiler water make up Backflow Preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,500	Unassigned

Updated: MAR-11

D2020.02.06 Domestic Water Heaters**

Domestic water heater is an A.O.Smith model BT 65 200. Storage capacity: 65 gals. Input capacity: 65,000 Btuh. Install date estimated.

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

Event: Replace Domestic Water Heater & recirc. pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$4,000	Unassigned

Updated: MAR-11

D2020.03 Water Supply Insulation: Domestic*

Most domestic cold, hot and recirculation piping has been insulated with fibreglass with canvas jacket in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D2030.01 Waste and Vent Piping*

DWV piping appears to be cast iron throughout. Vent piping is cast iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	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	1975	0	MAR-11

D2040.01 Rain Water Drainage Piping Systems*

Above and below ground piping is cast iron. Storm water is being discharged to city sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D2040.02.04 Roof Drains*

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	1975	0	MAR-11

D3010.02 Gas Supply Systems*

Natural gas meter and service connection installed. Schedule 40 steel gas supply to heating boilers, steam humidification boiler, domestic hot water heater and furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

Two (2) Natural Draft Raypak model no. 1353-T Copper Tube Boilers. Natural gas input:1,352,900 Btuh. The heating system is equipped with two (2) circulation pumps. The boilers are inspected mechanically every two (2) years and electrically every year.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace 2 Heating Boilers and Accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$100,000	Unassigned

Updated: MAR-11

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

Insulated Class B chimney. Combustion air complete with wall louvre, unit heater to temper combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace main boiler chimney (5 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$40,000	Unassigned

Updated: MAR-11



Combustion air duct outlet without baffle trap.

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

Heating system is provided with a pot feeder for the addition of chemicals for water treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D3040.01.01 Air Handling Units: Air Distribution**

Main air handling unit services the classrooms, Library, offices and Computer Room. Unit complete with supply fan, return fan, filter section, motorized fresh, return and exhaust dampers.

Gymnasium air handling unit services the Gymnasium. Unit complete with supply fan, return fan, heating coil, heating circulation pump, filter section, motorized fresh, return and exhaust air dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace 2 Air Handling Unit systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$100,000	Unassigned

Updated: MAR-11

D3040.01.04 Ducts: Air Distribution*

Supply air distribution ducting is low velocity type and installed in ceiling space. Ceiling space is being used as return air plenum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Majority of the diffusers or grilles are either square ceiling supply air diffusers or rectangular wall mounted supply air grilles or rectangular duct mounted supply air grilles. Egg crate for return air or transfer air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D3040.03.01 Hot Water Distribution Systems**

Reverse return piping system. Primary pumping arrangement. Piping is mixture of copper and schedule 40 steel. Solder & threaded joints, respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11

Event: Replace Hot Water Distribution System (3300 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$225,000	Unassigned

Updated: MAR-11

D3040.04.01 Fans: Exhaust**

Roof mounted utility grade cabinet centrifugal fans are provided for bathroom exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace 6 Roof mounted exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	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	1975	0	MAR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Mostly "eggcrate" and louvered style, ceiling & wall mounted exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D3050.02 Air Coils**

Duct mounted reheat coils, installed to temper the supply air and maintain room comfort conditions. The heating coils are cleaned every 3-5 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace 15 Reheat Coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: MAR-11

D3050.03 Humidifiers**

Burnham steam boiler - used for humidification, but currently not in service. c/w condensate return tank and pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	MAR-11

Event: Replace Steam boiler humidifier.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: MAR-11

D3050.05.01 Convectors**

Convector heaters located throughout building - mainly in corridors and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11

Event: Replace Convectors (6 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,500	Unassigned

Updated: MAR-11

D3050.05.02 Fan Coil Units**

Wall & ceiling mounted force flow heaters at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace 4 Fan Coil Units.

<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**

Perimeter radiation cabinets provided for space heating throughout.
Radiation cabinets in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11

Event: Replace 75m of Finned Tube Radiation.

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

Updated: MAR-11

D3050.05.06 Unit Heaters**

Vertical projection hot water unit heater installed in Mechanical room, complete with dedicated thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace one Unit Heater.

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

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	1975	30	MAR-11

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: MAR-11

D3060.02.02 Pneumatic Controls**

Thermostats and valves throughout are pneumatically controlled. Compressed air is provided by a DeVilbiss simplex, c/w 3/4 HP motors & Johnson Controls refrigerated air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11

Event: Replace Pneumatic Control system (3300 m2/gfa)

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

Updated: MAR-11

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

DDC system controlling ventilation system. Unknown make and model.

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

Event: Replace DDC system (3300 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$40,000	Unassigned

Updated: MAR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Portable fire extinguishers are located throughout the school and are accessible. They are inspected yearly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

A Westinghouse main distribution centre, located in the mechanical room has been provided. It is fed from a pad mounted transformer located on the north side of the school. It is rated at 400A, 120/208V, 3 phase 4 wire and is complete with a 400A, 3P main breaker and a distribution section complete with feeder breakers. All breakers are well identified and there is spare space available for the addition of breakers in the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	400	amps	

Event: Replace Electrical Switchboards (Main Distribution).

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

Updated: MAR-11

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

Branch circuit breaker panels have been provided throughout the school and are located in the classroom wings and in service rooms. Panels are approximately 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225	amps	

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution) (5 panels).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	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>
4 - Acceptable	1975	30	MAR-11

Event: Replace Motor Starters and Accessories (5 starters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: MAR-11

D5020.01 Electrical Branch Wiring*

Wiring is copper and installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	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	1975	0	MAR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Lighting is provided by fluorescent fixtures that are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-11

Event: Replace Interior Fluorescent Fixtures (600 fixtures).

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

Updated: MAR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs and remote heads. All paths and points of egress are adequately covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	MAR-11

Event: Replace Emergency Lighting Battery Packs (3250 sq.m. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$6,500	Unassigned

Updated: MAR-11

D5020.02.03.03 Exit Signs*

Exit signs complete with LED lamps have been provided at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HID light fixtures around perimeter of school. Fixtures are complete with H.P. Sodium lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

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

Exterior lighting is controlled by photo-cell with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

D5030.01 Detection and Fire Alarm**

An Edwards EST-3 fire alarm system has been provided. The main panel is located in the staff room , with a remote annunciator in the main entrance vestibule. The system is of the addressable type and is complete with detection devices and bell/strobe units. The system is externally monitored and tested annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-11

Event: Replace Detection and Fire Alarm (3240 sq.m. GFA).

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

Updated: MAR-11

D5030.02.02 Intrusion Detection**

A Magnum Alert Security system complete with motion sensors and keypads has been provided. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-11

Event: Replace Intrusion Detection (3750 sq.m. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$30,000	Unassigned

Updated: MAR-11

D5030.04.01 Telephone Systems*

Telephone service is underground and terminates in the electrical room. A Norstar telephone system has been provided. The system was provided in 1999. Handsets have been provided in classrooms and in the administration area. The system is located in the library storage room.

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

D5030.04.04 Data Systems*

Category 5 data cable has been provided throughout. Data outlets have been provided in each classroom and the administration area.

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

D5030.04.05 Local Area Network Systems*

Main data network is located in the library storage room and consists of a wall mounted rack complete with patch panels, hubs, etc.

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

D5030.05 Public Address and Music Systems**

Bogen Multicom 2000 system has been provided. It is interfaced with the telephone system. Ceiling mounted speakers have been provided in the classrooms and common areas.

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

Event: Replace Public Address and Music Systems (3575 sq.m. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$50,000	Unassigned

Updated: MAR-11

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

(1975) (Library 32) - has wood book shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

E1020.03 Theater and Stage Equipment*

(1975) (Stage 7) - has stage curtains and track lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

E1090.04 Residential Equipment*

(1975) (Mechanical Room 4) - has dryer, fridge.

(1975) (Caretaker Office 5) - has microwave.

(1975) (Kitchen 13) - has fridge, range, microwave.

(1975) (Staff Room 44) - has fridges, freezer, microwaves, dishwasher, range.

(1975) (ECS 1) - has microwave.

(1975) (Corridor near Storage 33) - has microwave.

(1975) (Classroom 23) - has microwave.

(1975) (Classroom 22) - has microwave and fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1975) (Gymnasium 8) - has suspended basketball backstops; wall mounted basketball backstops; wood climbing equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

E2010.02 Fixed Casework - Display Case**

(1975) (Corridor near Office 49) - has display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace display case. (approx. 1 linear metre)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: MAR-11

E2010.02 Fixed Casework - Millwork**

(1975) (ECS 1, 21; Classrooms 22, 23, 35, 36, 37, 38, Staff 44, Staff Workroom 47) - have original millwork. (approx. 30 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	35	MAR-11

Event: Replace millwork. (approx. 30 linear metres)

Concern:

(1975) (ECS 1, 21) - have chipped, dented, scratched millwork and delaminated countertops.

Recommendation:

Replace millwork. (approx. 30 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$30,000	Low

Updated: MAR-11

E2010.02 Fixed Casework - Reception Counters**

(1975) (Library 32, Admin 39) - have reception counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace reception counters. (approx. 6 linear metres)

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

Updated: MAR-11

E2010.02 Fixed Casework - Vanities**

(1975) (Girls Washroom 25, 51; Boys Washroom 24, 52; Staff Women Washroom 45; Staff Men Washroom 46; ECS Washroom 21; Infirmary Washroom 40) - have plastic laminated vanities. (upgraded in 2004)

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

Event: Replace vanities. (approx. 18 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$18,000	Unassigned

Updated: MAR-11

E2010.03.01 Blinds - 1975**

(1975) (Principal 48, Office 49) - have venetian blinds over door sidelites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-11

Event: Replace blinds. (2 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: MAR-11

E2010.03.01 Blinds - 2002**

(1975) (Classroom 22, 35, 36) - have vertical blinds. (installed in 2002)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-11

Event: Replace blinds. (5 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$1,500	Unassigned

Updated: MAR-11

E2010.05 Fixed Multiple Seating**

(1975) (Music 2) - has precast concrete tiered seating platforms covered with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	MAR-11

Event: Replace fixed multiple concrete seating. (approx. 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: MAR-11

F1010.02.04 Portable and Mobile Buildings - 1975 Portables and Link**

(1975) Portables (Southeast) - Classrooms 14, 15, 18, 19; Storage 16; Furnace 17 (attached to the South side of the main school building).

Total floor areas: 412.5 square metres.

Foundation - HSS beams on concrete piles along perimeters and under interior floor.

Connection to 1975 original school - has concrete slab on grade.

Floor- 15.9mm plywood subfloor, vapour barrier, 38x184mm floor joists at 400mm o.c., 150mm batt insulation, creosoted 7.9mm plywood.

Exterior wall (Classrooms)- metal panel siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Exterior wall (Furnace Rooms) - plywood panel siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Fascia - horizontal metal siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Roof - Built-up roofing, 10 mm rigid insulation, 12.5mm plywood, 38x184mm roof joists at 400mm o.c., 150mm batt insulation, vapour barrier, 19x38mm strapping at 300mm o.c., glulam beams on 38x89mm stud exterior walls.

Windows - aluminum slider windows with metal grilles on exterior.

Corridor - has vinyl tile flooring.

Corridor - has steel teleposts.

Corridor Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

Corridor - has 3 tackboards and metal boot racks.

Corridor at Connection - has rubber sheet flooring.

Corridor at Connection - has wood ramp covered with rubber sheet flooring.

Corridor Ceiling at Connection - has prefinished metal deck.

Exterior Classroom Exit platforms (14, 15, 18, 19) - have wood stairs c/w metal pipe railings.

Roof drains enter the building and through downspouts to storm sewer system.

Interior walls along Corridor - Prefinished vertical metal siding on both sides on 38x89mm wood studs.

Classroom doors - have wood doors and wood frames.

Classroom Exit doors (14, 15, 18, 19) - have wood door and metal frames.

Corridor Exit doors - have insulated metal double doors c/w vision panels and metal frame.

Corridor to original building - has 3/4 hour fire rated metal doors and metal frame.

Classrooms have:

Vinyl covered drywalls.

Coat Area - vinyl tile flooring.

Coat Area Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

Classroom - Carpet flooring finishes.

Classroom Ceiling - Prefinished ceiling panels.

4 Smart Boards, 4 chalkboards, 7 whiteboards, 3 tackboards and 4 projection screens.

Original millwork.

Wood lockers with coat hooks.

Venetian blinds over the windows.

Classroom Storage - has drywall ceiling, gypsum board wall finishes, vinyl tile flooring.

Classroom Furnace Room - has drywall ceiling, gypsum board wall finishes, plywood flooring.

Storage 16 - has metal shelves, drywall ceiling, vinyl tile flooring, wood door and metal frame.

Furnace 17 - has drywall ceiling, vinyl tile flooring, 1.5 hour fire rated metal door and metal frame.

Mechanical systems (East Pods):

Central Corridor

- Heating & ventilation provided by Lennox forced air, gas furnace - connected to overhead diffusers & ductwork.

Condition: 4 (acceptable)

- Gas line to furnace. Condition: 4 (acceptable).

- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Classrooms 14, 18 & 19

- Heating & ventilation provided by Carrier forced air, gas furnaces - connected to sill mounted diffusers & ductwork.

Furnaces installed in 2008. Condition: 4 (acceptable)

- Gas lines to furnaces. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Classrooms 15

- Heating & ventilation provided by Lennox forced air, gas furnace - connected to sill mounted diffusers & ductwork. Furnace installed in 1976. Condition: 4 (acceptable)
- Gas line to furnace. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems have been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHTING: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	30	MAR-11



(1975) Portables - South Elevation

Event: Replace acoustic ceiling tiles (60 sq.m); replace vinyl tile flooring (75 sq.m.)

Concern:

1. Classroom coat area ceiling - has stained and damaged acoustic ceiling tiles.
2. Classroom coat areas and Storage 16, Furnace 19 - have worn out vinyl tile flooring.

Recommendation:

1. Replace acoustic ceiling tiles. (approx. 60 square metres)
\$1000
2. Replace vinyl tile flooring. (approx. 75 square metres)
\$7500

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$8,500	Low

Updated: MAR-11

Event: Replace building envelope works. (approx. 412.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$206,250	Unassigned

Updated: MAR-11

Event: Replace built-up roofing (412.5 sq.m.) and 10 roof drains; repair metal siding (80 sq.m.); repair metal siding skirting (80 sq.m.); paint exterior classroom exit wood doors (4)

Concern:

1. Built-up roofing - has ponding and damaged roof drains.
2. Metal siding - has dented areas.
3. Metal siding skirting - has dented areas.
4. Paint of exterior classroom exit wood doors - has faded.

Recommendation:

1. Replace built-up roofing (approx. 412.5 square metres) and 10 roof drains. \$61875
2. Repair metal siding. (approx. 80 square metres) \$8000
3. Repair metal siding skirting. (approx. 80 square metres) \$4000
4. Paint exterior classroom exit wood doors. (4 doors) \$2000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$75,875	Low

Updated: MAR-11

Event: Replace electrical works. (approx. 412.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$39,190	Unassigned

Updated: MAR-11

Event: Replace interior works. (approx. 412.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,375	Unassigned

Updated: MAR-11

Event: Replace mechanical works. (approx. 412.5 square

metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$41,250	Unassigned

Updated: MAR-11

F1010.02.04 Portable and Mobile Buildings - 1976 Portables and Link**

(1976) Portables (Southwest) - Classrooms 26, 27, 30, 31; Storage 28; Furnace 29 (attached to the South side of the main school building).

Total floor areas: 412.5 square metres.

Foundation - HSS beams on concrete piles along perimeters and under interior floor.

Connection to 1975 original school - has concrete slab on grade.

Floor- 15.9mm plywood subfloor, vapour barrier, 38x184mm floor joists at 400mm o.c., 150mm batt insulation, creosoted 7.9mm plywood.

Exterior wall (Classrooms) - metal panel siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Exterior wall (Furnace Rooms) - plywood panel siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Fascia - horizontal metal siding, 7.9mm plywood, 38x89mm wood studs at 400mm o.c., 100mm batt insulation, vapour barrier, 15.9mm vinyl covered drywall.

Roof - Built-up roofing, 10 mm rigid insulation, 12.5mm plywood, 38x184mm roof joists at 400mm o.c., 150mm batt insulation, vapour barrier, 19x38mm strapping at 300mm o.c., glulam beams on 38x89mm stud exterior walls.

Windows - aluminum slider windows with metal grilles on exterior.

Corridor - has vinyl tile flooring.

Corridor - has steel teleposts.

Corridor Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

Corridor at Connection - has rubber sheet flooring.

Corridor at Connection - has wood ramp covered with rubber sheet flooring.

Corridor Ceiling at Connection - has prefinished metal deck.

Exterior Classroom Exit platforms (26, 27, 30, 31) - have wood stairs c/w metal pipe railings.

Roof drains enter the building and through downspouts to storm sewer system.

Interior walls along Corridor - Prefinished vertical metal siding on both sides on 38x89mm wood studs.

Classroom doors - have wood doors and wood frames.

Classroom Exit doors (26, 27, 30, 31) - have wood door and metal frames.

Corridor Exit doors - have insulated metal double doors c/w vision panels and metal frame.

Corridor to original building - has 3/4 hour fire rated metal doors and metal frame.

Classrooms have:

Vinyl covered drywalls.

Coat Area - vinyl tile flooring.

Coat Area Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

Classroom - Carpet flooring finishes.

Classroom Ceiling - Prefinished ceiling panels.

4 Smart Boards, 6 chalkboards, 5 whiteboards, 4 tackboards.

Original millwork.

Wood lockers with coat hooks.

Venetian blinds over the windows.

Classroom Storage - has drywall ceiling, gypsum board wall finishes, vinyl tile flooring.

Classroom Furnace Room - has drywall ceiling, gypsum board wall finishes, plywood flooring.

Storage 28 - has metal shelves, drywall ceiling, vinyl tile flooring, wood door and metal frame.

Furnace 29 - has drywall ceiling, vinyl tile flooring, 1.5 hour fire rated metal door and metal frame.

Mechanical systems (West Pods):

Central Corridor

- Heating & ventilation provided by Lennox forced air, gas furnace - connected to overhead diffusers & ductwork.

Condition: 4 (acceptable)

- Gas line to furnace. Condition: 4 (acceptable).

- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Classrooms 26, 27, 30 & 31

- Heating & ventilation provided by Carrier forced air, gas furnaces - connected to sill mounted diffusers & ductwork.

Furnaces installed in 2008. Condition: 4 (acceptable)

- Gas lines to furnaces. Condition: 4 (acceptable).

- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems have been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHTING: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITION: Good

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	MAR-11



(1976) Portables - South Elevation.

Event: Replace acoustic ceiling tiles (60 sq.m); replace vinyl tile flooring (75 sq.m.)

Concern:

1. Classroom coat area ceiling - has stained and damaged acoustic ceiling tiles.
2. Classroom coat area, Storage 28, Furnace 29 - have worn out vinyl tile flooring.

Recommendation:

1. Replace acoustic ceiling tiles. (approx. 60 square metres)
\$1000
2. Replace vinyl tile flooring. (approx. 75 square metres)
\$7500

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$8,500	Low

Updated: MAR-11

Event: Replace building envelope works. (approx. 412.5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$206,250	Unassigned

Updated: MAR-11

Event: **Replace built-up roofing (412.5 sq.m.) and 10 roof drains; repair metal siding (80 sq.m.); repair metal siding skirting (80 sq.m.); paint exterior classroom exit wood doors (4)**

Concern:

1. Built-up roofing - has ponding and damaged roof drains.
2. Metal siding - has dented areas.
3. Metal siding skirting - has dented areas.
4. Paint of exterior classroom exit wood doors - has faded.

Recommendation:

1. Replace Built-up roofing (approx. 412.5 square metres) and 10 roof drains. \$61875
2. Repair metal siding. (approx. 80 square metres) \$8000
3. Repair metal siding skirting. (approx. 80 square metres) \$4000
4. Paint exterior classroom exit wood doors. (4 doors) \$2000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$75,875	Low

Updated: MAR-11

Event: **Replace electrical works. (approx. 412.5 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$39,190	Unassigned

Updated: MAR-11

Event: **Replace interior works. (approx. 412.5 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,375	Unassigned

Updated: MAR-11

Event: **Replace mechanical works. (approx. 412.5 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$41,250	Unassigned

Updated: MAR-11

F1010.02.04 Portable and Mobile Buildings - 1989**

Portable 197 - Year built: 1989; Area: 78.8 sq.m. (approximate) - (identified as Portable Classroom No. 18 on site)
Portable 194 - Year built: 1989; Area: 78.8 sq.m. (approximate) - (identified as Portable Classroom No. 22 on site)
Portable 227 - Year built: 1989; Area: 78.8 sq.m. (approximate) - (identified as Portable Classroom No. 16 on site)
Total floor area: 236.4 square metres

Architectural / Structural:

- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- Aluminum slider windows (Portables 194 and 197)
- PVC windows with awnings (Portable 227)
- Metal wire mesh screens over windows
- Metal gates for Entrance Area (Portables 194 and 197)
- Vinyl vertical blinds
- 6 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished vinyl covered gypsum board walls
- partial carpet flooring
- partial vinyl tile flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- 7 whiteboards, 3 projection screens, 5 tackboards, 1 chalkboard
- Coat hooks on wall
- 1 microwave

OVERALL CONDITON: 3 (marginal)

Mechanical Systems:

Portable Classroom 194

- Heating & ventilation provided by Carrier forced air, gas furnace - connected to sill mounted diffusers & ductwork. Furnace installed in 2005. Condition: 4 (acceptable)
- Gas line to furnace. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Portable Classroom 197

- Heating & ventilation provided by Palm Air forced air, gas furnace - connected to sill mounted diffusers & ductwork. Furnace installed in 1989. Condition: 4 (acceptable)
- Gas line to furnace. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Portable Classrooms 227

- Heating & ventilation provided by Carrier forced air, gas furnaces - connected to sill mounted diffusers & ductwork. Furnaces installed in 2008. Condition: 4 (acceptable)
- Gas line to furnaces. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems have been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHTING: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and

electronic ballasts.

OVERALL CONDITON: Good

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



(1989) Portables (197 and 194) - South Elevation.

Event: Repair metal siding (30 sq.m.); provide concrete 3 splashpads.

Concern:

1. Metal siding - has dented areas.
2. Exterior downspouts - do not have concrete splashpads.

Recommendation:

1. Repair metal siding. (approx. 30 square metres) \$3000
2. Provide concrete splashpads. (3 splashpads) \$1000

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

Updated: MAR-11

Event: Replace acoustic ceiling tiles. (30 tiles)

Concern:

1. Classrooms - have stained and damaged acoustic ceiling tiles.

Recommendation:

1. Replace acoustic ceiling tiles. (approx. 30 tiles) \$1000

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

Updated: MAR-11

Event: Replace building envelope works. (approx. 236.4 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$118,200	Unassigned

Updated: MAR-11

Event: Replace electrical works. (approx. 236.4 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$22,460	Unassigned

Updated: MAR-11

Event: Replace interior works. (approx. 236.4 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$26,000	Unassigned

Updated: MAR-11

Event: Replace mechanical works. (approx. 236.4 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$23,640	Unassigned

Updated: MAR-11

F1010.02.04 Portable and Mobile Buildings - 1991**

Portable 238 - Year built: 1991; Area: 78.8 sq.m. (approximate) - (identified as Portable Classroom No. 15 on site)

Architectural / Structural:

- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows with awnings
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- partial carpet flooring
- partial vinyl tile flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- 1 whiteboard, 1 projection screen, 3 chalkboards
- Coat hooks on wall

OVERALL CONDITON: 4 (acceptable)

Mechanical Systems:

Portable Classroom 238

- Heating & ventilation provided by Carrier forced air, gas furnaces - connected to sill mounted diffusers & ductwork. Furnaces installed in 2008. Condition: 4 (acceptable)
- Gas line to furnaces. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems have been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-11



(1991) Portable (238) - Southwest Elevation.

Event: Replace building envelope works. (approx. 78.8 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$39,400	Unassigned

Updated: MAR-11

Event: Replace electrical works. (approx. 78.8 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$7,490	Unassigned

Updated: MAR-11

Event: Replace interior works. (approx. 78.8 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,670	Unassigned

Updated: MAR-11

Event: Replace mechanical works. (approx. 78.8 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,880	Unassigned

Updated: MAR-11

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

(1975) School has asphalt paved parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	0	MAR-11

Event: Paint pavement markings. (approx. 30 stalls)**Concern:**

School does not have painted yellow lines on pavement.

Recommendation:

Paint pavement markings. (approx. 30 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$6,000	Low

Updated: MAR-11

K4010.01 Barrier Free Route: Parking to Entrance*

(1975) (East Corridor Entrance) - has barrier free route from parking to entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

K4010.02 Barrier Free Entrances*

School does not have handicap access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	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.

(1975) (Corridor near Music 2, Corridor to Stage 7) - have ramps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

K4010.04 Barrier Free Washrooms*

(1975) (Girls Washroom 51; Boys Washroom 52) - have barrier free toilet cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	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 dated January 2, 2002.

No apparent asbestos observed in School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

K4030.09 Other Hazardous Materials*

No other hazardous materials have been observed.

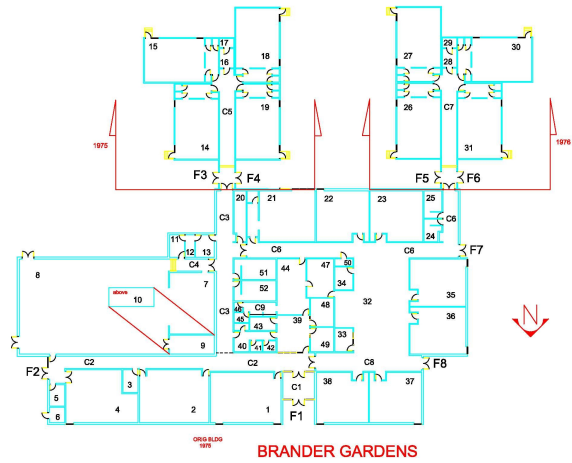
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11

K5010 Reports and Studies*

Prime Consultant Name - Francis Ng
 Year of Evaluation - 2010
 (1975) Original Building - 2258.8 square metres
 (1975) Portables - 412.5 square metres
 (1976) Portables - 412.5 square metres
 (1989) Portables (# 197, 194, 227) - 236.4 square metres
 (1991) Portable (# 238) - 78.7 square metres
 Total building area is 3399.4 square metres

Drawings attached - Site Plan and Main Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-11



(1975) Main Floor Plan.