RECAPP Facility Evaluation Report

Edmonton School District No. 7

Glendale Elementary School

B3129A

Edmonton

Report run on: March 28, 2012 10:00 AM

Facility Details

Building Name: Glendale Elementary School
Address: 9812 - 161 Street
Location: Edmonton

Building Id: B3129A
Gross Area (sq. m): 1,905.60
Replacement Cost: $5,348,000
Construction Year: 1951

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: August 25 2011
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **$483,000**
5 year Facility Condition Index (FCI): **9.03%**

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1951. The school faces three streets - 99 Avenue on the South, 161 Street on the West, 162 Street on the East and a Service Lane on the North. It is under the jurisdiction of Edmonton School District No.7. The 2011 student enrollment is 115 children. As-built drawings for 1956 Addition are not available for review.

The original 1,725.6 square metres school was built in 1951. The first addition of 92.0 square metres was built in 1956. The second addition of 83.6 square metres was built in 1960. Total gross floor area is 1,901.2 square metres.

(1951) Original Building - has roof drains connecting interior downspouts and underground sewage system.
(1956) Addition - has roof drains connecting interior downspouts and underground sewage system.
(1960) Addition - has roof drains connecting interior downspouts and underground sewage system.
(1951) Original Building (Main Floor - NR 11, 12) - have fibreglass wall paneling. (installed in approx. 2006)
Modernization for the whole school was done in 1998.

ABC Group A Division 2 - School. The 1951 Original Building Gymnasium and 1956 Addition are single storey. The remaining 1951Original Building and 1960 Addition are two storey. All buildings have combustible construction and are unsprinklered.

Structural Summary:

(1951) Original Building has concrete slab on grade, concrete foundation walls on concrete strip footings along perimeter and under interior Corridor walls; Main Floor has concrete slab on grade; Second Floor has wood subfloor on wood beams on wood stud columns; Roof has wood sheathing on roof joists on wood studs; Gymnasium has wood sheathing on wood joists on wood truss on wood stud columns.

(1956) Addition has concrete slab on grade, concrete foundation walls on concrete strip footings along perimeter; Mezzanine has wood frame construction; Main Floor has wood sheathing on wood joists on wood truss on wood stud columns.

(1960) Second Floor Addition has wood subfloor on wood beams on wood stud columns; Roof has wood sheathing on roof joists on wood studs.

Recommendations for future action include: mudjack concrete slab on grade.

Overall structural system rating is acceptable.

Envelope Summary:

(1951) Original Building has SBS roofing, stucco, face brick chimney, aluminum windows, metal framed storefront, metal entrance doors and metal frames, exterior wood utility door and frame, prefinished metal siding soffits and overhangs.

(1956) Addition has SBS roofing, stucco, exterior wood utility doors and frames, prefinished metal siding overhangs.

(1960) Second Floor Addition - has SBS roofing, stucco, aluminum windows, prefinished metal siding overhangs.

Recommendations for future action include: replace exterior utility doors and frames; repair SBS roofing;

Overall envelope system rating is acceptable.

Interior Summary:

(1951) Original Building has gypsum wall board on wood studs, suspended T-bar ceiling system with acoustic tiles, sheet vinyl floor finish in Classrooms and Corridors; carpet in Administration areas, Staff Room and Library; drywall ceiling, ceramic tile wall finish and quarry tile flooring in Washrooms; wood flooring in Gymnasium; painted concrete walls and painted concrete flooring in Mechanical Room; wood doors and wood frames, whiteboards, tackboards and projection screens in Classrooms.

(1956) Addition has gypsum wall board on wood studs, drywall ceiling and wood flooring; Mezzanine has drywall ceiling and linoleum flooring, wood doors and frames.

(1960) Second Floor Addition has gypsum wall board on wood studs, suspended T-bar ceiling system with acoustic tiles, sheet vinyl floor finish and carpet flooring in Classroom; suspended T-bar ceiling system with acoustic tiles, sheet vinyl floor finish in Staff Workroom and Corridor; suspended T-bar ceiling system with acoustic tiles and carpet in Library.

Recommendations for future action include: provide interior partition firestopping; replace resilient flooring; replace carpet flooring; repair countertop; provide automatic door operators; provide wheelchair platform; provide barrier free washrooms.

Overall interior system rating is acceptable.

Mechanical Summary:

Building mechanical system consists of boilers, domestic hot water heater, pumps, and roof top make up air units.

The building heating system consists of two new boilers and the redone radiation piping. It can provide enough heating for the school. The domestic hot water heater is brand new and can provide enough domestic hot water.

The ventilation system consists of two roof top units with 6 furnaces. It is recommended to replace the two roof top units with new air handling units with DX cooling so that the learning and teaching environment can be improved in summer. The computer room and server room have no cooling, it is recommended to install air conditioner for the computer room and server room, it is also recommend to install exhaust fan for the server room.

The building control system consists of pneumatic control and partial DDC control, which works well.

Overall. The mechanical system is in acceptable condition.

Electrical Summary:

Incoming service is 600 amp, 120/240V, 1 phase, obtained from a utility owned pad mounted transformer. Branch circuit panel boards are located throughout the facility and there is ample spare breaker capacity. The interior lighting is of the fluorescent type, complete with T8 fluorescent lamps and electronic ballasts. Fire alarm system is the Edwards Quick Start and has visual notification devices throughout school. The telephone system is a . Nortel Networks Meridian telephone system with telephone handsets in each classroom. The school underwent a major modernization in 1998, during which time, all electrical systems were upgraded.
Overall, 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*

(1951) Original Building (Perimeter, Corridors, Load bearing walls) - have 250mm concrete foundation walls on concrete strip footings.
(1956) Addition (Perimeter) - has concrete foundation walls on concrete strip footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

A1030 Slab on Grade*

(1951) Original Building (Mechanical Room 16) - has 150mm concrete slab on grade.
(1951) Original Building (Typical) - has 150mm concrete slab on grade.
(1956) Addition (Main Floor) - has concrete slab on grade.

Rating	Installed	Design Life	Updated
3 - Marginal	1951	0	MAR-12

Event: Mudjack concrete slab. (approx. 100 square metres)

Concern:
(1951) Original Building (Classroom 10) - concrete slab is not levelled and slopes towards West wall.
(1951) Original Building (Administration 1, Principal 2) - concrete slab slopes towards East wall.

Recommendation:
Mudjack concrete slab. (approx. 100 square metres)

Type	Year	Cost	Priority
Repair	2012	$10,000	Low

Updated: MAR-12

A2020 Basement Walls (& Crawl Space)*

(1951) Original Building (Mechanical Room 16) - has concrete foundation walls.
(1951) Original Building (Typical Main Floor) - has concrete foundation walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

(1951) Original Building (Mechanical Room 16) - has shiplap on 38x286mm joists at 400mm o.c., on 250mm concrete walls.
(1951) Original Building (Typical - Main Floor and Second Floor) - have shiplap on 38x286mm joists at 400mm o.c., on 3-38x140 wood stud columns.
(1951) Original Building (Gymnasium) - has shiplap on 38x235mm joists at 400mm o.c., on wood trusses at 3600mm o.c., 4-38x184mm stud columns.
(1956) Addition (Main Floor) - has wood frame construction.
(1960) Addition (Typical Second Floor) - has shiplap on 38x286mm joists at 400mm o.c., on steel columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

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

(1951) Original Building (Typical - Main Floor and Second Floor) - have shiplap on 38x286mm joists at 400mm o.c., on 3-38x140 wood stud columns.
(1951) Original Building (Gymnasium) - has shiplap on 38x235mm joists at 400mm o.c., on wood trusses at 3600mm o.c., 4-38x184mm stud columns.
(1956) Addition (Main Floor) - has wood frame construction.
(1960) Addition (Typical Second Floor) - has shiplap on 38x286mm joists at 400mm o.c., on steel columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1010.03 Floor Decks, Slabs, and Toppings*

(1951) Original Building (Mechanical Room 16) - has 150mm concrete slab on grade.
(1951) Original Building (Typical) - has 150mm concrete slab on grade.
(1956) Addition (Main Floor) - has concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1010.05 Mezzanine Construction*

(1951) Original Building (Second Floor - Classrooms) - have 7.5mm plywood underlay, 19mm plywood subfloor, 38x336mm joists at 600mm o.c., shiplap, fibreboard ceiling.
(1951) Original Building (Second Floor - Corridor) - has 7.5mm plywood underlay, 19mm plywood subfloor, 38x235mm joists at 600mm o.c., shiplap, fibreboard ceiling.
(1956) Addition (Mezzanine - Stage 25) - has wood frame construction.
(1956) Addition (Mezzanine - Storages) - has wood frame construction.
(1960) Addition (Second Floor) - has 7.5mm plywood underlay, 19mm plywood subfloor, 38x286mm joists at 600mm o.c., fibreboard ceiling

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1010.07 Exterior Stairs*

(1951) Original Building (Main Floor - Mechanical Room 16 Exit to West Elevation) - has wood stair c/w wood treads and metal pipe handrail.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1010.09 Floor Construction Fireproofing*

(1951) Original Building (Mechanical Room 16) - has 150mm concrete slab on grade.
(1951) Original Building (Typical) - has 150mm concrete slab on grade.
(1956) Addition (Main Floor) - has concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1010.10 Floor Construction Firestopping*

(1951) Original Building (Mechanical Room 16) - has 150mm concrete slab on grade.
(1951) Original Building (Typical) - has 150mm concrete slab on grade.
(1956) Addition (Main Floor) - has concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1020.01 Roof Structural Frame*

(1951) Original Building (Mechanical Room 16) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x286mm joists at 400mm o.c., on concrete walls.
(1951) Original Building (Typical) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x286mm joists at 400mm o.c., on 3-38x140 wood stud columns.
(1951) Original Building (Gymnasium) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x235mm joists at 400mm o.c., on wood trusses at 3600mm o.c., 4-38x184mm stud columns.
(1956) Addition - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x235mm joists at 400mm o.c., on wood trusses at 3600mm o.c., 4-38x184mm stud columns.
(1960) Addition (Typical) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x286mm joists at 400mm o.c., on steel columns on concrete footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

B1020.04 Canopies*

(1951) Original Building (Second Floor - overhang) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x89mm wood frame, plywood.
(1951) Original Building (Gymnasium - overhang) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x89mm wood frame, plywood.
(1956) Addition (overhang) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x89mm wood frame, plywood.
(1960) Addition (Second Floor - overhang) - has SBS roofing on fibreboard on rigid insulation on vapour barrier on shiplap on 38x89mm wood frame, plywood.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

S2 ENVELOPE

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

(1951) Original Building (Second Floor) - has stucco on wire, building paper, shiplap, 38x89mm studs at 400mm o.c., 50mm rockwool batt, vapour barrier, shiplap, gypsum wall board.
(1951) Original Building (Gymnasium) - has stucco on wire, building paper, shiplap, 38x89mm studs at 400mm o.c., 50mm rockwool batt, vapour barrier, shiplap, gypsum wall board.
(1956) Addition - has stucco on wire, building paper, shiplap, 38x89mm studs at 400mm o.c., 50mm rockwool batt, vapour barrier, shiplap, plywood dado.
(1960) Addition (Second Floor) - has stucco on wire, building paper, shiplap, 38x89mm studs at 400mm o.c., 50mm rockwool batt, vapour barrier, shiplap, gypsum wall board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

West elevation of school and storage facility.

B2010.01.09 Expansion Control: Ext. Wall*

(1951) Original Building - stucco has expansion control joints.
(1951) Original Building (Gymnasium) - stucco has expansion control joints.
(1956) Addition - stucco has expansion control joints.
(1960) Addition (Second Floor) - stucco has expansion control joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

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

(1951) Original Building - stucco expansion control joints have sealant.
(1951) Original Building (Gymnasium) - stucco expansion control joints have sealant.
(1956) Addition - stucco expansion control joints have sealant.
(1960) Addition (Second Floor) - stucco expansion control joints have sealant.
(1951) (1956) - window openings have sealant.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-12

Event: Replace joint sealers. (approx. 250 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$12,500	Unassigned

Updated: MAR-12

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

(1951) Original Building - has painted stucco.
(1951) Original Building (Gymnasium) - has painted stucco.
(1956) Addition - has painted stucco.
(1960) Addition (Second Floor) - has painted stucco.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	15	MAR-12

Event: Repaint exterior walls. (approx. 1400 square emtres)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$70,000	Unassigned

Updated: MAR-12

B2010.02.01 Cast-in-place Concrete: Ext. Wall Const*

(1951) Original Building (Mechanical Room 16) - has concrete foundation walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

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

(1960) Addition (Chimney) - has facing brick above roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	0	MAR-12

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

(1951) Original Building (Typical - Main Floor and Second Floor) - have wood studs and stud columns.
(1951) Original Building (Gymnasium) - has wood studs and stud columns.
(1956) Addition (Main Floor) - has wood frame construction.
(1960) Addition (Typical Second Floor) - has wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

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

Part of 1998 building upgrade.

1951) Original Building (Second Floor) - has rockwool batt, vapour barrier.
(1951) Original Building (Gymnasium) - has rockwool batt, vapour barrier.
(1956) Addition - has rockwool batt, vapour barrier.
(1960) Addition (Second Floor) - has rockwool batt, vapour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

B2010.07 Exterior Protection Devices for Openings*

(1951) Original Building (Main Floor, Second Floor - West side) - have painted screens over windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

B2010.09 Exterior Soffits*

(1951) Original Building (Main Floor - Main Entrance Canopy) - has prefinished metal siding soffits.
(1951) Original Building (Second Floor - overhang) - has prefinished metal siding soffits.
(1951) Original Building (Gymnasium - overhang) - has prefinished metal siding soffits.
(1956) Addition (overhang) - has prefinished metal siding soffits.
(1960) Addition (Second Floor - overhang) - has prefinished metal siding soffits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

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

(1951) Original Building (Main Floor - Administration 1, Principal 2, Office 3, Staff Room 4, Kitchen 5, Music Room 9, Classroom 10, 14, 15, Stair 2) - have aluminum framed windows c/w clear glass and awnings. (approx. 63 windows) (modernized in 1998)
(1951) Original Building (Main Floor - Stair 1) - has aluminum framed windows c/w clear glass. (6 windows) (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 29, 30, 31, 39, 40, Library 41) - have aluminum framed windows c/w clear glass and awnings. (approx. 60 windows) (modernized in 1998)
(1960) Addition (Second Floor - Classroom 33, Library 37) - have aluminum framed windows c/w clear glass and awnings. (approx. 16 windows) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-12

Event: Replace aluminum windows (Glass & Frame). (approx. 145 windows)

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$145,000	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors**

(1951) Original Building (Main Floor - East Main Entrance F1) - has half glazed metal doors and metal framed storefront c/w clear glass sidelites. (3 doors) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace steel framed storefront and doors. (3 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$6,000	Unassigned

Updated: MAR-12

B2030.01.11 Metal Entrance Door**

(1951) Original Building (Main Floor - South Exit F2, Southwest Exits F3, F4, West Exit F5) - have half glazed metal doors and metal frames. (8 doors) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

Event: Replace metal entrance doors and frames. (8 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$8,000	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors** - 1951

(1951) Original Building (Main Floor - Mechanical Room 16) - has wood door and wood frame. (1 door)

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	40	MAR-12

Event: Replace exterior utility door. (1 door)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$1,000	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors** - 1956

(1956) Addition (Main Floor - Corridor C8 Exit, Corridor C9 Exit) - have wood doors and wood frames. (2 doors)

Rating	Installed	Design Life	Updated
3 - Marginal	1951	40	MAR-12

Event: Replace exterior utility doors. (2 doors)

Concern:
(1956) Addition (Main Floor - Corridor C8 Exit, Corridor C9 Exit) - wood doors and wood frames have worn out.

Recommendation:
Replace exterior utility doors. (2 doors)

Type	Year	Cost	Priority
Failure Replacement	2012	$2,000	Low

Updated: MAR-12

(1956) Addition (Main Floor - Corridor C9 Exit) - wood door and wood frame has worn out.

B3010.01 Deck Vapour Retarder and Insulation*

1951) Original Building (Mechanical Room 16) - has rigid insulation on vapour barrier.
(1951) Original Building (Typical) - has rigid insulation on vapour barrier.
(1951) Original Building (Gymnasium) - has rigid insulation on vapour barrier.
(1956) Addition - has rigid insulation on vapour barrier.
(1960) Addition (Typical) - has rigid insulation on vapour barrier.

Rating	Installed	Design Life	Updated
5 - Good	1998	0	MAR-12

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

(1951) Original Building (Roof), (1956) Addition (Roof), (1960) Addition (Roof) - have SBS roofing. (approx. 1355 square metres) (installed in 1998)

Rating	Installed	Design Life	Updated
3 - Marginal	1998	25	MAR-12

Event: Repair SBS roofing. (approx. 300 square metres)

Concern:
(1951) Original Building (Roof) - SBS roofing has ponding.
Recommendation:
Repair SBS roofing. (approx. 300 square metres)

Type	Year	Cost	Priority
Repair	2012	$45,000	Low

Updated: MAR-12

(1951) Original Building (Roof) - SBS roofing has ponding.

Event: Replace SBS roofing. (approx. 1055 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$158,250	Unassigned

Updated: MAR-12

B3010.09 Roof Specialties and Accessories*

(1960) Addition (Second Floor - CNS 38 to Roof) - has metal cat ladder to metal roof hatch.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-12

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

(1960) Addition (Second Floor - CNS 38 to Roof) - has metal cat ladder to metal roof hatch.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-12

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1951) Original Building (Mechanical Room 16) - has concrete walls.
(1951) Original Building (Typical - Main Floor and Second Floor) - have wood studs.
(1951) Original Building (Gymnasium) - has wood studs.
(1956) Addition (Main Floor) - has wood studs.
(1960) Addition (Typical Second Floor) - has wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

(1951) Original Building (Main Floor - Administration 1) - has wood door and metal storefront c/w wired glass.
(1951) Original Building (Main Floor - Administration 1) - has metal storefront c/w wired glass.
(1951) Original Building (Main Floor - Principal 2) - has wood door and metal storefront c/w clear glass.
(1951) Original Building (Main Floor - East Main Entrance Vestibule C1, West Exit Vestibule C7) - have half glazed metal doors and metal storefronts c/w clear glass. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1010.07 Interior Partition Firestopping*

(1951) Original Building - has wood framed partitions.

Rating	Installed	Design Life	Updated
3 - Marginal	1951	0	MAR-12

Event: Provide firestopping. (approx. 3 holes)

Concern:
(1951) Original Building (Mechanical Room 16) - mechanical piping through wall needs firestopping.
Recommendation:
Provide firestopping. (approx. 3 holes)

Type	Year	Cost	Priority
Repair	2012	$1,000	Low

Updated: MAR-12

(1951) Original Building (Mechanical Room 16) - mechanical piping through wall need firestopping.

C1020.01 Interior Swinging Doors (& Hardware)*

(1951) Original Building (Main Floor) - has wood doors and metal frames. (modernized in 1998)
(1951) Original Building (Main Floor - Classroom 10, 14, 15) - have wood doors and wood frames. (modernized in 1998)
(1951) Original Building (Main Floor - Office 3, Infirmary 8) - have wood doors and metal frames c/w clear glass sidelites. (modernized in 1998)
(1951) Original Building (Second Floor) - has wood doors and wood frames. (modernized in 1998)
(1956) Addition (Main Floor) - has wood doors and wood frames. (modernized in 1998)
(1956) Addition (Mezzanine) - has wood doors and wood frames. (modernized in 1998)
(1960) Addition (Second Floor) - has wood doors and metal frames. (modernized in 1998)
(1960) Addition (Second Floor - Staff Workroom 36) - has wood door and metal frame c/w clear glass sidelite. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1020.03 Interior Fire Doors*

(1951) Original Building (Main Floor - Music Room 9, Corridor C2, C3, C4, Corridor C2 to Stair 2) - have 3/4 hour fire rated metal doors and 1.5 hour fire rated metal frames. (modernized in 1998)
(1951) Original Building (South Exit Vestibule C5, Southwest Exit Vestibule C6) - have metal doors and metal frames. (modernized in 1998)
(1951) Original Building (Main Floor - Mechanical Room 16) - has 1.5 hour fire rated metal door and metal frame. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1020.04 Interior Sliding and Folding Doors*

(1951) Original Building (Second Floor - between Classroom 39 and Library 41) - has glazed aluminum sliding door c/w clear glass. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1030.01 Visual Display Boards**

(1951) Original Building (Main Floor - Administration 1, Office 3, Staff Room 4) - have 3 whiteboards and 2 tackboards. (modernized in 1998)
(1951) Original Building (Main Floor - Music Room 9, Classroom 10, 14, 15) - have 8 whiteboards, 1 blackboard, 4 tackboards and 2 projection screens. (modernized in 1998)
(1951) Original Building (Main Floor - Corridor C2, C3, C4) - have 4 tackboards. (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 29, 30, 31, 39, 40) - have 9 whiteboards, 1 blackboard, 6 tackboards and 4 projection screens. (modernized in 1998)
(1951) Original Building (Second Floor - Corridor C10) - has 2 tackboards. (modernized in 1998)
(1960) Addition (Second Floor - Classroom 33) - has 1 whiteboard. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-12

Event: Replace visual display boards. (approx. 47 boards)

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$47,000	Unassigned

Updated: MAR-12

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

(1951) Original Building (Main Floor - Girls Washroom 18, Boys Washroom 22) - have prefinished metal toilet partitions. (9 partitions) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace prefinished metal partitiont. (9 partitions)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$4,500	Unassigned

Updated: MAR-12

C1030.08 Interior Identifying Devices*

All rooms have plastic name plates as interior identification.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1030.12 Storage Shelving*

(1951) Original Building (Main Floor - Server 7) - has wood shelves. (modernized in 1998)
(1951) Original Building (Second Floor - Janitor 32) - has wood shelves. (modernized in 1998)
(1956) Addition (Mezzanine - Storage 27, 28) - has wood shelves.
(1960) Addition (Second Floor - CNS 38) - has metal shelves. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	0	MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

(1951) Original Building (Main Floor - Girls Washroom 18, Boys Washroom 22, Womens Washroom 19, Mens Washroom 21) - have toilet accessories. (modernized in 1998)
(1960) Addition (Second Floor - Washroom 34) - has toilet accessories. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1030.17 Other Fittings* - Boot Racks

(1951) Original Building (Main Floor - Corridor C2 near West Exit Vestibule C7, Corridor C4 near South Exit Vestibule C5) - have metal boot racks. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C1030.17 Other Fittings* - Coat Hooks

(1951) Original Building (Main Floor - Corridor C2 near Classroom 14, 15) - has coat hooks. (modernized in 1998)
(1951) Original Building (Second Floor - Corridor C10 near Classroom 29, 30, 31, 39, 40) - has coat hooks. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C2010 Stair Construction*

(1951) Original Building (Main Floor - Corridor C2 to Mechanical Room 16) - has painted concrete stair c/w metal pipe handrails. (1 stair)
(1951) Original Building (Main Floor - Corridor C2 to East Main Entrance Vestibule C1, Corridor C2 to West Exit Vestibule C7, Corridor C3 to Southwest Exit Vestibule C6, Corridor C4 to South Exit Vestibule C5) - have wood stairs c/w rubber sheet treads and nosing and metal pipe handrails. (4 stairs)
(1951) Original Building (Main Floor to Second Floor - Stair 1, Stair 2) - have wood stairs c/w rubber sheet treads and nosing and metal pipe handrails. (2 stairs)
(1956) Addition (Main Floor) to (1960) Addition (Mezzanine - Storage 27, 28) - have wood stairs c/w linoleum treads, metal nosing and wood handrails. (2 stairs)
(1956) Addition (Main Floor - Gymnasium 23 to Stage 25) - has wood stairs c/w linoleum treads, metal nosing and wood handrails. (2 stairs)
(1956) Addition (Main Floor - Gymnasium 23 to Corridor C8 Exit, Corridor C9 Exit) - have wood stairs c/w linoleum treads, metal nosing and wood handrails. (2 stairs)

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

C2020.05 Resilient Stair Finishes** - 1956

(1956) Addition (Main Floor) to (1960) Addition (Mezzanine - Storage 27, 28) - wood stairs have linoleum treads and metal nosing. (2 stairs)
(1956) Addition (Main Floor - Gymnasium 23 to Stage 25) - wood stairs have linoleum treads and metal nosing. (2 stairs)
(1956) Addition (Main Floor - Gymnasium 23 to Corridor C8 Exit, Corridor C9 Exit) - wood stairs have linoleum treads and metal nosing. (2 stairs)

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	20	MAR-12

Event: Replace resilient finish. (6 stairs)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$2,000	Unassigned

Updated: MAR-12

C2020.05 Resilient Stair Finishes** - 1998

(1951) Original Building (Main Floor - Corridor C2 to East Main Entrance Vestibule C1, Corridor C2 to West Exit Vestibule C7, Corridor C3 to Southwest Exit Vestibule C6, Corridor C4 to South Exit Vestibule C5) - wood stairs have rubber sheet treads and nosing. (4 stairs) (modernized in 1998)
(1951) Original Building (Main Floor to Second Floor - Stair 1, Stair 2) - wood stairs have rubber sheet treads and nosing. (2 stairs) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-12

Event: Replace resilient finish. (6 stairs)

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$4,000	Unassigned

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

(1951) Original Building (Main Floor - Corridor C2 to Mechanical Room 16) - concrete stair has metal pipe handrails. (modernized in 1998)
(1951) Original Building (Main Floor - Corridor C2 to East Main Entrance Vestibule C1, Corridor C2 to West Exit Vestibule C7, Corridor C3 to Southwest Exit Vestibule C6, Corridor C4 to South Exit Vestibule C5) - wood stairs have metal pipe handrails. (modernized in 1998)
(1951) Original Building (Main Floor to Second Floor - Stair 1, Stair 2) - wood stairs have metal pipe handrails. (modernized in 1998)
(1956) Addition (Main Floor) to (1960) Addition (Mezzanine - Storage 27, 28) - wood stairs have wood handrails.
(1956) Addition (Main Floor - Gymnasium 23 to Stage 25) - wood stairs have wood handrails.
(1956) Addition (Main Floor - Gymnasium 23 to Corridor C8 Exit, Corridor C9 Exit) - wood stairs have wood handrails.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	0	MAR-12

C2020.10 Stair Painting*

(1951) Original Building (Main Floor - Corridor C2 to Mechanical Room 16) - has painted concrete stair.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

C3010.02 Wall Paneling** - 1951

(1951) Original Building (Main Floor - Gymnasium 23) - has plywood wall paneling. (approx. 110 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	30	MAR-12

Event: Replace wall paneling. (approx. 110 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$5,500	Unassigned

Updated: MAR-12

C3010.02 Wall Paneling** - 2006

(1951) Original Building (Main Floor - NR 11, 12) - have fibreglass wall paneling. (approx. 10 square metres) (installed in approx. 2006)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace wall paneling. (approx. 10 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$1,000	Unassigned

Updated: MAR-12

C3010.06 Tile Wall Finishes**

(1951) Original Building (Main Floor - Girls Washroom 18, Boys Washroom 22) - have ceramic wall tiles. (approx. 30 square metres) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-12

Event: Replace tile wall finish. (approx. 30 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$3,000	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

(1951) Original Building (Main Floor - Mechanical Room 16) - has painted concrete walls.
(1951) Original Building (Main Floor - Administration 1, Principal 2, Office 3, Staff Room 4, Kitchen 5, Storage 6, Server 7, Infirmary 8, Music Room 9, Janitor's Office 17, Janitor 20, Girls Washroom 18, Boys Washroom 22, Womens Washroom 19, Mens Washroom 21, Corridor C2, C3, C4, East Main Entrance Vestibule C1, South Exit Vestibule C5, Southwest Exit Vestibule C6, West Exit Vestibule C7) - have painted gypsum board wall finish. (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 39, 40, Library 41, Janitor 32, Corridor C10, C11) - have painted gypsum board wall finish. (modernized in 1998)
(1956) Addition (Main Floor - Stage 25, Gym Storage 24, 26, Corridor C8, C9) - have painted gypsum board wall finish. (modernized in 1998)
(1956) Addition (Mezzanine - Storage 27, 28) - have painted gypsum board wall finish. (modernized in 1998)
(1960) Addition (Second Floor - Classroom 33, Washroom 34, Janitor 35, Staff Workroom 36, Library 37, CNS 38) - have painted gypsum board wall finish. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C3010.12 Wall Coverings*

(1951) Original Building (Main Floor - Classroom 10, 14, 15) - have vinyl wall finishes on gypsum wall boards. (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 29, 30, 31) - have vinyl wall finishes on gypsum wall boards. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C3010.14 Other Wall Finishes* - Tectum

(1951) Original Building (Main Floor - Gymnasium 23) - has tectum wall paneling. (approx. 110 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

(1951) Original Building (Main Floor - Mechanical Room 16) - has painted concrete floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

C3020.02 Tile Floor Finishes**

(1951) Original Building (Main Floor - Girls Washroom 18, Boys Washroom 22) - have quarry tile flooring .(approx. 35 square metres) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	50	MAR-12

Event: Replace tile flooring. (approx. 35 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2048	$3,500	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring**

(1951) Original Building (Main Floor - Gymnasium 23) - has wood strip flooring. (approx. 260 square metres) (installed in 1984)
(1956) Addition (Main Floor - Stage 25, Gym Storage 24, 26, Corridor C8, C9) - have wood strip flooring. (approx. 50 square metres) (installed in 1984)

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-12

Event: Replace wood flooring. (approx. 310 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$77,500	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring** - 1956

(1956) Addition (Mezzanine - Storage 27, 28) - have linoleum flooring. (approx. 20 square metres)

Rating	Installed	Design Life	Updated
3 - Marginal	1956	20	MAR-12

Event: Replace resilient flooring. (approx. 20 square metres)

Concern:
(1956) Addition (Mezzanine - Storage 27, 28) - have worn out linoleum flooring.
Recommendation:
Replace resilient flooring. (approx. 20 square metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$2,000	Low

Updated: MAR-12

C3020.07 Resilient Flooring** - 1998

(1951) Original Building (Main Floor - partial Administration 1, Infirmary 8, partial Music Room 9, Classroom 10, NR 11, 12, partial Classroom 14, 15, Womens Washroom 19, Mens Washroom 21, Janitor 20, partial Corridor C2, C3, C4, Southwest Exit Vestibule C6) - have sheet vinyl flooring. (approx. 355 square metres) (modernized in 1998)
(1951) Original Building (Main Floor - Kitchen 5, Storage 6) - have vinyl tile flooring. (approx. 15 square metres) (modernized in 1998)
(1951) Original Building (Main Floor - partial Corridor C2, C3, C4, East Main Entrance Vestibule C1, South Exit Vestibule C5, West Exit Vestibule C7) - have rubber sheet flooring. (approx. 45 square metres) (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 29, 30, 39, 40, partial Classroom 31, Janitor 32, Corridor C10, C11) - have sheet vinyl flooring. (approx. 450 square metres) (modernized in 1998)
(1960) Addition (Second Floor - partial Classroom 33, Washroom 34, Janitor 35, Staff Workroom 36) - have sheet vinyl flooring. (approx. 75 square metres) (modernized in 1998)

Rating	Installed	Design Life	Updated
3 - Marginal	1998	20	MAR-12

Event: Repair resilient flooring. (approx. 940 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$94,000	Unassigned

Updated: MAR-12

Event: Replace resilient flooring. (approx. 40 square metres)

Concern:
(1951) Original Building (Main Floor - partial Administration 1, Corridor C2) - have cracked sheet vinyl flooring.
Recommendation:
Replace resilient flooring. (approx. 40 square metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$4,000	Low

Updated: MAR-12

(1951) Original Building (Main Floor - Corridor C2) - has cracked sheet vinyl flooring.

C3020.07 Resilient Flooring** - VAT

(1951) Original Building (Main Floor - Server 7) has vinyl asbestos tile flooring. (approx. 10 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	20	MAR-12

Event: Replace resilient flooring. (approx. 10 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$1,000	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring** - 1984

(1951) Original Building (Main Floor - Janitor's Office 17) - has carpet flooring. (approx. 5 square metres) (installed in approx. 1984)
(1951) Original Building (Second Floor - partial Classroom 31) - has carpet flooring. (approx. 55 square metres) (installed in approx. 1984)

Rating	Installed	Design Life	Updated
3 - Marginal	1984	15	MAR-12

Event: Replace carpet flooring. (approx. 60 square metres)

Concern:
(1951) Original Building (Main Floor - Janitor's Office 17) - has worn out carpet flooring.
(1951) Original Building (Second Floor - partial Classroom 31) - has worn out carpet flooring

Recommendation:
Replace carpet flooring. (approx. 15 square metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$6,000	Low

Updated: MAR-12

C3020.08 Carpet Flooring** - 1998

(1951) Original Building (Main Floor - partial Administration 1, Principal 2, Office 3, Staff Room 4, partial Music Room 9, partial Classroom 14, 15) - have carpet flooring. (approx. 240 square metres) (modernized in 1998)
(1951) Original Building (Second Floor - Library 41) - has carpet flooring. (approx. 65 square metres) (modernized in 1998)
(1960) Addition (Second Floor - partial Classroom 33, Library 37, CNS 38) - have carpet flooring. (approx. 155 square metres) (modernized in 1998)

Rating	Installed	Design Life	Updated
3 - Marginal	1998	15	MAR-12

Event: Replace carpet flooring. (approx. 15 square metres)

Concern:
(1960) Addition (Second Floor - partial Classroom 33) - has rippled carpet flooring.
Recommendation:
Replace carpet flooring. (approx. 15 square metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$1,500	Low

Updated: MAR-12

(1960) Addition (Second Floor - partial Classroom 33) - has rippled carpet flooring.

Event: Replace carpet flooring. (approx. 445 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$44,500	Unassigned

Updated: MAR-12

C3030.01 Concrete Ceiling Finishes (Unpainted)*

(1951) Original Building (Main Floor - Mechanical Room 16) - has unpainted concrete ceiling finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

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

(1951) Original Building (Main Floor - Administration 1, Principal 2, Office 3, Staff Room 4, Kitchen 5, Storage 6, Server 7, Infirmary 8, Music Room 9, Classroom 10, 14, 15, NR 11, 12, Corridor C2, C3, C4) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 640 square metres) (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 29, 30, 31, 39, 40, Library 41, Janitor 32, Corridor C10) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 425 square metres) (modernized in 1998)
(1960) Addition (Second Floor - Classroom 33, Staff Workroom 36, Library 37, CNS 38) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 210 square metres) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-12

Event: Replace suspended T-bar ceiling system. (approx. 1275 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$95,625	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

(1951) Original Building (Main Floor - Janitor's Office 17, Janitor 20, Gymnasium 23, Girls Washroom 18, Boys Washroom 22, Womens Washroom 19, Mens Washroom 21, East Main Entrance Vestibule C1, South Exit Vestibule C5, Southwest Exit Vestibule C6, West Exit Vestibule C7) - have painted gypsum board ceiling finish. (modernized in 1998)
(1951) Original Building (Second Floor - Corridor C11) - has painted gypsum board ceiling finish. (modernized in 1998)
(1956) Addition (Main Floor - Stage 25, Gym Storage 24, 26, Corridor C8, C9) - have painted gypsum board ceiling finish. (modernized in 1998)
(1956) Addition (Mezzanine - Storage 27, 28) - have painted gypsum board ceiling finish. (modernized in 1998)
(1960) Addition (Second Floor - Washroom 34, Janitor 35) - have painted gypsum board ceiling finish. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

C3030.09 Other Ceiling Finishes* - Acoustic Panels

(1951) Original Building (Main Floor - Gymnasium 23) - has fabric acoustic ceiling panels. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel which vary size and function. Janitor sinks in custodial rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace 12 stainless steel sinks and 3 janitor sinks.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$25,000	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

Vitreous China drinking fountains, no refrigerated.

Rating	Installed	Design Life	Updated
4 - Acceptable	2033	35	MAR-12

Event: Replace 1 Drinking Fountain.

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$1,500	Unassigned

Updated: MAR-12

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

Floor mounted water closets with flush tank, open front seat, regular and elongated rim bowl.
Porcelain steel bowl lavatories. On/off valve.
Wall mounted urinals, with flush valves

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	35	MAR-12

Event: Replace 11 WC's, 10 Lavs & 4 Urinals.

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$38,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Mainly copper piping and fittings. Solder joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	0	MAR-12

D2020.01.02 Valves: Domestic Water**

Non rising stem gate valve and quarter turn ball Isolation valves

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	40	MAR-12

Event: Replace 30 Domestic Water valves.

Type	Year	Cost	Priority
Lifecycle Replacement	2047	$15,000	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Fire system and domestic water system have (Ames & Watts respectively) RP backflow prevention devices. Wilkins backflow prevention device on Janitorial sink. Install date estimated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	MAR-12

Event: Replace 3 backflow prevention devices.

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$7,500	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

A new Tankless Gas Water Heater flash water heater (Takagi model: T-K2) was installed in January 2006. Its capacity is 240 gals/hr and its input is 185,000 Btu/hr c/w In line domestic hot water circulation pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	2006	20	MAR-12

Event: Replace tankless Domestic Water Heater & recirc. pump.

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$6,000	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Majority of domestic hot, cold and recirculation piping insulated with preformed fibreglass pipe insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	0	MAR-12

D2030.01 Waste and Vent Piping*

Underground sanitary sewer piping connected to the municipal sewage system , cast iron and copper

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D2030.02.04 Floor Drains*

Conventional floor drains throughout building. Located mainly in washrooms and mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping connecting roof drains to building storm drainage system. Mechanical joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D2040.02.04 Roof Drains*

Full open cast iron dome strainer roof drains on flat roof areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, domestic hot water heater and gas fired rooftop units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

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

Two new RBI FUTERA III high efficiency heating boilers (model: MB0500, input 500,000 Btu/hr) were installed in January 2006.

Rating	Installed	Design Life	Updated
4 - Acceptable	2006	35	MAR-12

Event: Replace 2 hot water Heating Boilers and Accessories.

Type	Year	Cost	Priority
Lifecycle Replacement	2041	$80,000	Unassigned

Updated: MAR-12

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

Metal chimneys up through roof to weather cap. The chimneys were installed in 2006.

Rating	Installed	Design Life	Updated
4 - Acceptable	2006	35	MAR-12

Event: Replace boiler Chimneys (&Comb. Air) (BOE: 2 storeys).

Type	Year	Cost	Priority
Lifecycle Replacement	2041	$20,000	Unassigned

Updated: MAR-12

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

Chemical pot feeder, side stream filter in hydronic loop.

Rating	Installed	Design Life	Updated
4 - Acceptable	2006	0	MAR-12

D3020.04.01 Fuel-Fired Duct Heaters** - Gymnasium

Two (2) Modine heat exchangers serving the Gym AHU. (model WDG 300SF, Input 300,000 Btu/hr) were installed recently. Install date estimated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replacement 2 Gymnasium Duct Heaters.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$8,000	Unassigned

Updated: MAR-12

D3020.04.01 Fuel-Fired Duct Heaters** - Main school

Four (4) Lennox 160/120 MBH duct furnaces serving the main school AHU.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	30	MAR-12

Event: Replace 4 (main school) duct heaters.

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$16,000	Unassigned

Updated: MAR-12

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

Metal chimneys connected to each bank of duct heaters - extended up through roof to weather cap.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D3040.01.01 Air Handling Units: Air Distribution**

There are two air handling units:
One main fan with four (4) duct furnaces - serving the class room section.
The other fan with two (2) Modine heat exchangers services the Gym section.

Rating	Installed	Design Life	Updated
3 - Marginal	1960	30	MAR-12

Event: Add Air Conditioner in Computer Room

Concern:
The current computer room and server room have no air conditioner, the server room has no exhaust fan.

Recommendation:
Replace air handling units (refer to Failure Replacement events) and wait and see how the Computer & Server rooms respond to new air handling units. If additional cooling is still required install an air conditioner for the computer room and server room, and install an exhaust fan for server room.

Consequences of Deferral:
High room temperature results in poor learning and teaching environment. It also affect the performance of the computers.

Type	Year	Cost	Priority
Program Functional Upgrade	2014	$30,000	Medium

Updated: MAR-12

Event: Replace the two air handling units

Concern:
The two air handling units were installed originally to serve the classrooms and Gym. They are approaching the end of their useful life and need to be replaced. Since the classrooms get a lot of sunshine, they are very hot in classrooms in summer (when we audited at 8:00 AM on June 26, the temperature in classroom is 32 C).

Recommendation:
It is recommend to replace the two existing rooftop air handling units with two rooftop air conditioners (DX cool, gas heat, variable air volume) so that the learning and teaching environment can be improved.

Consequences of Deferral:
The learning and teaching environment will be significantly affected in summer.

Type	Year	Cost	Priority
Failure Replacement	2012	$150,000	Medium

Updated: MAR-12

D3040.01.02 Fans: Air Distribution (Remote from AHU)*

Two Ceiling propellor fans in Gymnasium. Install date estimated.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	0	MAR-12

D3040.01.04 Ducts: Air Distribution*

Each air system complete with low velocity, sheet metal supply air ductwork to diffusers or grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Air outlets vary as to type. Fixed pattern square diffusers, adjustable bar side wall, round, fixed bar, egg crate.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D3040.03.01 Hot Water Distribution Systems**

Inline pumps circulate heated water via piping to radiation and other terminal units. 2 Armstrong vertical in-line pumps with 1/2 HP motors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-12

Event: Replace Hot Water Distribution Systems (BOE: 1905 sq.M. GFA).

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$175,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

Fans vary as to type - inline & roof mounted dome exhausters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	30	MAR-12

Event: Replace 8 Exhaust Fans.

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$40,000	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Low velocity, sheet metal exhaust air ductwork to exhaust air outlets and fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear bar grilles throughout building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D3050.05.02 Fan Coil Units**

Wall mounted, hot water fan coil units installed at building entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	2006	30	MAR-12

Event: Replace 4 Force Flow heaters.

Type	Year	Cost	Priority
Lifecycle Replacement	2036	$10,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Radiation element installed in radiation enclosure along building perimeter. All radiation heating system piping had been redone, the finned tubes are original.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-12

Event: Replace 50 m of Finned Tube Radiation.

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$20,000	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

Hot water unit heater in mechanical room. Used for tempering combustion air.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace unit heater.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$5,000	Unassigned

Updated: MAR-12

D3060.02.01 Electric and Electronic Controls**

Line voltage electric control of unit heater and force flow heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	30	MAR-12

Event: Replace unit heater and force flow electric controls.

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$3,000	Unassigned

Updated: MAR-12

D3060.02.02 Pneumatic Controls**

DeVilbiss simplex air compressor with 3/4 HP motor provides control air for pneumatic control components, including pneumatic damper motors on air system, pneumatic control valves on radiation etc.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-12

Event: Replace pneumatic control system (BOE: 1905 sq.M. GFA).

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$25,000	Unassigned

Updated: MAR-12

D4020 Standpipes*

Firehose cabinets located mainly in corridors. 1 on main floor & 1 on second floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers are installed on wall hooks, in cabinets and fire hose cabinets throughout building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	0	MAR-12

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

Electrical service to the school is obtained from a utility owned pad mount transformer located on west side of school on school property.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-12

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

Underground feeders routed to the main distribution, rated at 600A, 120/240V, 1 phase, 3 wire. It is the product of Square "D", and it is complete with a 600A main breaker and a feeder breaker distribution centre. All breakers are adequately identified, and distribution section has ample spare breaker capacity. A surge suppression system has been provided.

Rating	Installed	Design Life	Updated
5 - Good	1998	40	MAR-12

Event: Replace Main Electrical Switchboards (Main Distribution): Based on unit equipment cost.

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$40,000	Unassigned

Updated: MAR-12

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

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

Rating	Installed	Design Life	Updated
5 - Good	1998	30	MAR-12

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution): Based on 9 panels.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$20,000	Unassigned

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Individual wall mount loose motor starters are a combination of older Allen-Bradley and Telemecanique equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace Motor Starters and Accessories: Based on 12 starters.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$20,000	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Branch wiring is copper and installed in conduit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Fluorescent fixtures used as primary lighting source throughout the school. Fixtures are complete with T8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
5 - Good	1998	30	MAR-12

Event: Replace Interior Florescent Fixtures: Based on 300 fixtures.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$100,000	Unassigned

Updated: MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency battery packs complete with remote heads located throughout school. All paths of egress are adequately illuminated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-12

Event: Replace Emergency Lighting Battery Packs:Based on 8 packs.

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$8,000	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

All exit lights are complete with LED lamps.

Rating	Installed	Design Life	Updated
5 - Good	1998	0	MAR-12

D5020.03.01.03 Exterior Metal Halide Fixtures*

Exterior metal halide fixtures light perimeter of building

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

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

All exterior lighting is on photocell control.

Rating	Installed	Design Life	Updated
5 - Good	1951	0	MAR-07

D5030.01 Detection and Fire Alarm**

Edwards System Technologies Quick Start fire alarm panel located in the server room. Remote annunciator panel located at front entrance. 9 zones used. Tested annually and externally monitored. Signal devices are combination bell/strobe units.

Rating	Installed	Design Life	Updated
5 - Good	2005	25	MAR-12

Event: Replace Detection and Fire Alarm: Based on 1900 Sq. m. GFA

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$60,000	Unassigned

Updated: MAR-12

D5030.02.02 Intrusion Detection**

Magnum Alert 3000 security system with door contacts and PIR motion detectors. User interface keypad is located in main office, computer lab and mechanical room.

Rating	Installed	Design Life	Updated
5 - Good	1998	25	MAR-12

Event: Replace Intrusion Detection: Based on 1500 Sq. m floor area

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$45,000	Unassigned

Updated: MAR-12

D5030.04.01 Telephone Systems*

Telephone service is underground. A Nortel Networks Meridian Telephone system has been provided, and is located in the server room. Telephone handsets have been provided in each classroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

D5030.04.03 Call Systems**

A Bogen TPU 1008, 100 Watt, paging amplifier has been provided, that is interfaced with the telephone system. Telephone sets have been provided in each classroom. Speakers have been provided throughout the school, including classrooms, corridors and wash rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-12

Event: Replace Call Systems: Based on replacing the amplifier.

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$15,000	Unassigned

Updated: MAR-12

D5030.04.04 Data Systems*

Cat 5 cable has been provided throughout the school. Data outlets have been provided in the administration area and each instructional area. Main network is located in the server room and is complete rack mounted patch panels and switches.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

(1951) Original Building (Second Floor - Library 41) - has wood book shelves and mobile book carts. (modernized in 1998)
(1960) Addition (Second Floor - Library 37) - has wood book shelves and metal book racks. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

E1020.03 Theatre and Stage Equipment*

(1956) Addition (Main Floor - Stage 25) - has stage curtains. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

E1020.07 Laboratory Equipment*

(1960) Addition (Second Floor - Staff Workroom 36) - has eye wash station. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

E1090.04 Residential Equipment*

(1951) Original Building (Main Floor - Staff Room 4) - has fridge, freezer, range and dishwasher. (modernized in 1998)
(1951) Original Building (Main Floor - Mechanical Room 16) - has washer. (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 30) - has fridge. (modernized in 1998)
(1960) Addition (Second Floor - Classroom 33) - has fridge. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1951) Original Building (Main Floor - Gymnasium 23) - has 1 wall mounted basketball backstop, 1 suspended sliding basketball backstop and 1 Canadian climber.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

E2010.02 Fixed Casework** - Display Case

(1951) Original Building (Main Floor - Corridor C2 near Womens Washroom 19) - has display case. (approx. 2 linear metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	MAR-12

Event: Replace display case. (approx. 2 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$2,000	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework** - Millwork

(1951) Original Building (Main Floor - Administration 1, Kitchen 5, Music Room 9, Classroom 10, 14, 15) - have millwork. (approx. 14 linear metres) (installed in 2001)
(1951) Original Building (Second Floor - Classroom 29, 30, 31, 39, 40, Library 41) - have millwork. (approx. 50 linear metres) (installed in 2001)
(1960) Addition (Second Floor - Classroom 33, Staff Workroom 36, Library 37) - have millwork. (approx. 12 linear metres) (installed in 2001)

Rating	Installed	Design Life	Updated
3 - Marginal	2001	35	MAR-12

Event: Repair countertop. (approx. 2 linear metres)

Concern:
1960) Addition (Second Floor - Classroom 33) - has damaged countertop.
Recommendation:
Repair countertop. (approx. 2 linear metres)

Type	Year	Cost	Priority
Repair	2012	$1,000	Low

Updated: MAR-12

(1960) Addition (Second Floor - Classroom 33) - has damaged countertop.

Event: Replace millwork. (approx. 76 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2036	$76,000	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework** - Reception Counters

(1951) Original Building (Main Floor - Administration 1) - has reception counter. (approx. 3 linear metres) (modernized in 1998)
(1960) Addition (Second Floor - Library 37) - has reception counter. (approx. 3 linear metres) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	MAR-12

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

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$6,000	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework** - Vanities

(1951) Original Building (Main Floor - Girls Washroom 18, Boys Washroom 22) - have prefinished plastic laminated vanities. (approx. 4 linear metres) (modernized in 1998)
(1960) Addition (Second Floor - Washroom 34) - has prefinished plastic laminated vanity. (1 linear metre) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	MAR-12

Event: Replace vanities. (approx. 5 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$5,000	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

(1951) Original Building (Main Floor - Administration 1, Principal 2, Office 3, Staff Room 4, Kitchen 5, Music Room 9, Classroom 10, 14, 15) - have vertical blinds. (approx. 61 blinds) (modernized in 1998)
(1951) Original Building (Second Floor - Classroom 29, 30, 31, 39, 40, Library 41) - have vertical blinds. (approx. 60 blinds) (modernized in 1998)
(1960) Addition (Second Floor - Classroom 33, Library 37) - have vertical blinds. (approx. 16 blinds) (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-12

Event: Replace blinds. (approx. 137 blinds)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$54,800	Unassigned

Updated: MAR-12

E2010.05 Fixed Multiple Seating**

(1951) Original Building (Main Floor - Music Room 9) - has raised wood platform c/w carpet finish and metal handrail. (modernized in 1998)

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	MAR-12

S8 SPECIAL ASSESSMENT

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

School has asphalt paved parking lot.

Rating	Installed	Design Life	Updated
3 - Marginal	1956	0	MAR-12

Event: Paint pavement markings. (approx. 12 stalls)

Concern:
School does not have painted yellow lines on pavement.
Recommendation:
Paint pavement markings. (approx. 12 stalls)

Type	Year	Cost	Priority
Program Functional Upgrade	2012	$2,400	Low

Updated: MAR-12

K4010.01 Barrier Free Route: Parking to Entrance*

(1951) Original Building (Main Floor - East Main Entrance F1) - has barrier free route from parking lot to entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

K4010.02 Barrier Free Entrances*

(1951) Original Building (Main Floor - East Main Entrance F1, East Main Entrance Vestibule C1) - do not have automatic door operators.

Rating	Installed	Design Life	Updated
3 - Marginal	1951	0	MAR-12

Event: Provide automatic door operators. (2 doors)

Concern:
(1951) Original Building (Main Floor - East Main Entrance F1, East Main Entrance Vestibule C1) - do not have automatic door operators.
Recommendation:
Provide automatic door operators. (2 doors)

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$20,000	Low

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

Corridors are wide enough for wheelchairs.
(1951) Original Building (Main Floor - Corridor C2 to East Main Entrance Vestibule C1, Corridor C2 to West Exit Vestibule C7, Corridor C3 to Southwest Exit Vestibule C6, Corridor C4 to South Exit Vestibule C5) - have wood stairs c/w rubber sheet treads and nosing and metal pipe handrails. (4 stairs)
(1951) Original Building (Main Floor to Second Floor - Stair 1, Stair 2) - have wood stairs c/w rubber sheet treads and nosing and metal pipe handrails. (2 stairs)
(1956) Addition (Main Floor - Gymnasium 23 to Stage 25) - has wood stairs c/w linoleum treads, metal nosing and wood handrails. (2 stairs)
(1956) Addition (Main Floor - Gymnasium 23 to Corridor C8 Exit, Corridor C9 Exit) - have wood stairs c/w linoleum treads, metal nosing and wood handrails. (2 stairs)

Rating	Installed	Design Life	Updated
3 - Marginal	1951	0	MAR-12

Event: Provide ramp and platforms. (1 ramp and 2 platforms)

Concern:
(1951) Original Building (Main Floor - Corridor C2 to East Main Entrance Vestibule C1) - needs ramp.
(1951) Original Building (Main Floor to Second Floor - Stair 2) - needs platform.
(1956) Addition (Main Floor - Gymnasium 23 to Stage 25) - needs platform.

Recommendation:
Provide ramp and platforms. (1 ramp and 2 platforms)

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$40,000	Low

Updated: MAR-12

K4010.04 Barrier Free Washrooms*

School does not have barrier free washrooms.

Rating	Installed	Design Life	Updated
3 - Marginal	1951	0	MAR-12

Event: Provide barrier free washrooms. (2 washrooms)

Concern:
School does not have barrier free washrooms.

Recommendation:
Provide barrier free washrooms. (2 washrooms)

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$10,000	Low

Updated: MAR-12

K4030.01 Asbestos*

F2020.01 Asbestos*
An asbestos survey was completed for Edmonton Public Schools in 2001?

Refer to C3020.07 Resilient Flooring** - VAT
(1951) Original Building (Main Floor - Server 7) has vinyl asbestos tile flooring. (approx. 10 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

K4030.02 PCBs*

No PCBs were observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

K4030.04 Mould*

Mould abatement undertaken in 2003, 2005.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	0	MAR-12

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

No ozone depleting substances were observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

K4030.09 Other Hazardous Materials*

No other hazardous materials was observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1951	0	MAR-12

K5010 Reports, Drawings and Studies

Prime Consultant Name - Francis Ng Architect Ltd.
Year of Evaluation - 2011

(1951) Original Building - 1,725.6 square metres.
(1956) Addition - 92.0 square metres.
(1960) Addition - 83.6 square metres.
Total building area is 1,901.2 square metres.

Rating	Installed	Design Life	Updated
4 - Acceptable	2011	0	MAR-12

K5010.01 Site Documentation*

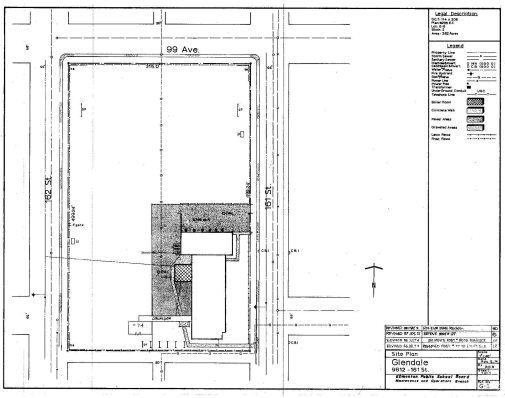
Drawings attached - Site Plan.

Rating	Installed	Design Life	Updated
4 - Acceptable	2011	0	MAR-12

Event: Site Plan.

Type	Year	Cost	Priority
Study	2011	$0	Unassigned

Updated: MAR-12



Site Plan.

K5010.02 Building Documentation*

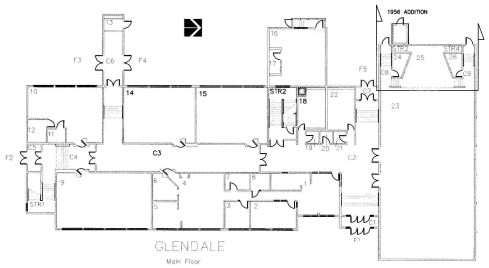
Drawings attached - Main Floor Plan, Second Floor Plan.

Rating	Installed	Design Life	Updated
4 - Acceptable	2011	0	MAR-12

Event: Floor Plans.

Type	Year	Cost	Priority
Study	2011	$0	Unassigned

Updated: MAR-12



Main Floor Plan.