

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Delton Elementary School

B3087A
Edmonton

Facility Details

Building Name: Delton Elementary School
Address: 12126 - 89 Street
Location: Edmonton

Building Id: B3087A
Gross Area (sq. m): 5,129.50
Replacement Cost: \$13,754,241
Construction Year: 1946

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: September 3 2010
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$3,080,000**
5 year Facility Condition Index (FCI): **22.39%**

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1946. The school faces four streets - 89 Street on the East, 121 Avenue on the South, 90 Street on the West and 122 Avenue on the North. It is under the jurisdiction of Edmonton School District No. 7.

The original 1785.4 square metres school was built in 1946. A first addition of 1630.2 square metres was built in 1950. A second addition of 1198.9 square metres was built in 1955. A third addition of 515 square metres was built in 1963. Total building area is 5129.5 square metres. Room No. Indicated in this report is based on the Edmonton School Board Plans. Only 1950 and 1955 drawings were reviewed for identifying the building section. Original 1946 and 1963 drawings were not available for review. The current student enrollment is 345.

Carpet flooring replacement was done in 1984, 1985 and 1998.
Window upgrade was done in 1989 and 1993.
Roofing replacement was done in 1993.
Asbestos abatement was done in 1996 and 2006.
Flooring replacement was done in 2006.

ABC Group A Division 2 - School. The 1946 Original Building, 1950 Addition and 1955 Additions have two storeys above grade and a Basement; 1963 Addition is a single storey. The 1946 Original Building, 1950, 1955 and 1963 Additions have combustible and non-combustible construction and are un-sprinklered.

Structural Summary:

(1946) Original Building has concrete foundation walls on concrete footing along perimeter; interior concrete columns on concrete footing; slab on grade; Main Floor and Second Floor have concrete slab and concrete joists and concrete walls; Roof has wood rafters on concrete slab and concrete joists and concrete walls.

(1950) Addition - concrete foundation walls on concrete footing along perimeter; interior concrete columns on concrete footing; slab on grade; Main Floor and Second Floor have concrete slab and concrete joists and concrete walls; Roof has wood rafters on concrete slab and concrete joists and concrete walls.

(1955) Addition has concrete foundation walls on concrete footing along perimeter; interior concrete columns on concrete footing; slab on grade; Main Floor and Second Floor have concrete slab and concrete joists and concrete columns; Roof has wood rafters on concrete slab and concrete joists and concrete columns.

(1963) Addition (Gymnasium) has wood deck on wood joists on glulam on concrete blocks on concrete grade beams on concrete piles or foundation walls on concrete strip footing.; concrete slab on grade.

Recommendations for future action: repair brick masonry walls.

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1946) Original Building has SBS roofing; face brick, terrazzo panels, PVC windows; exterior wood doors.
(1950) Addition has SBS roofing; face brick, terrazzo panels, PVC windows; exterior metal doors.
(1955) Addition has SBS roofing; face brick, terrazzo panels, PVC windows.
(1963) Addition has SBS roofing; face brick, metal siding, exterior wood doors.

Recommendations for future action include: repair mortar joints; repair caulking; repaint exterior doors; replace exterior wood doors; replace exterior utility doors; repair exterior steps; repair SBS roofing; repair roof drains; provide insulation and vapour barrier;

Overall envelope system rating is acceptable

Interior Summary:

(1946) Original Building has tile interior partitions along Corridors; wood studs between Classrooms; textured plaster ceiling and painted concrete flooring in Mechanical Room and Fan Room; painted drywall ceiling and terrazzo flooring in Washrooms; suspended T-bar ceiling and carpet or sheet vinyl flooring in Classrooms; suspended T-bar ceiling and terrazzo flooring in Corridors; suspended T-bar ceiling and carpet in Administration Area; metal framed storefronts in Administration Area; wood framed storefronts and doors in stair vestibules; wood doors and metal frames for Classrooms; whiteboards, Smart boards and tackboards.

(1950) Addition has tile interior partitions along Corridors; wood studs between Classrooms; ; textured plaster ceiling and suspended T-bar ceiling and carpet or vinyl tile flooring in Classrooms; suspended T-bar ceiling and terrazzo flooring in Corridors; wood doors and metal frame in stair vestibule; wood doors and metal frames for Classrooms; whiteboards, Smart boards and tackboards.

(1955) Addition has tile interior partitions along Corridors; wood studs between Classrooms; ; suspended T-bar ceiling and sheet vinyl flooring in Classrooms; suspended T-bar ceiling and terrazzo flooring in Corridors; painted drywall ceiling and terrazzo flooring in Washrooms; wood doors and metal frame in stair vestibule; wood doors and metal frames for Classrooms; whiteboards, Smart boards and tackboards.

(1963) Addition has drywall ceiling and quarry tile in Washrooms; fibre board ceiling and wood flooring in Gymnasium; fibre board ceiling and VAT in Classroom and Corridor; wood deck and painted concrete flooring in Storage; wood doors and metal frames.

Recommendations for future action include: repair terrazzo flooring; repaint concrete flooring; replace resilient flooring; replace carpet flooring; provide automatic entrance doors; repair millwork; provide barrier free route from parking lot; provide handicap elevator, ramp or wheelchair platform.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

School is heated by three converted steam boilers. The 1946 is heated by fan coils, 1950 phase is heated by perimeter fin, and the 1955 phase is heated and ventilated by unit ventilators. The 1963 gym is heated and ventilated by an air handling unit with a fan and heating coil. The 1946 and 1950 both have air handling units for ventilation. It is recommended to retrofit the school by removing the unit ventilators in the 1955 phase and upgrading the 1946 air handling unit to supply both phases. The 1950 phase air handling unit should be upgraded. The steam system should be replaced with a hot water heating system for the entire building.

Conventional plumbing fixtures - some Lavs recently upgraded.

Fire hose cabinets & portable extinguishers

The control system for the building is pneumatic & electric.

Overall rating is Acceptable (4).

Electrical Summary:

The school has been provided with a 600A, 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 was upgraded in 2003. Motor starters are obsolete and should be replaced. Overall, the electrical systems are in acceptable to 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* - 1946, 1950, 1955**

(1946) Original Building - has concrete foundation walls on concrete strip footing along perimeter and has interior concrete columns on concrete footing

(1950) Addition - has concrete foundation walls on concrete strip footing along perimeter and has interior concrete columns on concrete footing

(1955) Addition - has concrete foundation walls on concrete strip footing along perimeter and has interior concrete columns on concrete footing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

A1010 Standard Foundations* - 1963

(1963) Addition - may have concrete grade beams on concrete piles or concrete foundation wall on strip footing along perimeter and under interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

A1030 Slab on Grade* - 1946, 1950, 1955

(1946) Original Building (Basement) - has concrete slab on grade.

(1950) Addition (Basement) - has 114mm concrete slab on grade.

(1955) Addition (Basement) - has 100mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

A1030 Slab on Grade* - 1963

(1963) Addition - has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-11

A2020 Basement Walls (& Crawl Space)*

(1946) Original Building (Basement) - has concrete walls.

(1950) Addition (Basement) - has concrete walls.

(1955) Addition (Basement) - has concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1010.01 Floor Structural Frame (Building Frame)* - 1946, 1950, 1955

(1946) Original Building (Main and Second Floors) - has concrete floor slabs over concrete joists on concrete columns.
 (1950) Addition (Main and Second Floors) - has concrete floor slabs over concrete joists on concrete walls.
 (1955) Addition (Main and Second Floors) - has concrete floor slabs over concrete joists on concrete columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1010.01 Floor Structural Frame (Building Frame)* - 1963

(1963) Addition - has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1950

(1946) Original Building (Main and Second Floors) - has 6.3mm concrete floor slabs over concrete joists on concrete columns.
 (1946) Original Building (Basement - Ancillary B9) - has steel beam and steel columns. (installed in 2010)
 (1950) Addition (Main and Second Floors) - has 6.3mm concrete floor slabs over concrete joists on concrete columns.
 (1955) Addition (Main and Second Floors) - has 6.3mm concrete floor slabs over concrete joists on concrete columns.
 (1955) Addition (Basement - Kindergarten B19) - has steel beam and steel columns. (installed in 2010)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1963

(1963) Addition - has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

B1010.03 Floor Decks, Slabs, and Toppings*

(1946) Original Building - has concrete slab.
 (1950) Addition - has 63.5mm concrete slab over concrete joists
 (1955) Addition (Classrooms) - have 25mm concrete topping, 82.5mm concrete slab over concrete joists.
 (1955) Addition (Corridors) - have 50mm concrete topping, 63.5mm concrete slab over concrete joists.
 (1955) Addition (Stairs) - have 125mm concrete slab landings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1010.07 Exterior Stairs*

(1946) Original Building (Northeast and Southeast Entrances) - have two steps.
 (1963) Addition (East and West Entrances) - have two steps.
 (1963) Addition (Gymnasium 34 Exit) - has concrete stair c/w metal pipe railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repair steps. (2 steps)

Concern:

(1946) Original Building (Southeast Entrance) - has chipped steps.

Recommendation:

Repair steps. (2 steps)

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

Updated: MAR-11



(1946) Original Building (Southeast Entrance) - has chipped steps.

B1010.09 Floor Construction Fireproofing*

(1946) (1950) (1955) - have concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1010.10 Floor Construction Firestopping*

(1946) Original Building (Main Floor - Storage 26) - has pipe penetration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repair wall and ceiling. (approx. 10 pipes)

Concern:

(1946) Original Building (Main Floor - Server 9; Storage 26) - have space around pipe penetration.

Recommendation:

Repair wall and ceiling. (approx. 10 pipes)

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

Updated: MAR-11



(1946) Original Building (Main Floor - Storage 26) - has space around pipe penetration.

B1020.01 Roof Structural Frame* - 1946, 1950, 1955

(1946) (1950) (1955) - has 19mm wood deck, 38x89mm rafters, 50mm concrete slab over concrete joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1020.01 Roof Structural Frame* - 1963

(1963) Addition - may have T&G wood deck on wood joists on glulam beams on concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1020.04 Canopies*

(1946) Original Building (Northeast and Southeast Stairs) - have concrete slab.

(1950) Addition (Northwest Stair) - has 100mm concrete slab.

(1963) Addition (East and West Entrances) - have wood frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B1020.06 Roof Construction Fireproofing*

(1946) (1950) (1955) - has concrete slab over concrete joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

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

(1946) Original Building - has precast concrete coping.
 (1946) Original Building - has precast terrazzo sill under windows.
 (1950) Addition - has precast concrete coping.
 (1950) Addition - has precast terrazzo sill under windows.
 (1955) Addition - has precast concrete coping.
 (1955) Addition - has precast terrazzo sill under windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1946) Original Building - has 100mm facing brick.
 (1950) Addition - has 100mm facing brick.
 (1955) Addition - has 100mm facing brick.
 (1963) Addition - has 100mm facing brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repair mortar joints. (approx. 100 sq. m.)**Concern:**

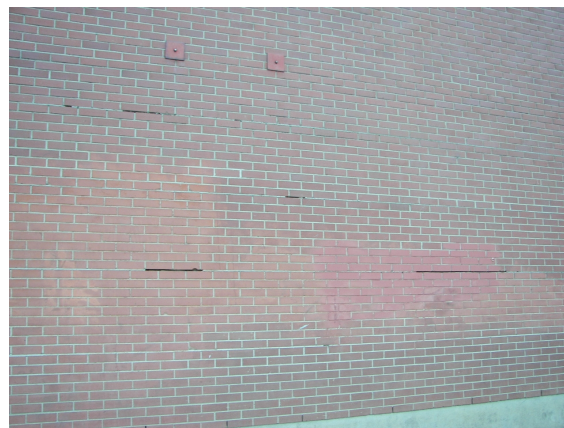
(1963) Addition - Mortar joints are worn out.

Recommendation:

Repair mortar joints. (approx. 100 sq. m.)

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

Updated: MAR-11



(1963 Addition - Mortar joints are worn out.

B2010.01.06.03 Metal Siding**

(1963) Addition (West side) - has vertical metal siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-11

Event: Replace metal siding. (approx. 35 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,500	Unassigned

Updated: MAR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1946) (1950) (1955) (1963) - facing brick have expansion control joints.
 (1946) (1950) (1955) - terrazzo panels have joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

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

(1946) (1950) (1955) (1963) - facing brick control joints have caulking.
 (1946) (1950) (1955) - terrazzo panel joints have caulking.
 (1946) (1950) (1955) (1963) - caulking around door and window openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	20	MAR-11

Event: Replace joint foam rods and sealers. (approx. 120 linear metres)

Concern:

Caulking around doors and caulking along face brick control joints are worn out.

Recommendation:

Replace joint foam rods and sealers. (approx. 120 linear metres)

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

Updated: MAR-11

Event: Replace joint sealers. (approx. 500 linear met

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,000	Unassigned

Updated: MAR-11

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

(1946) Original Building (Southeast and Northeast Entrances) - have wood doors and wood frames. (6 doors)
 (1950) Addition (Northwest Entrance) - has metal doors and metal frames. (2 doors)
 (1963) Addition (East and West Entrances) - have wood doors and metal frames. (4 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	15	MAR-11

Event: Repaint doors and frames. (12 doors)

Concern:

Stain finish of wood doors and paint of metal doors and metal frames are worn out.

Recommendation:

Repaint doors and frames. (12 doors)

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

Updated: MAR-11

B2010.01.99 Other Exterior Wall Skin* - Terrazzo

(1946) Original Building - has 50mm terrazzo wall finish.
 (1950) Addition - has 50mm terrazzo wall finish.
 (1955) Addition - has 50mm terrazzo wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

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

(1946) Original Building (Chimney) - has facing brick.
 (1946) Original Building - has 200mm concrete blocks.
 (1946) Original Building (Northeast and Southeast Entrances) - have glass blocks above doors.
 (1950) Addition - has 200mm concrete blocks.
 (1955) Addition - has 200mm concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

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

(1946) (1950) (1955) (1963) - do not have insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: **Provide insulation and vapour barrier. (approx. 700 sq. m.)****Concern:**

(1946) (1950) (1955) (1963) - do not have insulation.

Recommendation:

Provide insulation and vapour barrier. (approx. 700 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$70,000	Low

Updated: MAR-11**B2010.06 Exterior Louvers, Grilles, and Screens***

(1946) Original Building (Basement - Mechanical Room B6, B10) - have louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B2010.09 Exterior Soffits*

(1946) Original Building (Northeast and Southeast Stairs) - have plaster soffit.

(1950) Addition (Northwest Stair) - has plaster soffit.

(1963) Addition (East Entrance) - has wood deck soffit.

(1963) Addition (West Entrance) - has metal sheet soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows - 1989, 1993**

(1946) (1950) (1955) - have PVC windows. (approx. 211 Windows) (installed in 1989 and 1993)

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

Event: **Replace PVC windows. (approx. 211 windows)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$253,200	Unassigned

Updated: MAR-11

B2030.01.10 Wood Entrance Door**

(1946) Original Building (Northeast and Southeast Entrances) - have wood doors c/w glass panels and wood frames. (6 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	30	MAR-11

Event: Replace wood doors and wood frames. (6 doors)**Concern:**

Wood doors and wood frames are worn out.

Recommendation:

Replace wood doors and wood frames. (6 doors)

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

Updated: MAR-11

B2030.02 Exterior Utility Doors - 1946 Section**

(1946) Original Building (Basement - Mechanical Room B6) - has wood door and wood frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	40	MAR-11

Event: Replace exterior utility door. (1 door)**Concern:**

Wood door and wood frame are worn out.

Recommendation:

Replace exterior utility door. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,500	Low

Updated: MAR-11

B2030.02 Exterior Utility Doors - 1963 Section**

(1963) Addition (Gymnasium 34 exits) - have wood doors and metal frames. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	MAR-11

Event: Replace exterior utility doors. (2 doors)**Concern:**

Wood doors are worn out.

Recommendation:

Replace exterior utility doors. (2 doors)

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

Updated: MAR-11**B3010.01 Deck Vapor Retarder and Insulation***

(1946) (1950) (1955) (1963) - have rigid insulation.

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

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

(1946) Original Building - has SBS roofing. (installed in 1993)
 (1950) Addition - has SBS roofing. (installed in 1993)
 (1955) Addition - has SBS roofing. (installed in 1993)
 (1963) Addition - has SBS roofing. (installed in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	25	MAR-11

Event: Repair SBS roofing. (approx. 200 sq. m.)

Concern:

SBS roofing has bubbles and ponding.

Recommendation:

Repair SBS roofing. (approx. 200 sq. m.)

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

Updated: MAR-11



(1946) Original Building (west side) - has bubbles.

Event: Replace SBS roofing. (approx. 2120 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$318,000	Unassigned

Updated: MAR-11

B3010.08.02 Metal Gutters and Downspouts**

(1946) (1950) (1955) (1963) - have roof drains connecting to interior downspouts and to main sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	30	MAR-11

Event: Repair roof drains. (approx. 11 drains)

Concern:

Roof drains have moss.

Recommendation:

Repair roof drains. (approx. 11 drains)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,200	Low

Updated: MAR-11



Roof drains have moss.

Event: Replace roof drains and downspouts. (approx. 150 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$150,000	Unassigned

Updated: MAR-11

B3010.09 Roof Specialties and Accessories* - Cat Ladder

(1963) Addition (Low Roof to Gym Roof) - has metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

- (1946) Original Building (Between Classrooms) - have 38x89mm wood studs staggered on 38x140mm wood plates.
- (1946) Original Building (Corridors and Cloak Rooms) - have 100mm tile partitions.
- (1950) Addition (Between Classrooms) - have 38x89mm wood studs staggered on 38x140mm wood plates.
- (1950) Addition (Corridors and Cloak Rooms) - have 100mm tile partitions.
- (1955) Addition (Between Classrooms) - have 38x89mm wood studs staggered on 38x140mm wood plates.
- (1955) Addition (Corridors and Cloak Rooms) - have 100mm tile partitions.
- (1963) Addition (Corridor and Gymnasium 34) - have concrete block.
- (1963) Addition (Girls Washroom 39, Boys Washroom 40) - have glazed concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repair control joints. (6 joints)

Concern:

Areas between 1946 and 1950, 1946 and 1955 have cracked control joints.

Recommendation:

Repair control joints. (6 joints)

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

Updated: MAR-11



Areas between 1946 and 1950, 1946 and 1955 have cracked control joints.

C1010.04 Interior Balustrades and Screens, Interior Railings*

- (1950) Addition (Main Floor - Music 1) - has metal balustrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	0	MAR-11

C1010.05 Interior Windows*

- (1946) Original Building (Main Floor - Principal 8, Vice Principal 44) - have metal framed windows c/w clear glass. (installed in 1996)
- (1950) Addition (ECS B13) - has metal framed windows c/w wired mesh glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-11

C1010.06 Interior Glazed Partitions and Storefronts*

(1946) Original Building (Main Floor - Administration 3; Vice Principal 44) - have metal framed storefront c/w wired glass. (installed in 1996)
 (1946) Original Building (Northeast and Southeast Entrance Vestibule) - has wood framed storefronts c/w wood doors and wired glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-11

C1010.07 Interior Partition Firestopping*

(1946) (1950) (1955) - corridors have tile wall.
 (1963) - corridor has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1010.08 Other Partitions* - Facing Brick

(1946) Original Building (North Wall of Mechanical Room B6) - has facing brick.
 (1963) Addition (North side of Entrance Foyer) - has facing brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

C1020.01 Interior Swinging Doors (& Hardware)*

(1946) (1950) (1955) (1963) - classrooms have wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1020.03 Interior Fire Doors*

(1946) Original Building (Basement - Corridor to Northeast Staircase; Corridor to Ancillary B9) - have 3/4 hour fire rated wood doors and metal frames.
 (1946) Original Building (Basement - Corridor C2 to Mechanical Room B6) - has 1.5 hour fire rated metal door and metal frame.
 (1946) Original Building (Basement - Mechanical Room B6 to Fan Room B3) - has fire rated metal door and metal frame.
 (1946) Original Building (Second Floor - Corridor to Northeast Staircase) - has 3/4 hour fire rated wood doors and metal frames.
 (1950) Addition (Basement - Corridor to Northwest Staircase; Corridor to ECS B12) - have 3/4 hour fire rated wood doors and metal frames.
 (1950) Addition (Second Floor - Corridor to Northwest Staircase) - has 3/4 hour fire rated wood doors and metal frames.
 (1955) Addition (Basement - Corridor to South Staircase) - has 3/4 hour fire rated wood doors and metal frames.
 (1955) Addition (Main Floor - Corridor to South Staircase) - has 3/4 hour fire rated wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1020.04 Interior Sliding and Folding Doors*

(1950) Addition (Basement - Between ECS B12 and ECS B13) - have accordion door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1030.01 Visual Display Boards**

(1946) Original Building (Ancillary B9; Janitor's Office B5; Library 4; Staff Work Room 24; Staff Room 27; Classrooms 14, 15, 19, 20; Conference 31) - have 13 whiteboards, 1 chalkboard, 5 tackboards, 3 Smart boards and 2 projection screens.

(1950) Addition (ECS B11; Music 1; Classrooms 2, 10, 11, 12, 13, 21, 22) - have 19 whiteboards, 2 chalkboards, 7 tackboards and 6 Smart boards.

(1955) Addition (Kindergarten B19; Classrooms 5, 6, 7, 16, 17, 18; Corridor C3, C5) - have 13 whiteboards, 1 chalkboard, 17 tackboards, 5 Smart boards and 4 projection screens.

(1963) Addition (Gymnasium 34; Ancillary 41) - have 2 whiteboards, 1 chalkboard, 2 tackboards and 1 projection screen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	20	MAR-11

Event: Replace visual display boards. (approx. 90 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$90,000	Unassigned

Updated: MAR-11

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

(1946) Original Building (Boys Washroom B1, Girls Washroom B7) - have terrazzo toilet partitions. (11 partitions)

(1946) Original Building (Boys Washroom 30, Girls Washroom 32) - have terrazzo toilet partitions. (5 partitions)

(1955) Addition (Boys Washroom B14, Girls Washroom B15) - have prefinished metal toilet partitions. (7 partitions)

(1963) Addition (Girls Washroom 39, Boys Washroom 40) - have prefinished metal toilet partitions. (3 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	30	MAR-11

Event: Replace fabricated toilet compartments. (26 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,000	Unassigned

Updated: MAR-11

C1030.08 Interior Identifying Devices*

(1946) (1950) (1955) (1963) - all rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1030.10 Lockers**

(1946) Original Building (Electrical Room B4) - has prefinished single tier metal lockers. (4 lockers)
 (1950) Addition (Corridor C1) - has wood lockers. (56 lockers)
 (1955) Addition (Corridor C3) - has wood lockers. (10 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	30	MAR-11

Event: Replac lockers. (approx. 70 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$35,000	Unassigned

Updated: MAR-11

C1030.12 Storage Shelving*

(1946) Original Building (Storage B8, B25, B26, B27, 26; Staff Work Room 24) - have wood shelves.
 (1950) Addition (Storage B28, B29, B30) - have wood shelves.
 (1955) Addition (Storage B18, B23) - have wood shelves.
 (1963) Addition (Gym Storage 350) - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

(1946) Original Building (Boys Washroom B1, 30, 48, 49, Girls Washroom B7, 32, 52, 53, Staff Washroom 28) - have toilet accessories.
 (1955) Addition (Boys Washroom B14, Girls Washroom B15, Staff Mens Washroom B20, Staff Womens Washroom B22) - have toilet accessories.
 (1963) Addition (Girls Washroom 39, Boys Washroom 40) - have toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C1030.17 Other Fittings* - Coat Hooks

(1946) Original Building (Classrooms 14, 15, 19, 20) - have coat hooks.
 (1950) Addition (Music 1; Classrooms 2, 10, 11, 12, 13, 21, 22) - have coat hooks.
 (1955) Addition (Classrooms 5, 6, 7, 16, 17, 18) - have coat hooks.
 (1963) Addition (Ancillary 41; Corridor C3) - have coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C2010 Stair Construction*

- (1946) Original Building (Northeast and Southeast Stairs; Corridor C1 and C3 stairs) - have concrete stairs.
- (1946) Original Building (Cafeteria B2) - has metal cat ladder.
- (1946) Original Building (Mechanical Room B6) - has metal stair.
- (1946) Original Building (Boys Washroom 30 to roof) - has concrete stair.
- (1946) Original Building (Ancillary B9) - has wood stairs.
- (1950) Addition (Northwest Stair; Corridor C1 stair) - have concrete stairs.
- (1950) Addition (ECS B11, B13) - have metal cat ladders.
- (1955) Addition (South Stair; Corridor C3 stair) - have concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C2020.02 Terrazzo Stair Finishes*

- (1946) Original Building (Northeast and Southeast Stairs; Corridor C1 and C3 stairs) - have terrazzo stair finish.
- (1950) Addition (Northwest Stair; Corridor C1 stair) - have terrazzo stair finish.
- (1955) Addition (South Stair, Corridor C3 stair) - has terrazzo stair finish c/w quarry tile nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repair terrazzo stair finish. (1 stair)

Concern:

(1946) Original Building (Southeast Stair) - has damaged terrazzo stair finish.

Recommendation:

Repair terrazzo stair finish. (1 stair)

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

Updated: MAR-11



(1946) Original Building (Southeast Stair) - has damaged terrazzo stair finish.

C2020.08 Stair Railings and Balustrades*

- (1946) Original Building (Northeast and Southeast Stairs; Corridor C1 and C3 stair) - concrete stairs have metal handrails.
- (1946) Original Building (Cafeteria B2) - metal cat ladder has metal handrails.
- (1946) Original Building (Mechanical Room B6) - concrete stair has metal handrail.
- (1946) Original Building (Boys Washroom 30 to roof) - concrete stair has metal pipe handrail.
- (1950) Addition (Northwest Stair; Corridor C1 stair) - concrete stairs have metal handrails.
- (1950) Addition (ECS B11, B13) - metal cat ladders have metal handrails.
- (1955) Addition (South Stair; Corridor C3 stair) - concrete stairs have metal handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C3010.03 Plaster Wall Finishes (Unpainted)*

(1946) Original Building (Upper Walls of Corridors) - have plaster finish.
 (1946) Original Building (Lower Walls of Corridors) - have Keene's cement dado.
 (1950) Addition (Upper Walls of Corridors) - have plaster finish.
 (1950) Addition (Lower Walls of Corridors) - have Keene's cement dado.
 (1955) Addition (Upper Walls of Corridors) - have plaster finish.
 (1955) Addition (Lower Walls of Corridors) - have Keene's cement dado.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C3010.06 Tile Wall Finishes**

(1946) Original Building (Boys Washroom B1) - has ceramic wall tiles around urinals.
 (1955) Addition (Boys Washroom B14) - has ceramic wall tiles around urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	40	MAR-11

Event: Replace tile wall finishes. (approx. 10 sq. m.)

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

Updated: MAR-11

C3010.09 Acoustical Wall Treatment**

(1950) Addition (Music 1) - has fabric acoustic wall panels. (installed in approx. 1979)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-11

Event: Replace acoustical wall treatment. (approx. 15 sq. m.)

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

Updated: MAR-11

C3010.11 Interior Wall Painting*

(1946) Original Building (Upper Walls of Corridors) - have painted plaster finish.
 (1946) Original Building (Lower Walls of Corridors) - have painted Keene's cement dado.
 (1950) Addition (Upper Walls of Corridors) - have painted plaster finish.
 (1950) Addition (Lower Wall of Corridors) - have painted Keene's cement dado.
 (1955) Addition (Upper Walls of Corridors) - have painted plaster finish.
 (1955) Addition (Lower Wall of Corridors) - have painted Keene's cement dado.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C3010.12 Wall Coverings*

(1946) Original Building (Ancillary B9) - has vinyl covered walls. (installed in approx. 1979)
 (1946) Original Building (Library 4) - has vinyl covered walls. (installed in approx. 1982)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-11

C3020.01.02 Paint Concrete Floor Finishes*

(1946) Original Building (Fan Room B3; Mechanical Room B6; Storage B8, B25, B26, B27) - have painted concrete floor finish.

(1950) Addition (Mechanical Room B10) - has painted concrete floor finish.

(1955) Addition (Storage B16, B23; Janitor B21) - have painted concrete floor finish.

(1963) Addition (Gym Storage 35, 37; Mechanical Room 36) - have painted concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repaint concrete floor finish. (approx. 200 sq. m.)**Concern:**

(1946) Original Building (Fan Room B3; Mechanical Room B6; Storage B8, B25, B26, B27) - painted concrete floor finish has faded.

(1950) Addition (Mechanical Room B10) - painted concrete floor finish has faded.

Recommendation:

Repaint concrete floor finish. (approx. 200 sq. m.)

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

Updated: MAR-11

C3020.02 Tile Floor Finishes**

(1946) Original Building (Boys Washroom B1) - has mosaic floor tiles in front of urinals.

(1955) Addition (Boys Washroom B14) - has mosaic floor tiles in front of urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	50	MAR-11

Event: Replace tile floor finishes. (approx. 10 sq. m.)

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

Updated: MAR-11

C3020.03 Terrazzo Floor Finishes*

(1946) Original Building (Boys Washroom B1, Girls Washroom B7; Staff Washroom 28; Corridor C1, C3, C5, C6) - have terrazzo floor finish.

(1950) Addition (Corridor C1, C5, C6) - have terrazzo floor finish.

(1955) Addition (Boys Washroom B14, Girls Washroom B15, Staff Mens Washroom B20, Staff Womens Washroom B22; Corridor C5, C6; Counselor 33) - have terrazzo floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C3020.04 Wood Flooring**

(1963) Addition (Gymnasium 34) - has wood strip flooring. (refinished in approx. 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-11

Event: Replace wood flooring. (approx. 290 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$72,500	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - 1946, 1950, 1955**

(1946) Original Building (Server 9; Storage 26) - have sheet vinyl flooring. (approx. 15 sq.m.)

(1950) Addition (Classrooms 2, 10, 11, 12, 13, 21, 22) - have sheet vinyl flooring. (approx. 700 sq.m.)

(1950) Addition (ECS B12, B13; Storage B28, B29) - have vinyl tile flooring. (approx. 210 sq.m.)

(1955) Addition (Classrooms 5, 6, 7, 16, 17, 18) - have sheet vinyl flooring. (approx. 470 sq.m.)

(1963) Addition (Physical Education Office 38) - has vinyl tile flooring. (approx. 10 sq.m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1950	20	MAR-11

Event: Replace resilient flooring. (approx. 1405 sq.m.)

Concern:

Resilient flooring has open seams, bubbles and patches.

Recommendation:

Replace resilient flooring. (approx. 1405 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$140,500	Low

Updated: MAR-11

C3020.07 Resilient Flooring - 2006**

(1946) Original Building (Cafeteria B2; Ancillary B9; Corridor C2) - have vinyl tile flooring. (approx. 280 sq.m.) (installed in approx. 2006)

(1946) Original Building (Partial Staff Room 27; Quiet Room 45, 46, 47) - have vinyl tile flooring. (approx. 30 sq.m.) (installed in approx. 1996)

(1955) Addition (Corridor C3; Storage B17, B18; Kindergarten B19) - have vinyl tile flooring. (approx. 310 sq.m.) (installed in approx. 2006)

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

Event: Replace vinyl tile flooring. (approx. 620 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$62,000	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - VAT**

(1963) Addition (Ancillary 41; Gym Storage 54; Corridor C4) - have VAT flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	MAR-11

Event: Replace VAT flooring. (approx. 120 sq. m.)**Concern:**

(1963) Addition (Ancillary 41; Gym Storage 54; Corridor C4) - VAT flooring has worn out.

Recommendation:

Replace VAT flooring. (approx. 120 sq. m.)

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

Updated: MAR-11

C3020.08 Carpet Flooring**

(1946) Original Building (Administration 3; Library 4; Principal 8; Classroom 20; Staff Work Room 24; Duplication Room 25; Partial Staff Room 27; Office 43; Vice Principal 44) - has carpet flooring. (approx. 370 sq.m.) (installed in approx. 1996)

(1950) Addition (ECS B11; Storage B30) - have carpet flooring. (approx. 150 sq.m.)

(1950) Addition (Music 1) - has carpet flooring. (approx. 100 sq.m.) (installed in 1998)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	15	MAR-11

Event: Replace carpet flooring. (approx. 620 sq.m.)

Concern:

Carpet flooring is worn out.

Recommendation:

Replace carpet flooring. (approx. 620 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$62,000	Low

Updated: MAR-11

C3030.02 Ceiling Paneling (Wood)*

(1963) Addition (Gym Storage 35, 37; Mechanical Room 36; Physical Education Office 38) - have wood deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

C3030.03 Plaster Ceiling Finishes (Unpainted)*

(1946) Original Building (Girls Washroom B7; Fan Room B3; Mechanical Room B6; Corridor C1; Server 9; Staff Work Room 24; Duplication Room 25; Storage 26; Staff Room 27; Staff Washroom 28) - have textured plaster ceiling finish. (approx. 200 sq.m.)

(1950) Addition (Mechanical Room B10; ECS B11, B12, B13; Storage B28, B29, B30; Corridor C1) - have textured plaster ceiling finish. (approx. 500 sq.m.)

(1955) Addition (Boys Washroom B14, Girls Washroom B15, Staff Mens Washroom B20, Staff Womens Washroom B22; Storage B16, B17, B18, B23; Janitor B21; Classrooms 5, 6, 7; Counselor 33) - have textured plaster ceiling finish. (approx. 90 sq.m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

(1963) Addition (Girls Washroom 39, Boys Washroom 40) - have gypsum board ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

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

(1946) Original Building (Boys Washroom B1; Cafeteria B2; Ancillary B9; Administration 3; Library 4; Principal 8; Office 43; Classrooms 14, 15, 19, 20; Vice Principal 44; Quiet Room 45, 46, 47; Corridor C2, C5, C6) - have suspended T-Bar ceiling. (approx. 640 sq.m.)

(1950) Addition (Classrooms 12, 13, 21, 22) - have suspended T-Bar ceiling. (approx. 600 sq.m.)

(1955) Addition (Kindergarten B19; Classrooms 16, 17, 18; Corridor C3, C5, C6) - have suspended T-Bar ceiling. (approx. 720 sq.m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	25	MAR-11

Event: Replace suspended T-Bar ceiling. (approx. 1960 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$147,000	Unassigned

Updated: MAR-11

C3030.07 Interior Ceiling Painting*

(1946) Original Building (Girls Washroom B7; Fan Room B3; Mechanical Room B6; Corridor C1; Server 9; Staff Work Room 24; Duplication Room 25; Storage 26; Staff Room 27; Staff Washroom 28) - have painted plaster ceiling finish. (approx. 200 sq.m.)

(1950) Addition (Mechanical Room B10; ECS B11, B12, B13; Storage B28, B29, B30; Corridor C1) - have painted plaster ceiling finish. (approx. 500 sq.m.)

(1955) Addition (Boys Washroom B14, Girls Washroom B15, Staff Mens Washroom B20, Staff Womens Washroom B22; Storage B16, B17, B18, B23; Janitor B21; Classrooms 5, 6, 7; Counselor 33) - have painted plaster ceiling finish. (approx. 90 sq.m.)

(1963) Addition (Girls Washroom 39, Boys Washroom 40) - have painted gypsum board ceiling finish. (approx. 20 sq.m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Repaint plaster ceiling finish. (approx. 790 sq.m.)

Concern:

Plaster ceiling finish is dirty.

Recommendation:

Repaint plaster ceiling finish. (approx. 790 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$39,500	Low

Updated: MAR-11

C3030.09 Other Ceiling Finishes* - Fibre Board Ceiling

(1963) Addition (Gymnasium 34; Ancillary 41; Gym Storage 54; Corridor C4) - have fibre board ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	MAR-11

Event: Replace fibre board ceiling finish. (approx. 410 sq. m.)**Concern:**

Fibre board ceiling has worn out.

Recommendation:

Replace fibre board ceiling finish. (approx. 410 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$41,000	Low

Updated: MAR-11

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

Single & triple compartment stainless steel sinks 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	1946	30	MAR-11

Event: Replace 9 stainless steel sinks & 5 Janitor sinks.

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

Updated: MAR-11

D2010.08 Drinking Fountains/Coolers**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace 6 Drinking Fountains.

<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, Urn) - Lavs**

Stainless steel lavatories with push button mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-11

Event: Replace 26 S/S lavs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$15,000	Unassigned

Updated: MAR-11

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

Floor mounted urinals, with flush valves.

Floor mounted water closets, with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace 32 water closets & 13 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$70,000	Unassigned

Updated: MAR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Mainly copper piping with soldered joints throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

D2020.01.02 Valves: Domestic Water**

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	1946	40	MAR-11

Event: Replace 50 Valves.

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

Updated: MAR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Reduced pressure backflow preventer on boiler makeup (Watts), and hose cabinet water line (Febco). Vacuum breakers on non-freeze hose-bibbs. Regularly checked.

<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	\$5,000	Unassigned

Updated: MAR-11

D2020.02.06 Domestic Water Heaters**

A.O. Smith Master-Fit model BTRC120 110, 323 litre capacity, 35.2 kW capacity c/w Bell & Gossett inline recirc pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	MAR-11

Event: Replace 1 domestic water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$8,000	Unassigned

Updated: MAR-11

D2020.03 Water Supply Insulation: Domestic*

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	1946	0	MAR-11

D2030.01 Waste and Vent Piping*

Cast iron waste piping. Venting is iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	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	1946	0	MAR-11

D2040.01 Rain Water Drainage Piping Systems*

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	1946	0	MAR-11

D2040.02.04 Roof Drains*

Full open flow roof drains installed throughout all phases of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers and domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

D3020.01.01 Heating Boilers & Accessories: Steam**

3 Reliance Welding Works steam boilers. Boiler 1: 65.3 m², Boiler 2: 32.5 m², Boiler 3: 32.52 m² heating surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	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 3 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	\$150,000	Medium

Updated: MAR-11

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

Horizontal metal chimney connects to vertical masonry chimney. Metal combustion air duct runs down next to boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace existing masonry & metal chimneys with new metal chimneys & vent connectors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$60,000	Unassigned

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	1946	0	MAR-11

D3040.01.01 Air Handling Units: Air Distribution - 1946 Unit**

Air handling unit with 1 return fan, mixing section, filter section, steam heating coil with dampered bypass. This unit also has two supply fans for separate zones, each with its own reheat coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	30	MAR-11

Event: Upgrade 1946 ventilation system.

Concern:

Each of the different phases of the school has a different type of ventilation system, each interacting with the other. Some of the rooms in the 1963 phase and 1955 phase do not have ventilation, and some use unit ventilators.

Recommendation:

Remove unit ventilators in 1955 phase. Upgrade the current central air handling system and distribution system in the 1946 phase to supply air to the 1946 phase, the 1955 phase, and the non-gym area of the 1963 phase. Should be completed as part of a mechanical retrofit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$350,000	High

Updated: MAR-11

D3040.01.01 Air Handling Units: Air Distribution - 1955 Unit**

Air handling unit with filter section, steam heating coil with dampered bypass. This unit also has two supply fans for separate zones.

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

Event: Replace 1955 Air Handling Unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$125,000	Unassigned

Updated: MAR-11

Event: Upgrade 1955 AHU.**Concern:**

Air handling unit's fans have steam coils, and no exhaust fan exists for this phase. Fans are very old.

Recommendation:

Install new supply fans with heating coils, and install corresponding exhaust fan on roof. Remove roof relief plenums for 1950 phase.

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

Updated: MAR-11

D3040.01.01 Air Handling Units: Air Distribution - Gymnasium Unit**

Air handling unit with mixing section, steam heating coil and supply fan for gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	MAR-11

Event: Replace Gym Air Handling Unit.

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

Updated: MAR-11

Event: Upgrade gym air handling unit.**Concern:**

If heating system is converted to hot water, coil in gym air handling unit will have to be upgraded.

Recommendation:

Upgrade gym air handling unit with hot water coil and exhaust system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$75,000	High

Updated: MAR-11

D3040.01.04 Ducts: Air Distribution*

Low velocity supply air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Majority of inlets and outlets are wall mounted grilles. Some overhead square ceiling diffusers in renovated areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

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

Steel piping with traps from boilers to unit heaters, unit ventilators, finned tube radiation and air handling unit steam coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	40	MAR-11

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

Steam heating system is inefficient, and requires a large amount of maintenance. 1955 classrooms in basement do not have perimeter heating.

Recommendation:

Upgrade entire school steam heating system with hot water system with perimeter radiant panel heating. Recommend replacement at same time as unit ventilators and air handling units as part of mechanical retrofit for improved air quality.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$450,000	Medium

Updated: MAR-11

D3040.04.01 Fans: Exhaust**

Rooftop exhaust fans for washrooms. General exhaust for 1955 phase unit ventilators. Separation of outflow from air intakes is adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	30	MAR-11

Event: Replace 4 Exhaust fans.

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

Updated: MAR-11

D3040.04.03 Ducts: Exhaust*

Low velocity metal ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	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	1946	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	1946	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 around perimeter in 1950 phase, radiation cabinets at entrances throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	40	MAR-11

Event: Replace 50m of Finned Tube Radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$75,000	Unassigned

Updated: MAR-11

D3050.05.06 Unit Heaters**

Steam unit heaters installed in mechanical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	30	MAR-11

Event: Replace 2 Unit Heaters.

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

Updated: MAR-11

D3050.05.07 Unit Ventilators**

Unit ventilators installed in 1955 phase.

The unit ventilators provide poor air quality, are obsolete and inefficient. Demolish unit ventilators and upgrade 1946 air handling unit to supply air to 1955 phase. Steam system must be upgraded at the same time as the unit ventilators as part of a mechanical retrofit. Costs are included in 1946 air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	30	MAR-11

Event: Replace Unit Ventilators with Central Air Handling System.**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	\$450,000	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	1946	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**

Johnson Controls simplex pneumatic compressor and pneumatic actuators for dampers and valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	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	\$75,000	Unassigned

Updated: MAR-11

D4020 Standpipes*

Standard fire hose cabinets & wall mounted hose racks throughout building - mainly in Corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Stand alone ABC fire extinguishers mounted on walls throughout. Install date estimated. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-11

S5 ELECTRICAL**D5010.01 Main Electrical Transformers****

Utility-owned pad mounted main transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-11

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 600A, 120/208V, 3 phase 4 wire and is complete with a 600A, 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>
4 - Acceptable	1997	40	MAR-11

Event: Replace Main Distribution Centre

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$75,000	Unassigned

Updated: MAR-11

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

Branch circuit panels have been provided throughout the school and are located in the classroom wings and in service rooms. Panels are about 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	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	2027	\$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	1946	30	MAR-11

Event: Replace motor starters.(10 starters)

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

Updated: MAR-11

D5020.01 Electrical Branch Wiring*

Wiring is conduit and installed in conduit. .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	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	1997	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	2005	30	MAR-11

Event: Replace Interior Florescent Fixtures (950 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$240,000	Unassigned

Updated: MAR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-11

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$10,000	Unassigned

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>
5 - Good	2005	0	MAR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted HPS fixtures have been provided around the perimeter of the building.

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

D5030.01 Detection and Fire Alarm**

An Edwards EST fire alarm system has been provided. The system is of the addressable type and is complete with detection devices, manual pull stations and audible/visual signal appliances, 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>
5 - Good	2003	25	MAR-11

Event: Replace Detection and Fire Alarm (GFA: \$11.00 per sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$60,000	Unassigned

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>
5 - Good	2000	25	MAR-11

Event: Replace Intrusion Detection (GFA: \$8.00 per sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$40,000	Unassigned

Updated: MAR-11

D5030.02.04 Video Surveillance**

Digital Security System located in main office c/w 9 cameras located around perimeter of school and inside the hallways.

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

Event: Replace Video Surveillance (GFA: \$4.00 per sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$20,000	Unassigned

Updated: MAR-11

D5030.04.01 Telephone Systems*

Telephone service is underground. An Meridian telephone system has been provided. The system was installed in 1990. Telephone handsets have been provided in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	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.

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

D5030.04.05 Local Area Network Systems*

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

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

D5030.05 Public Address and Music Systems**

A Bogen Multicom 2000 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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	MAR-11

Event: Replace Public Address and Music Systems (GFA: \$12.00 per sq M0)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$60,000	Unassigned

Updated: MAR-11

D5030.06 Television Systems*

Cable TV service has been provided to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-11

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

(1946) Original Building (Library 4) - has wood book shelves, magazine racks, tables and chairs. (upgraded in 1982)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	MAR-11

E1020.07 Laboratory Equipment*

(1946) Original Building (Mechanical Room B6) - has eye wash station.

(1946) Original Building (Classroom 15) - has eye wash station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

E1090.04 Residential Equipment*

(1946) Original Building (Cafeteria B2) - has 1 microwave, 1 range, 2 fridges and 1 dishwasher.

(1946) Original Building (Janitor's Office B5) - has 1 microwave.

(1946) Original Building (Staff Room 27) - has 2 microwaves, 1 range, 1 fridge and 1 dishwasher.

(1946) Original Building (Classrooms 14, 20) - have 2 microwaves and 2 fridges.

(1950) Addition (ECS B11, B12, B13) - have 3 microwaves and 4 fridges.

(1955) Addition (Storage B16) - has 2 microwaves.

(1963) Addition (Ancillary 41) - has 1 microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	0	MAR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1963) Addition (Gymnasium 34) - has 2 wall mounted basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-11

E2010.02 Fixed Casework - Display Case**

(1946) (1950) (1955) Main Floor - has 7 display cases.

(1946) (1950) (1955) Second Floor - has 6 display cases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace display cases. (approx. 13 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,000	Unassigned

Updated: MAR-11

E2010.02 Fixed Casework - Millwork**

(1946) (1950) (1955) (1963) Classrooms, Staff Room, Staff Workroom, Cafeteria - have millwork. (23 classrooms)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	35	MAR-11

Event: Repair millwork. (approx. 20 linear metres)**Concern:**

Millwork countertops are damaged.

Recommendation:

Repair millwork. (approx. 20 linear metres)

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

Updated: MAR-11**Event: Replace millwork. (approx. 70 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$70,000	Low

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

(1946) Original Building (Administration 3; Library 4) - have reception counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace reception counters. (approx. 8 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: MAR-11

E2010.02 Fixed Casework - Vanities**

(1946) Original Building (Boys Washroom B1, 30, 48, 49, Girls Washroom B7, 32, 52, 53, Staff Washroom 28) - have plastic laminated wood vanities.

(1955) Addition (Boys Washroom B14, Girls Washroom B15, Staff Mens Washroom B20, Staff Womens Washroom B22) - have plastic laminated wood vanities.

(1963) Addition (Girls Washroom 39, Boys Washroom 40) - have plastic laminated wood vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace vanities. (approx. 20 linear metres)

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

Updated: MAR-11

E2010.03.01 Blinds**

School - have roll-up blinds. (197 blinds) (installed in 1988)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-11

Event: Replace blinds. (approx. 197 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$78,800	Unassigned

Updated: MAR-11

E2010.03.06 Curtains and Drapes**

(1950) Addition (ECS B12, B13) - have drapes. (approx. 12 drapes)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1950	30	MAR-11

Event: Replace drapes. (approx. 12 drapes)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,800	Unassigned

Updated: MAR-11

E2010.05 Fixed Multiple Seating**

(1946) Original Building (Ancillary B9) - has wood deck covered wood construction stage.
 (1946) Original Building (Library 4) - has carpet covered wood construction seating. (installed in approx. 1982)
 (1950) Original Building (Music 1) - has carpet covered wood construction platform. (installed in approx. 1979)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	35	MAR-11

Event: Replace wood seating. (approx. 60 sq. m.)

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

Updated: MAR-11

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

School does not have parking stall markings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1950	0	MAR-11

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

School does not have painted yellow lines on pavement.
(approx. 30 spaces)

Recommendation:

Paint pavement markings. (approx. 30 spaces)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$6,000	Low

Updated: MAR-11

K4010.01 Barrier Free Route: Parking to Entrance*

School does not have barrier free route from parking lot to entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Provide ramp at entrance. (1 ramp)**Concern:**

School does not have barrier free route from parking lot to entrances.

Recommendation:

Provide ramp at entrance. (1 ramp)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$5,000	Low

Updated: 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	1946	0	MAR-11

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

School does not have handicap 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.

(1946) Original Building (Basement to (1950 and 1955) Addition Basement) - has stairs.

(1946) Original Building (Basement to Second Floor) - has stairs.

(1950)(1955) Addition (Basement to Second Floor) - has stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1946	0	MAR-11

Event: Provide barrier free lift and ramps. (1 lift and 2 ramps)**Concern:**

(1946)(1950)(1955) (Basement to Second Floor) - have stairs.

(1946) Original Building (Basement to (1950 and 1955) Addition Basement) - has stairs.

Recommendation:

Provide barrier free lift and ramps. (1 lift and 2 ramps)

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

Updated: MAR-11

K4010.04 Barrier Free Washrooms*

(1946) Original Building (Second Floor - Boys Washroom 49, Girls Washroom 53) - have handicap washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	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 done in 1996 and 2006.

See C3020.07 Resilient Flooring** - VAT

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1946	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	1946	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	1946	0	MAR-11

K5010 Reports and Studies*

Prime Consultant Name - Francis Ng
Year of Evaluation - 2010
(1946) Original Building - 1785.4 square metres
(1950) Addition - 1630.2 square metres
(1955) Addition - 1198.9 square metres
(1963) Addition - 515.0 square metres

Total building area is 5129.5 square metres

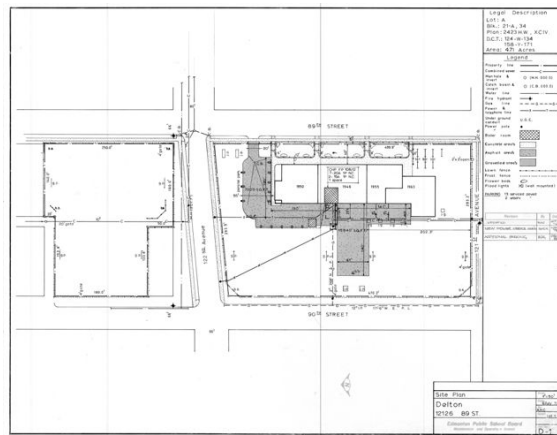
Drawings attached - Site Plan, Basement Plan, Main Floor Plan and Second Floor Plan

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

Event: Plans and Studies

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

Updated: MAR-11



Site Plan.