

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Highlands Junior High School

B3149A
Edmonton

Facility Details

Building Name: Highlands Junior High School
Address: 11509 - 62 Street
Location: Edmonton

Building Id: B3149A
Gross Area (sq. m): 4,659.50
Replacement Cost: \$13,078,000
Construction Year: 1914

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: August 19 2011
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: \$4,114,500
5 year Facility Condition Index (FCI): 31.46%

General Summary:

This school for Grades 7 through 9 was originally built in Edmonton in 1949. The room numbers and names are based on the School Board Room Data sheet. The current student enrollment is 205.

The original 2363.2 square metres school was built in 1914. The first addition of 1921.7 square metres was added in 1954. The annex of 374.6 square metres was added in 1955. Total building area is 4659.5 square metres.

Asbestos abatement was done in 1981.

ABC Group A Division 2 - School. The (1914) Original Building has two storeys with Basement. (1954) Addition is two storeys. (1955) Annex is single storey. All buildings have non-combustible and combustible construction and are unsprinklered.

Overall rating: Acceptable (4).

Structural Summary:

(1914) Original Building has concrete slab on grade, concrete foundation walls on concrete strip footings along perimeter and interior concrete footing under Corridors and load bearing walls. Typical roof has plywood on wood trusses. Tower roof has wood deck on wood joists.

(1954) Addition has crawl space and a tunnel; may have concrete foundation walls on concrete strip footings along perimeter and interior concrete footing under Corridors and load bearing walls; concrete slab on grade. Roof may have plywood on wood trusses.

(1955) Annex has concrete slab on grade, concrete foundation walls on concrete strip footings along perimeter and under interior load bearing walls. Roof has wood deck on open web steel joists on concrete block pilasters.

Recommendations for future action: repair concrete slab; repair concrete foundation walls; replace stair; replace roof frames. .

Overall structural system rating is 4 (acceptable).

Envelope Summary:

(1914) Original Building has SBS roofing, face brick; stone assembly features, aluminum windows, fibreglass windows, wood windows, wood Main Entrance and Corridor Exits; metal utility doors; Penthouse has metal panel siding.

(1954) Addition has SBS roofing, face brick; stucco; glass blocks, wood windows, metal doors and frames for Exits; painted cement plaster soffit.

(1955) Annex has SBS roofing, concrete block; wood windows; wood door and frame for Main Entrance and Exit; painted plywood soffit.

Recommendations for future action include: replace wood windows; repair masonry exterior walls.

Overall envelope system rating is acceptable.

Interior Summary:

(1914) Original Building has plaster ceiling, brick walls, wood stud partitions, painted plaster and vinyl tile flooring in Classrooms, terrazzo flooring in Corridors; drywall ceiling, ceramic wall tiles and ceramic tile flooring in Boys and Girls Washrooms; wood flooring in Gymnasium; wood doors and wood frames; whiteboards, tackboards and projection

screens in Classrooms.

(1954) Addition has plaster ceiling, wood stud partitions, painted plaster and vinyl tile flooring in Classrooms; terrazzo flooring in Washrooms, Changerooms and Corridors; acoustic ceiling tiles and wood flooring in Gymnasium; suspended T-bar ceiling system c/w acoustic ceiling tiles, carpet flooring in Special Ed and Administration areas; wood doors and wood frames; whiteboards, tackboards and projection screens in Classrooms.

(1955) Annex has wood deck ceiling, concrete block partitions, VAT flooring in Home Economics, Fitness Centre, Offices, Storage; terrazzo flooring in Washrooms; carpet in Main Foyer; wood doors and wood frames.

Recommendations for future action include: replace wood doors and frames; replace visual display boards; replace lockers; repair concrete stair; replace stone stair finish; repair ceramic tile wall finishes; repair terrazzo flooring; replace resilient flooring; repaint ceiling; replace acoustic ceiling tiles; replace countertops; provide automatic door operators; provide handicapped ramp, lift and platforms; provide barrier free washrooms.

Overall interior system rating is 4 (acceptable).

Mechanical Summary:

Original school built in 1914 with addition in 1954 and annex in 1955. Heating system in original school and 1955 addition consists of two (2) low pressure steam boilers with low pressure steam distribution to heating terminal units. Low velocity air system ventilates original school. Perimeter wall unit ventilators provide ventilation for the 1954 addition. Annex heated and ventilated by gas fired furnaces and duct heater. Controls are pneumatic and BMCS panels are installed. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of wet standpipe and fire extinguishers.

Items found during review.

- Replace janitor sinks.
- Install new heating plant.
- Install new hot water distribution system and terminal transfer units.
- Install fume hood make up air.
- Install kitchen make up air.
- Install air conditioning in computer rooms.
- Install new air systems and distribution ductwork.
- Upgrade BMCS.
- Replace dated plumbing fixtures.

Overall Mechanical systems and components are in Acceptable (4) condition.

Electrical Summary:

The original school was built in 1914. The school was added to in 1954 and 1955. In 1996 the school was provided with a 600A, 120/208 V, 3 phase, 4 wire service obtained from an on-site pad mounted transformer. The main switchboard is located in the boiler room of the original 1914 building, and has ample spare capacity to accept new breakers. Branch circuit breaker panels have been provided throughout the school. Lighting is provided by fluorescent fixtures utilizing T12 lamps and magnetic ballasts. Lighting fixtures are not of the energy efficient and should be replaced with new energy efficient type fixtures. The fire alarm system new and of the addressable type. It was installed in 2010. Even though the original school was built in 1914, and the last major addition was in 1955, the electrical systems are generally in good condition as electrical upgrades have been undertaken since the additions. As a result of these upgrades, the panels and wiring are relatively new compared to the original age of the school. The communication systems were upgraded in 2006.

Overall, the electrical systems are in a 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* - 1914 Section**

(1914) Original Building - has concrete foundation walls on concrete strip footings along perimeter and interior concrete footing under Corridors and load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

A1010 Standard Foundations* - 1954 Section

(1954) Addition - may have concrete foundation walls on concrete strip footings along perimeter and interior concrete columns on concrete pads under Corridors and load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

A1010 Standard Foundations* - 1955 Section

(1955) Annex - has concrete foundation walls on concrete strip footings along perimeter and under interior load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-12

A1030 Slab on Grade*

(1914) Original Building (Basement) - has concrete slab on grade.

(1955) Annex - has 25mm floated topping on 75mm concrete slab on hollow clay tiles on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	APR-12

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

(1914) Original Building (Basement - Storage 9) - has cracked concrete floor.

Recommendation:

Repair concrete slab. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	Low

Updated: APR-12

A2020 Basement Walls (& Crawl Space)*

(1914) Original Building (Basement) - has concrete foundation walls on concrete strip footings along perimeter and interior face brick walls on concrete footing.
 (1954) Addition - has crawl space.
 (1954) Addition (under Corridor C5 linking (1914) Original Building Basement) - has a tunnel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Repair concrete foundation walls. (approx 100 square metres)

Concern:

(1914) Original Building (Basement - Mechanical Room 1) - has damaged concrete foundation walls.

Recommendation:

Repair concrete foundation walls. (approx 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$10,000	High

Updated: APR-12



(1914) Original Building (Basement - Mechanical Room 1) - has damaged concrete foundation walls.

B1010.01 Floor Structural Frame (Building Frame)*

(1914) Original Building (Main Floor) - has load bearing brick masonry walls and concrete floor slabs.
 (1914) Original Building (Second Floor) - has load bearing brick masonry walls and wood floor joists.
 (1914) Original Building (Tower) - has load bearing brick masonry walls and wood floor joists.
 (1954) Addition (Main Floor) - may have concrete flat slabs, supported by concrete beams and columns.
 (1954) Addition (Second Floor) - may have concrete flat slabs, supported by concrete beams and columns.
 (1955) Annex - has on concrete foundation walls on concrete strip footings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

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

(1914) Original Building (Basement) - has load bearing face brick.
 (1914) Original Building (Main Floor) - has load bearing brick masonry walls, concrete floor slabs and steel beams.
 (1914) Original Building (Second Floor) - has load bearing brick masonry walls, wood floor joists and steel beams.
 (1954) Addition (Main Floor) - may have concrete flat slabs, supported by concrete beams and concrete columns.
 (1954) Addition (Second Floor) - may have concrete flat slabs, supported by concrete beams and concrete columns.
 (1955) Annex - has concrete block pilasters on concrete foundation walls on concrete strip footings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B1010.03 Floor Decks, Slabs, and Toppings*

(1914) Original Building (Main Floor) - has concrete floor slabs.
 (1914) Original Building (Second Floor) - has wood deck on wood floor joists.
 (1914) Original Building (Attic) - has plywood on wood floor joists.
 (1954) Addition (Main Floor) - may have concrete flat slabs.
 (1954) Addition (Second Floor) - may have concrete flat slabs.
 (1955) Annex - has 25mm floated topping on 75mm concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B1010.05 Mezzanine Construction*

(1954) Addition (Stage 131) - has wood frame construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

B1010.07 Exterior Stairs*

(1914) Original Building (Main Floor - West Main Entrance F1, North Exit F2, East Exit F3, South Exit F8) - have concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Replace exterior stair. (1 stair)**Concern:**

(1914) Original Building East Exit F3) - has damaged stair.

Recommendation:

Replace exterior stair. (1 stair)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,000	Low

Updated: APR-12

B1010.09 Floor Construction Fireproofing*

(1914) Original Building (Main Floor) - has concrete floor slabs.
 (1914) Original Building (Second Floor) - has plywood on wood floor joists.
 (1914) Original Building (Second Floor) - has plywood on wood floor joists.
 (1954) Addition (Main Floor) - may have concrete flat slabs.
 (1954) Addition (Second Floor) - may have concrete flat slabs.
 (1955) Annex - has 25mm floated topping on 75mm concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B1010.10 Floor Construction Firestopping*

- (1914) Original Building (Main Floor) - has concrete floor slabs.
- (1914) Original Building (Second Floor) - has plywood on wood floor joists.
- (1914) Original Building (Second Floor) - has plywood on wood floor joists.
- (1954) Addition (Main Floor) - may have concrete flat slabs.
- (1954) Addition (Second Floor) - may have concrete flat slabs.
- (1955) Annex - has 25mm floated topping on 75mm concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B1020.01 Roof Structural Frame*

- (1914) Original Building - has wood deck on wood trusses.
- (1914) Original Building (Tower) - has wood deck on wood joists..
- (1954) Addition - may have wood deck on wood trusses.
- (1955) Annex - has 38mm wood deck on open web steel joists on concrete block pilasters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Replace rood joists and wood deck. (approx. 30 square metres)

Concern:

(1914) Original Building (Tower Roof) - has rotten roof wood deck and wood joists.

Recommendation:

Replace rood joists and wood deck. (approx. 30 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,000	Low

Updated: APR-12



(1914) Original Building (Tower Roof) - has rotten roof wood deck and wood joists.

B1020.04 Canopies*

- (1954) Addition (Northeast Exit F5, Southeast Exit F6) - has canopies.
- (1954) Addition (Main Floor - Corridor linking (1914) Original Building) - has overhangs.
- (1955) Annex (West Main Entrance -Canopy) - has 19mm wood deck on 38x140mm wood at 400mm o.c., 9mm plywood.
- (1955) Annex (Overhangs) - has 38mm wood deck, 38x140mm wood on top chord of OWSJ extended, 9mm plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1914 Section**

(1914) Original Building - has face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1954 Section

(1954) Addition - has face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

B2010.01.03 Stone Assemblies: Exterior Wall Skin*

(1914) Original Building (parapets) - have stone coping.

(1914) Original Building (windows) - have stone sills under windows.

(1914) Original Building (West Main Entrance F1, North Exit F2, South Exit F8) - have stone pediments, cornices.

(1954) Addition (East - parapets) - have stone coping.

(1954) Addition (East - windows) - have stone sills under windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B2010.01.06.03 Metal Siding**

(1914) Original Building (Penthouse near Tower) - has vertical metal siding. (approx. 20 square metres) (installed in approx. 1991)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	APR-12

Event: Replace metal siding. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$2,000	Unassigned

Updated: APR-12**B2010.01.08 Cement Plaster (Stucco): Ext. Wall***

(1954) Addition - has cement plaster on vertical column features.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1954, 1955**

(1954) Addition - has caulking around windows.

(1955) Annex - has caulking around windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	20	APR-12

Event: **Replace caulking around exterior windows.**
(approx. 330 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,500	Unassigned

Updated: APR-12**B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1991**

(1914) Original Building - has caulking around windows. (installed in 1991)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	APR-12

Event: **Replace caulking around exterior windows.**
(approx. 30 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: APR-12**B2010.01.13 Paints (& Stains): Ext. Wall****

(1955) Annex - has painted concrete block walls. (approx. 340 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	15	APR-12

Event: **Repaint exterior concrete block walls. (approx. 340**
square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,000	Unassigned

Updated: APR-12

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

(1914) Original Building (Basement, Main Floor, Second Floor, Tower) - have face brick.
 (1914) Original Building (Chimney) - has face brick.
 (1954) Addition (Main Floor, Second Floor) - have face brick.
 (1954) Addition (Main Floor - Special Ed 118, 121, Administration 137, Vice Principal 140, Staff Workroom 141, Principal 142, Corridor C5) - have glass blocks.
 (1954) Addition (Main Floor - Boys Washroom 124, Girls Washroom 134, PEO 128, Girls SDA 135) - have glass blocks.
 (1954) Addition (Second Floor - Classroom 228, 229, 230, Conference Room 227, 231) - have glass block.
 (1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232, Mens Washroom 225, Womens Washroom 226, Corridor C9) - have glass blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Repair brick work. (approx. 100 square metres)

Concern:

(1914) Original Building (Basement - Storage 9) - has wet face brick.
 (1914) Original Building (Basement - Storage 18) - has cracked face brick.
 (1914) Original Building (Basement - Storage 3) - has cracked face brick.

Recommendation:

Repair brick work. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$10,000	Low

Updated: APR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

(1954) Addition (Main Floor - Gymnasium 126) - has metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

B2010.09 Exterior Soffits*

(1954) Addition (Northeast Exit F5, Southeast Exit F6) - canopies have plaster cement soffits.
 (1954) Addition (Main Floor - Corridor linking (1914) Original Building) - overhangs has cement plaster soffit.
 (1955) Annex (West Main Entrance -Canopy) - has painted 9mm plywood.
 (1955) Annex (Overhangs) - has painted 9mm plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

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

(1914) Original Building (Basement - Lunch Room 8, Ancillary 10, 19, Storage 11, Home Economics 12, Conference 13, Classroom 21, Art Storage 23, Industrial Arts 24, Paint Room 25, Girls Washroom 14, Boys Washroom 20) - have aluminum windows c/w clear glass. (approx. 58 windows) (installed in 1991)

(1914) Original Building (Main Floor - Library 100, Storage 101, 103, 110, 112, 113, Classroom 102, 104, 109, 111, Staff Workroom 114, Staff Room 115) - has aluminum windows c/w clear glass. (approx. 54 windows) (installed in 1991)

(1914) Original Building (Second Floor - Classroom 200, 204, 206, 209, 213, 215, 219, 221, Computer 202, Resource Room 203, Science 211, Science Prep 212, Storage 201, 205, 207, 210, 220, 222, Office 217, Washroom 218) - have aluminum windows c/w clear glass. (approx. 82 windows) (installed in 1991)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	APR-12

Event: Replace aluminum windows (Glass & Frame). (approx. 194 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$194,000	Unassigned

Updated: APR-12

B2020.01.01.05 Wood Windows (Glass & Frame) - 1914**

(1914) Original Building (Tower) - has wood windows c/w clear glass. (18 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	35	APR-12

Event: Replace wood windows with aluminum windows. (18 windows)

Concern:

(1914) Original Building (Tower) - wood windows are worn out.

Recommendation:

Replace wood windows with aluminum windows. (18 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$18,000	Low

Updated: APR-12

B2020.01.01.05 Wood Windows (Glass & Frame) - 1954**

(1954) Addition (Main Floor - Special Ed 118, 121, Administration 137, Vice Principal 140, Staff Workroom 141, Principal 142, Corridor C5) - have wood framed windows c/w clear glass. (approx. 45 windows)

(1954) Addition (Main Floor - Gymnasium 126) - has wood framed clerestory windows c/w clear glass. (approx. 20 windows)

(1954) Addition (Second Floor - Classroom 228, 229, 230, Conference Room 227, 231) - have wood framed windows c/w clear glass. (approx. 36 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	35	APR-12

Event: Replace wood windows (Glass & Frame). (approx. 101 windows)

Concern:

(1954) Addition (Main Floor - Special Ed 118, 121, Administration 137, Vice Principal 140, Staff Workroom 141, Principal 142, Corridor C5) - have worn out wood framed windows c/w clear glass. (approx. 45 windows)

(1954) Addition (Main Floor - Gymnasium 126) - has worn out wood framed clerestory windows c/w clear glass. (approx. 20 windows)

(1954) Addition (Second Floor - Classroom 228, 229, 230, Conference Room 227, 231) - have worn out wood framed windows c/w clear glass. (approx. 36 windows)

Recommendation:

Replace wood windows (Glass & Frame). (approx. 101 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$101,000	Low

Updated: APR-12

B2020.01.01.05 Wood Windows (Glass & Frame) - 1955**

(1955) Annex (Home Economics 147, Fitness Centre 149, Office 150, 151, Storage 152, 153, Girls Washroom 144, Boys Washroom 145) - have wood framed windows c/w clear glass. (approx. 28 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	35	APR-12

Event: Replace wood windows (Glass & Frame). (approx. 28 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,000	Unassigned

Updated: APR-12

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

(1914) Original Building (Main Floor - Gymnasium 108) - has fibreglass windows c/w clear glass. (approx. 11 windows) (installed in 1991)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	APR-12

Event: Replace fibreglass windows. (11 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$11,000	Unassigned

Updated: APR-12

B2030.01.10 Wood Entrance Door**

(1914) Original Building (Main Floor - West Main Entrance F1, North Exit F2, East Exit F3, South Exit F8) - have half glazed wood doors and wood frames. (10 doors) (installed in 1998)

(1955) Annex (West Main Entrance) - has half glazed wood door and wood frame c/w wired glass sidelite. (1 door) (installed in 1998)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	APR-12

Event: Replace wood entrance doors. (11 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$22,000	Unassigned

Updated: APR-12

B2030.01.11 Metal Entrance Door**

(1954) Addition (Main Floor - Corridor C5 Exits, Northeast Exit F5, Southeast Exit F6) - have half glazed metal doors and metal frames. (8 doors) (installed in 1998)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	APR-12

Event: Replace metal entrance doors. (8 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$16,000	Unassigned

Updated: APR-12

B2030.02 Exterior Utility Doors**

(1914) Original Building (Basement - Mechanical 1) - has metal door and metal frame. (1 door) (installed in 1998)
 (1914) Original Building (Basement - Ancillary 10, 19, Home Economics 12, Classroom 21, Industrial Arts 24) - have metal doors and metal frames. (5 doors) (installed in 1998)
 (1914) Original Building (Tower to Roof) - has wood door and wood frame. (1 door) (installed in 1998)
 (1954) Addition (Main Floor - Gymnasium 126) - has metal doors and metal frame. (2 doors) (installed in 1998)
 (1955) Annex (South Exit) - has wood door and wood frame. (1 door) (installed in 1998)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	APR-12

Event: Replace exterior utility doors. (10 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$10,000	Unassigned

Updated: APR-12**B3010.01 Deck Vapour Retarder and Insulation***

(1914) Original Building - has rigid insulation, vapour barrier.
 (1954) Addition - has rigid insulation, vapour barrier.
 (1955) Annex - has rigid insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1989, 1991**

(1914) Original Building (Roof) - has SBS roofing. (approx. 1510 square metres) (installed in 1991)
 (1954) Addition (Roof) - has SBS roofing. (approx. 1230 square metres) (installed in 1989)
 (1955) Annex (Roof) - has SBS roofing. (approx. 430 square metres) (installed in 1989)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	APR-12

Event: Replace SBS roofing. (approx. 3170 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$475,500	Unassigned

Updated: APR-12**B3020.02 Other Roofing Openings (Hatch, Vent, etc)***

(1954) Addition (Second Floor - Storage near Corridor C9 to Roof) - has metal cat ladder to roof hatch.
 (1955) Annex (Utility Room near Girls Washroom 144) - has ladder to roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	APR-12

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

- (1914) Original Building (Basement) - has load bearing face brick.
 (1914) Original Building (Main Floor) - has load bearing brick masonry walls.
 (1914) Original Building (Second Floor) - has load bearing brick masonry walls.
 (1954) Addition (Main Floor) - may have wood stud partitions.
 (1954) Addition (Second Floor) - may have wood stud partitions.
 (1955) Annex (Typical)- has 200mm concrete block.
 (1955) Annex (between Girls Washroom 144, Boys Washroom 145) - has 38x140mm wood studs at 400mm o.c.
 (1955) Annex (Office 151, Storage 152) - have 38x89mm wood studs at 400mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C1010.05 Interior Windows*

- (1914) Original Building (Basement - Office 26) - has wood framed windows c/w clear glass.
 (1914) Original Building (Main Floor - Library 100, Library 100 Office) - have wood framed windows c/w clear glass.
 (1955) Annex (Office 150) - has wood framed window c/w clear glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C1010.06 Interior Glazed Partitions and Storefronts*

- (1954) Addition (Main Floor - Administration 137) - has metal door and metal framed storefront c/w wired glass. (installed in 1994)
 (1955) Annex (West Main Entrance Vestibule to Corridor C10) - has wood door and metal storefront c/w wired glass sidelite. (installed in approx. 1976)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-12

C1020.01 Interior Swinging Doors (& Hardware)*

(1914) Original Building - has wood doors and wood frames.

(1954) Addition - has wood doors and wood frames.

(1955) Annex - has wood doors and wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

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

(1914) Original Building (Main Floor - Classroom 102, 109) - have damaged wood doors and wood frames. (2 doors)

(1914) Original Building (Second Floor - Classroom 200, 202, 213) - have damaged wood doors and wood frames. (3 doors)

(1954) Addition (Second Floor - Classroom 230) - has damaged wood door and wood frame. (1 door)

Recommendation:

Replace wood doors and frames. (approx. 6 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,000	Low

Updated: APR-12

C1020.03 Interior Fire Doors*

(1914) Original Building (Basement - Mechanical 1 to Corridor C4) - has metal clad door and metal frame.

(1914) Original Building (Main Floor - Storage 101) - has 1.5 hour fire rated metal door and metal frame.

(1914) Original Building (Second Floor - Science Prep 212) - has 1.5 hour fire rated metal door and metal frame.

(1954) Addition (Main Floor - Janitor 136) - has 1.5 hour fire rated metal door and metal frame.

(1954) Addition (Main Floor - Electrical Room 132 to Crawl Space) - has metal clad door and metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C1020.06 Interior Gates*

(1914) Original Building (Basement - Ancillary 19) - has metal screen gates around kiln. (installed in approx. 1982)

(1955) Annex (South Exit Vestibule) - has chain link fence gate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-12

C1020.07 Other Interior Doors*

(1914) Original Building (Basement - Kitchen 15) - has wood hatch door.

(1914) Original Building (Basement - SS 16) - has wood dutch door.

(1954) Addition (Main Floor - Storage 139) - has wood dutch door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	APR-12

C1030.01 Visual Display Boards**

(1914) Original Building (Basement - Staff Room 5, SS 16, Ancillary 10, 19, Storage 11, Home Economics 12, Conference 13, Classroom 21, Art Storage 23, Industrial Arts 24, Office 26) - have 2 whiteboards, 7 blackboards, 10 tackboards and 3 projection screens.

(1914) Original Building (Main Floor - Library 100, Classroom 102, 104, 109, 111, Staff Workroom 114, Staff Room 115, Gymnasium 108, Corridor C2) - has 11 whiteboards, 3 blackboards, 19 tackboards and 2 projection screens.

(1914) Original Building (Second Floor - Classroom 200, 209, 213, 215, 219, 221, Computer 202, Resource Room 203, Science 204, 206, 211, Science Prep 212, Office 217) - have 26 whiteboards, 8 blackboards, 25 tackboards and 3 projection screens.

(1954) Addition (Main Floor - Special Ed 118, 121, Stage 131, PEO 130, Corridor C5, C8) - have 3 whiteboards, 7 tackboards and 1 projection screen.

(1954) Addition (Second Floor - Classroom 228, 229, 230, Corridor C9) - have 3 whiteboards, 6 blackboards, 12 tackboards and 2 projection screens.

(1955) Annex (Home Economics 147, Fitness Centre 149) - have 1 tackboard and 2 projection screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	20	APR-12

Event: Replace visual display boards. (6 boards)**Concern:**

(1914) Original Building (Basement - Home Economics 12) - has damaged tackboard.

(1914) Original Building (Basement - Conference 13) - has damaged blackboards.

(1914) Original Building (Main Floor - Corridor C2) - has damaged tackboard.

(1914) Original Building (Second Floor - Classroom 221) - has damaged blackboard.

(1954) Addition (Main Floor - Special Ed 118) - has damaged tackboard.

Recommendation:

Replace visual display boards. (5 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$6,000	Low

Updated: APR-12

Event: Replace visual display boards. (approx. 151 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$151,000	Unassigned

Updated: APR-12

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

- (1914) Original Building (Basement - Girls Washroom 14, Boys Washroom 20) - have prefinished wood toilet partitions. (9 partitions)
- (1954) Addition (Main Floor - Special Ed 121 Washrooms, Boys Washroom 124, Girls Washroom 134, PEO Washroom 129) - have prefinished metal toilet partitions. (5 partitions)
- (1954) Addition (Main Floor - Girls SDA 135) - has prefinished metal shower partitions. (3 partitions)
- (1954) Addition (Main Floor - Washroom 129) - has prefinished shower compartment. (1 compartment)
- (1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232, Mens Washroom 225, Womens Washroom 226) - have prefinished metal toilet partitions. (8 partitions)
- (1955) Annex (Girls Washroom 144, Boys Washroom 145) - have prefinished metal toilet partitions. (2 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	30	APR-12

Event: Replace prefinished partitions. (28 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$14,000	Unassigned

Updated: APR-12

C1030.08 Interior Identifying Devices*

All rooms have plastic name plate as interior identification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C1030.10 Lockers - 1914, 1954**

- (1914) Original Building (Basement - Workshop 4) - has prefinished single tier metal lockers. (3 lockers)
- (1914) Original Building (Second Floor - Stair 2 Vestibule) - has prefinished single tier metal lockers. (11 lockers)
- (1954) Addition (Main Floor - Corridor C5) - has prefinished single tier metal lockers. (approx. 51 lockers)
- (1954) Addition (Main Floor - Boys SDA 125) - has prefinished double tier metal lockers. (20 lockers)
- (1954) Addition (Main Floor - Girls SDA 135) - has prefinished three tier metal lockers. (6 lockers)
- (1954) Addition (Main Floor - PEO 130) - has prefinished single tier metal lockers. (3 lockers)
- (1954) Addition (Second Floor - Conference Room 227) - has prefinished double tile metal locker. (1 locker)
- (1954) Addition (Second Floor - Corridor C9) - has prefinished single tier metal lockers. (approx. 100 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	30	APR-12

Event: Replace lockers. (approx. 195 lockers)

Concern:

Lockers are worn out.

Recommendation:

Replace lockers. (approx. 195 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$97,500	Low

Updated: APR-12

C1030.10 Lockers - 2006**

(1914) Original Building (Main Floor - Corridor C2) - has prefinished single tier metal lockers. (approx. 126 lockers) (installed in 2006)

(1914) Original Building (Second Floor - Corridor C3) - has prefinished single tier metal lockers. (approx.184 lockers) (installed in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	APR-12

Event: Replace lockers. (approx. 310 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$155,000	Unassigned

Updated: APR-12

C1030.12 Storage Shelving*

(1914) Original Building (Basement - Storage 2, Home Economics 12 Storage) - have wood shelves.

(1914) Original Building (Basement - Workshop 4) - has metal shelves.

(1914) Original Building (Main Floor - Storage 110, 112, 113) - have wood shelves.

(1914) Original Building (Second Floor - Storage 201, 220, 222) - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

(1914) Original Building (Basement - Girls Washroom 14, Boys Washroom 20) - have toilet accessories. (upgraded in 2006)

(1914) Original Building (Main Floor - Staff Room 115 Washroom A, Staff Room 115 Washroom B) - have toilet accessories. (upgraded in 2006)

(1914) Original Building (Second Floor - Washroom 218) - has toilet accessories. (upgraded in 2006)

(1954) Addition (Main Floor - Special Ed 121 Washrooms, Boys Washroom 124, Girls Washroom 134, PEO Washroom 129) - have toilet accessories. (upgraded in 2006)

(1954) Addition (Main Floor - Washroom 129, Girls SDA 135) - has shower accessories.

(1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232, Mens Washroom 225, Womens Washroom 226) - have toilet accessories. (upgraded in 2006)

(1955) Annex (Girls Washroom 144, Boys Washroom 145) - have toilet accessories. (upgraded in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	APR-12

C2010 Stair Construction*

- (1914) Original Building (Basement to Second Floor - Stair 1, 2) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)
- (1914) Original Building (Basement - Mechanical 1 to Exit) - has concrete stair c/w metal pipe handrails.
- (1914) Original Building (Basement - Mechanical 1 to Workshop 4) - has concrete stair.
- (1914) Original Building (Basement - Mechanical 1 to Lunch Room 8) - has concrete stair c/w metal pipe handrail.
- (1914) Original Building (Basement - Mechanical 1 to Corridor C4) - has concrete stair c/w metal pipe handrail.
- (1914) Original Building (Basement - Ancillary 10, 19, Home Economics 12, Classroom 21, Industrial Arts 24 to exits) - have metal ladders c/w metal pipe handrails. (5 ladders)

- (1914) Original Building (Main Floor - West Main Entrance F1 to Corridor C1) - has concrete stair c/w marble finish and wood handrails.
- (1914) Original Building (Main Floor - Gymnasium 108 to Corridor C2) - has wood stair.
- (1914) Original Building (Main Floor - East Exit F3 to Corridor C2) - has concrete stair c/w slate finish and wood handrails.
- (1914) Original Building (Main Floor - Corridor C2) to (1954) Addition (Main Floor - Corridor C5) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)

- (1914) Original Building (Second Floor - Resource Room 203) to (1914) Original Building (Tower) - has metal cat ladder to wood hatch door.

- (1954) Addition (Main Floor to Second Floor - Stair 3, 4) - have concrete stairs c/w terrazzo finish and wood handrails. (2 stairs)
- (1954) Addition (Main Floor - Corridor C7 to Northeast Exit F5, Corridor C8 to Southeast Exit F6) - have concrete stairs c/w terrazzo finish. (2 stairs)
- (1954) Addition (Main Floor - Corridor C8 to Stage 131) - has wood stair c/w wood handrails.
- (1954) Addition (Main Floor - Gymnasium 126 to Stage 131) - has wood stairs c/w rubber sheet treads and wood handrails. (2 stairs)
- (1954) Addition (Main Floor - Electrical 132, Storage 133) - have concrete stairs. (2 stairs)

- (1954) Addition (Second Floor - Storage near Corridor C9 to Roof) - has metal cat ladder.

- (1955) Annex (Fitness Centre 149 to Space Above) - has metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Repair stair. (1 stair)

Concern:

(1914) Original Building (Basement - Mechanical 1 to Workshop 4) - concrete stair has chipped nosings.

Recommendation:

Repair stair. (1 stair)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	Low

Updated: APR-12

C2020.02 Terrazzo Stair Finishes*

(1954) Addition (Main Floor to Second Floor - Stair 3, 4) - have concrete stairs c/w terrazzo finish and wood handrails. (2 stairs)

(1954) Addition (Main Floor - Corridor C7 to Northeast Exit F5, Corridor C8 to Southeast Exit F6) - have concrete stairs c/w terrazzo finish. (2 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

C2020.03 Stone Stair Finishes*

(1914) Original Building (Basement to Second Floor - Stair 1, 2) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)

(1914) Original Building (Main Floor - West Main Entrance F1 to Corridor C1) - has concrete stair c/w marble finish and wood handrails.

(1914) Original Building (Main Floor - East Exit F3 to Corridor C2) - has concrete stair c/w slate finish and wood handrails.

(1914) Original Building (Main Floor - Corridor C2) to (1954) Addition (Main Floor - Corridor C5) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)

(1954) Addition (Main Floor to Second Floor - Stair 3, 4) - have concrete stairs c/w terrazzo finish and wood handrails. (2 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Repair stone stair finish. (2 stairs)

Concern:

(1914) Original Building (Basement to Main Floor - Stair 1, 2) - stairs have damaged slate finish.

Recommendation:

Repair stone stair finish. (2 stairs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$6,000	Low

Updated: APR-12

C2020.05 Resilient Stair Finishes**

(1954) Addition (Main Floor - Gymnasium 126 to Stage 131) - has wood stairs c/w rubber sheet treads and wood handrails. (2 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	20	APR-12

Event: Replace resilient stair finish. (2 stairs)

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

Updated: APR-12

C2020.08 Stair Railings and Balustrades*

- (1914) Original Building (Basement to Second Floor - Stair 1, 2) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)
- (1914) Original Building (Basement - Mechanical 1 to Exit) - has concrete stair c/w metal pipe handrails.
- (1914) Original Building (Basement - Mechanical 1 to Lunch Room 8) - has concrete stair c/w metal pipe handrail.
- (1914) Original Building (Basement - Mechanical 1 to Corridor C4) - has concrete stair c/w metal pipe handrail.
- (1914) Original Building (Basement - Ancillary 10, 19, Home Economics 12, Classroom 21, Industrial Arts 24 to exits) - have metal ladders c/w metal pipe handrails. (5 ladders)
- (1914) Original Building (Main Floor - West Main Entrance F1 to Corridor C1) - has concrete stair c/w marble finish and wood handrails.
- (1914) Original Building (Main Floor - East Exit F3 to Corridor C2) - has concrete stair c/w slate finish and wood handrails.
- (1914) Original Building (Main Floor - Corridor C2) to (1954) Addition (Main Floor - Corridor C5) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)
- (1954) Addition (Main Floor to Second Floor - Stair 3, 4) - have concrete stairs c/w terrazzo finish and wood handrails. (2 stairs)
- (1954) Addition (Main Floor - Corridor C8 to Stage 131) - has wood stair c/w wood handrails.
- (1954) Addition (Main Floor - Gymnasium 126 to Stage 131) - has wood stairs c/w rubber sheet treads and wood handrails. (2 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C3010.02 Wall Paneling - 1914**

- (1914) Original Building (Basement - Lunch Room 8) - has horizontal wood wall panels. (approx. 15 square metres)
- (1914) Original Building (Main Floor - Corridor C1) - has wood wall panel dado. (approx. 15 square metres)
- (1914) Original Building (partial Tower) - has wood walls. (approx. 10 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	30	APR-12

Event: Replace wall paneling. (approx. 40 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,000	Unassigned

Updated: APR-12

C3010.02 Wall Paneling - 1954**

- (1954) Addition (Main Floor - Gymnasium 126) - has plywood wall panel dado. (approx. 120 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	APR-12

Event: Replace wall paneling. (approx. 120 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: APR-12

C3010.06 Tile Wall Finishes - 1914**

(1914) Original Building (Basement - Girls Washroom 14, Boys Washroom 20) - have ceramic wall tiles. (approx. 70 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	40	APR-12

Event: Replace tile wall finish. (approx. 70 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,000	Unassigned

Updated: APR-12

C3010.06 Tile Wall Finishes - 1954**

(1954) Addition (Main Floor - Boys SDA 125, Girls SDA 135, Special Ed 121 Washrooms, Boys Washroom 124, Girls Washroom 134) - have ceramic wall tiles. (approx. 100 square metres)

(1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232, Mens Washroom 225, Womens Washroom 226) - have ceramic tile walls. (approx. 55 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	40	APR-12

Event: Repair tile wall finish. (approx. 40 square metres)**Concern:**

(1954) Addition (Main Floor - Girls Washroom 134, Girls SDA 135) - have cracked ceramic wall tiles. (approx. 20 square metres)

(1954) Addition (Second Floor - Boys Washroom 232) - has cracked ceramic tile walls. (approx. 20 square metres)

Recommendation:

Repair tile wall finish. (approx. 40 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$4,000	Low

Updated: APR-12

Event: Replace tile wall finish. (approx. 115 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,500	Unassigned

Updated: APR-12

C3010.09 Acoustical Wall Treatment**

(1954) Addition (Main Floor - Gymnasium 126) - has acoustic wall panels. (approx. 20 square metres) (installed in 1994)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	APR-12

Event: **Replace acoustic wall panels. (approx. 20 square metres)**

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

Updated: APR-12

C3010.11 Interior Wall Painting*

(1914) Original Building (Basement) - has painted concrete walls and painted face brick.

(1914) Original Building (Main Floor & Second Floor) - have painted plaster walls.

(1954) Addition - has painted plaster walls.

(1955) Annex - has painted concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: **Repair and repaint walls. (approx. 30 square metres)**

Concern:

(1954) Addition (Second Floor - Classroom 200, 219, Storage 201, 216, 222, Science 204, 206) - have damaged painted plaster walls. (approx. 30 square metres)

Recommendation:

Repair and repaint walls. (approx. 30 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,000	Low

Updated: APR-12

C3020.01.02 Painted Concrete Floor Finishes*

(1914) Original Building (Basement - Mechanical 1, Storage 17, Workshop 4, Staff Room 5, Janitors Office 7, Ancillary 19, Art Storage 23, Paint Room 25, Corridor C4) - have painted concrete floor.

(1914) Original Building (Basement - Storage 2, 9, 18, LR 3, Fan Room 6) - have unpainted concrete floor.

(1914) Original Building (Main Floor - Stair 1, 2 Vestibules) - have painted concrete floor.

(1914) Original Building (Main Floor - Janitor 154) - has unpainted concrete floor.

(1914) Original Building (Second Floor - Janitor 208) - has unpainted concrete floor.

(1914) Original Building (partial Tower) - has unpainted concrete floor.

(1954) Addition (Main Floor - Electrical 132, Storage 133) - have unpainted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C3020.02 Tile Floor Finishes**

(1914) Original Building (Basement - Girls Washroom 14, Boys Washroom 20) - have ceramic tile flooring. (approx. 65 square metres)

(1914) Original Building (Main Floor - Staff Room 115 Washroom B, Corridor C1) - have ceramic tile flooring. (approx. 30 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	50	APR-12

Event: Replace tile floor finish. (approx. 95 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,500	Unassigned

Updated: APR-12

C3020.03 Terrazzo Floor Finishes*

(1914) Original Building (Second Floor - Corridor C3) - has terrazzo floor finish.

(1954) Addition (Main Floor - Boys SDA 125, Girls SDA 135, Boys Washroom 124, Girls Washroom 134, Corridor C5, C7, C8) - have terrazzo floor finish.

(1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232, Mens Washroom 225, Womens Washroom 226, partial Corridor C9) - have terrazzo floor finish.

(1955) Annex (Girls Washroom 144, Boys Washroom 145) - have terrazzo floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Repair terrazzo floor finish. (approx. 35 square metres)**Concern:**

(1914) Original Building (Second Floor - Corridor C3) - has cracked terrazzo floor finish. (approx. 30 square metres)

(1954) Addition (Main Floor - Girls Washroom 134) - has cracked terrazzo floor finish. (approx. 5 square metres)

Recommendation:

Repair terrazzo floor finish. (approx. 35 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,500	Low

Updated: APR-12

C3020.04 Wood Flooring - 1914**

(1914) Original Building (Basement - Industrial Arts 24, Office 26) - have wood strip flooring. (approx. 150 square metres)
 (1914) Original Building (Main Floor - Gymnasium 108) - has wood strip flooring. (approx. 310 square metres)
 (1914) Original Building (partial Tower) - has plywood flooring. (approx. 10 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	30	APR-12

Event: Refinish wood flooring. (approx. 460 square metres)

Concern:

(1914) Original Building (Basement - Industrial Arts 24, Office 26) - have worn out wood strip flooring. (approx. 150 square metres)
 (1914) Original Building (Main Floor - Gymnasium 108) - has worn out wood strip flooring. (approx. 310 square metres)

Recommendation:

Refinish wood flooring. (approx. 460 square metres)



(1914) Original Building (Main Floor - Gymnasium 108) - has worn out wood strip flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$23,000	Low

Updated: APR-12

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

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

Updated: APR-12

C3020.04 Wood Flooring - 1954**

(1954) Addition (Main Floor - Stage 131) - has masonite flooring. (approx. 140 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	APR-12

Event: Replace wood flooring. (approx. 140 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,000	Unassigned

Updated: APR-12

C3020.04 Wood Flooring - 2006**

(1954) Addition (Main Floor - Gymnasium 126) - has wood strip flooring. (approx. 295 square metres) (refinished in approx. 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	APR-12

Event: Replace wood flooring. (approx. 295 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$73,750	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring - 1914**

(1914) Original Building (Main Floor - Corridor C2) - has linoleum flooring. (approx. 215 square metres)
 (1914) Original Building (Main Floor - Classroom 109, Storage 110, Staff Workroom 114) - have vinyl tile flooring. (approx. 155 square metres)
 (1914) Original Building (Second Floor - Classroom 200, 209, 213, 219, 221, Science 204, 211, Storage 201, 205, 210, 214, 220, 222) - have vinyl tile flooring. (approx. 575 square metres)
 (1914) Original Building (Second Floor - Science Prep 212, Washroom 218) - have linoleum flooring. (approx. 35 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	20	APR-12

Event: Replace resilient flooring. (approx. 245 square metres)

Concern:

(1914) Original Building (Main Floor - Corridor C2) - has cracked linoleum flooring. (approx. 215 square metres)
 (1914) Original Building (Second Floor - Science Prep 212) - has worn out linoleum flooring. (approx. 30 square metres)

Recommendation:

Replace resilient flooring. (approx. 245 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$24,500	Low

Updated: APR-12



(1914) Original Building (Main Floor - Corridor C2) - has cracked linoleum flooring. (approx. 215 square metres)

Event: Replace resilient flooring. (approx. 735 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$73,500	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring - 1954, 1955**

(1954) Addition (Main Floor - PEO 128, 130, PEO Washroom 129, Storage 136, 138, Staff Workroom 141) - have vinyl tile flooring. (approx. 40 square metres)

(1954) Addition (Main Floor - Special Ed 118, 121, Special Ed 121 Washrooms, Gym Storage 127) - have linoleum flooring. (approx. 165 square metres)

(1954) Addition (Main Floor - partial Corridor C5) - has linoleum flooring. (approx. 20 square metres)

(1954) Addition (Second Floor - partial Corridor C9) - has linoleum flooring. (approx. 140 square metres)

(1955) Annex (Office 150, Utility Room, Corridor C10) - have vinyl tile flooring. (approx. 35 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	20	APR-12

Event: Replace resilient flooring. (approx. 25 square metres)**Concern:**

(1954) Addition (Main Floor - Gym Storage 127) - has worn out linoleum flooring. (approx. 25 square metres)

Recommendation:

Replace resilient flooring. (approx. 25 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$2,500	Low

Updated: APR-12

Event: Replace resilient flooring. (approx. 375 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$37,500	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring - 1989**

(1914) Original Building (Basement - Lunch Room 8, Home Economics 12, Kitchen 15, SS 16, Stair 1, 2 Vestibules) - have vinyl tile flooring. (approx. 280 square metres) (installed in 1989)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	APR-12

Event: Replace resilient flooring. (approx. 280 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,000	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring - 2009**

(1914) Original Building (Basement - Classroom 21) - has vinyl tile flooring. (approx. 95 square metres) (installed in approx. 2009)

(1914) Original Building (Main Floor - Classroom 104, 111, Storage 107, 112, NR 105, 106, Staff Room 115) - have vinyl tile flooring. (approx. 235 square metres) (installed in approx. 2009)

(1914) Original Building (Main Floor - Staff Room 115 Washroom A) - has sheet vinyl flooring. (approx. 5 square metres) (installed in approx. 2009)

(1914) Original Building (Second Floor - Science 206, Storage 207, 216, Classroom 215) - have vinyl tile flooring. (approx. 165 square metres) (installed in approx. 2009)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	20	APR-12

Event: Replace resilient flooring. (approx. 500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$50,000	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring - VAT - 1914**

(1914) Original Building (Basement - Conference 13) - has vinyl asbestos tile flooring. (approx. 35 square metres)

(1914) Original Building (Main Floor - Storage 103, 113) - has vinyl asbestos tile flooring. (approx. 20 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	20	APR-12

Event: Replace resilient flooring. (approx. 55 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,500	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring - VAT - 1954, 1955**

(1954) Addition (Second Floor - Classroom 228, 230, partial Classroom 229) - have vinyl asbestos tile flooring. (approx. 200 square metres)

(1955) Annex (Home Economics 147, Fitness Centre 149, Office 151, Storage 152, 153, South Exit Vestibule) - have vinyl asbestos tile flooring. (approx. 330 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	20	APR-12

Event: Replace resilient flooring. (approx. 150 square metres)

Concern:

(1955) Annex (Home Economics 147) - has worn out, damaged and missing vinyl asbestos tile flooring. (approx. 150 square metres)

Recommendation:

Replace resilient flooring. (approx. 150 square metres)



(1955) Annex (Home Economics 147) - has worn out vinyl asbestos tile flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$15,000	Low

Updated: APR-12

Event: Replace resilient flooring. (approx. 380 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$38,000	Unassigned

Updated: APR-12

C3020.08 Carpet Flooring - 1989**

(1914) Original Building (Basement - Ancillary 10, Storage 11) - have carpet flooring. (approx. 90 square metres) (installed in approx. 1989)
 (1914) Original Building (Main Floor - Classroom 102) - have carpet flooring. (approx. 70 square metres) (installed in approx. 1989)
 (1914) Original Building (Second Floor - Computer 202, Resource Room 203, Office 217) - have carpet flooring. (approx. 150 square metres) (installed in approx. 1989)
 (1954) Addition (Main Floor - partial Corridor C5) - has carpet flooring. (approx. 20 square metres) (installed in approx. 1989)
 (1954) Addition (Second Floor - partial Classroom 229, Conference Room 227) - have carpet flooring. (approx. 65 square metres) (installed in approx. 1989)
 (1955) Annex (West Main Entrance Vestibule) - has carpet flooring. (approx. 5 square metres) (installed in approx. 1989)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	15	APR-12

Event: Replace carpet flooring. (approx. 125 square metres)

Concern:

(1914) Original Building (Second Floor - Resource Room 203, Office 217) - have worn out carpet flooring. (approx. 60 square metres)
 (1954) Addition (Second Floor - partial Classroom 229, Conference Room 227) - have worn out carpet flooring. (approx. 65 square metres)

Recommendation:

Replace carpet flooring. (approx. 125 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$12,500	Low

Updated: APR-12

Event: Replace carpet flooring. (approx. 275 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$27,500	Unassigned

Updated: APR-12

C3020.08 Carpet Flooring - 2003, 2004**

(1914) Original Building (Main Floor - Library 100, Storage 101) - have carpet flooring. (approx. 310 square metres) (installed in 2003)
 (1954) Addition (Main Floor - Administration 137, Storage 139, Vice Principal 140, Principal 142) - have carpet flooring. (approx. 75 square metres) (installed in 2004)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	15	APR-12

Event: Replace carpet flooring. (approx. 385 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$38,500	Unassigned

Updated: APR-12

C3030.01 Concrete Ceiling Finishes (Unpainted)*

(1914) Original Building (Basement - Mechanical 1, Storage 2, 9, 17, 18, LR 3, Workshop 4, Staff Room 5, Fan Room 6, Janitors Office 7, Home Economics 12, Conference 13, Girls Washroom 14, Ancillary 19) - have concrete ceiling.
 (1914) Original Building (Main Floor - Janitor 154) - has unpainted concrete ceiling.
 (1914) Original Building (Second Floor - Janitor 208) - has unpainted concrete ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

C3030.02 Ceiling Paneling (Wood)*

(1914) Original Building (Tower) - has wood deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

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

(1914) Original Building (Basement - Lunch Room 8, Kitchen 15, SS 16, Classroom 21) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 255 square metres) (installed in approx. 1986)
 (1914) Original Building (Main Floor - Staff Room 115) - has suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 70 square metres) (installed in approx. 1986)
 (1954) Addition (Main Floor - Special Ed 118, 121, Special Ed 121 Washrooms, Administration 137, Storage 138, 139, Vice Principal 140, Staff Workroom 141, Principal 142) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 235 square metres) (installed in approx. 1986)

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

Event: Replace suspended T-bar ceiling system. (approx. 560 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$42,000	Unassigned

Updated: APR-12

C3030.07 Interior Ceiling Painting*

(1914) Original Building (Basement - Ancillary 10, Storage 11, Boys Washroom 20, Art Storage 23, Industrial Arts 24, Paint Room 25, Office 26, Corridor C4) - have painted gypsum board ceiling finish.
 (1914) Original Building (Main Floor - Library 100, Storage 101, 103, 107, 110, 112, 113, Classroom 102, 104, 109, 111, Staff Workroom 114, NR 105, 106, Gymnasium 108, Staff Room 115 Washroom A, Corridor C1, C2) - have painted plaster ceiling finish.
 (1914) Original Building (Main Floor - Staff Room 115 Washroom B) - has painted gypsum board ceiling finish.
 (1914) Original Building (Second Floor - Classroom 200, 204, 206, 209, 213, 215, 219, 221, Computer 202, Resource Room 203, Science 211, Science Prep 212, Storage 201, 205, 207, 210, 214, 216, 220, 222, Office 217, Washroom 218, Corridor C3) - have painted plaster ceiling finish.
 (1954) Addition (Main Floor - Boys Washroom 124, Girls Washroom 134, Boys SDA 125, Girls SDA 135, Gym Storage 127, PEO 128, 130, PEO Washroom 129, Stage 131, Electrical 132, Storage 133, 136) - have painted gypsum board ceiling finish.
 (1954) Addition (Second Floor - Classroom 228, 229, 230, Conference Room 227) - have textured ceiling finish.
 (1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232, Mens Washroom 225, Womens Washroom 226) - have painted gypsum board ceiling finish.
 (1955) Annex (Home Economics 147, Fitness Centre 149, Office 150, 151, Storage 152, 153, Utility Room, Girls Washroom 144, Boys Washroom 145) - have painted OWSJ and wood deck ceiling
 (1955) Annex (West Main Entrance Vestibule, South Exit Vestibule) - have painted gypsum board ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Repaint ceiling. (approx. 40 square metres)

Concern:

(1914) Original Building (Second Floor - Resource Room 203)
 - paint has peeled off. (approx. 40 square metres)

Recommendation:

Repaint ceiling. (approx. 40 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,000	Low

Updated: APR-12

C3030.09 Other Ceiling Finishes* - Acoustic Ceiling Tiles

(1954) Addition (Main Floor - Corridor C5, C7, C8, Northeast Exit F5, Southeast Exit F6 Vestibules) - have acoustic ceiling tiles.

(1954) Addition (Main Floor - Gymnasium 126) - has acoustic ceiling tiles and concrete beams.

(1954) Addition (Second Floor - Corridor C9) - has acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	APR-12

Event: Replace acoustic ceiling tiles. (approx. 20 square metres)

Concern:

(1954) Addition (Main Floor - Exit F6 Vestibules) - has stained acoustic ceiling tiles. (approx. 5 square metres)

(1954) Addition (Second Floor - Corridor C9) - has stained acoustic ceiling tiles. (approx. 15 square metres)

Recommendation:

Replace acoustic ceiling tiles. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$2,000	Low

Updated: APR-12

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

Stainless steel, countertop, swing spout, on/off brass located throughout school. Cast iron Janitor sinks in custodial areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	APR-12

Event: Replace 32 S/S sinks.

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

Updated: APR-12

Event: Replace 7 cast iron janitor sinks with floor mounted mop sinks.**Concern:**

Cast iron Janitor sinks are difficult for staff to work with. Risk of spills and/or injury to staff from lifting.

Recommendation:

Replace cast iron sinks with floor mop sinks.

Consequences of Deferral:

Continued risk of spills and injury.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$15,000	Unassigned

Updated: APR-12

D2010.05 Showers**

Tempered water, central mix valve, institutional head, time delay. Not in operation. Some heads missing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	30	APR-12

Event: Replace 8 shower stations.**Concern:**

Showers are inoperable in their present condition. They should be replaced in order to maintain a functional Shower room.

Recommendation:

Replace Shower heads & valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$20,000	Medium

Updated: APR-12

D2010.08 Drinking Fountains/Coolers**

Wall mounted, single & double bubbler, non-refrigerated drinking fountains. Located mainly in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	35	APR-12

Event: Replace 2 drinking fountains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,000	Unassigned

Updated: APR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1914 Lavs**

Stainless steel bowls and spring loaded brass installed in 1914 original building. Installation date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	35	APR-12

Event: Replace 16 lavs in 1914 building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$20,000	Unassigned

Updated: APR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1914 WC's & Urinals**

Original Water Closets & Urinals. Flush valves upgraded in 1994.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	APR-12

Event: Replace 15 WC's & 8 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

Updated: APR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1954/1955 Lavs**

Wall mounted lavs, on/off brass - staff. Wall lavs, spring loaded brass

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	35	APR-12

Event: Replace 17 lavs in 1954/1955 additions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$21,000	Unassigned

Updated: APR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1954/1955 WC's & Urinals**

Original flush tank and flush valve, floor mounted water closets.
Original stall urinals, flush tank, motion activated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	35	APR-12

Event: Replace 15 WC's & 7 urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$38,000	Unassigned

Updated: APR-12

D2020.01.01 Pipes and Tubes: Domestic Water* - 1914 building

Galvanized piping replaced with copper in 1914 original school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	APR-12

D2020.01.01 Pipes and Tubes: Domestic Water* - 1954/1955 additions

Copper piping and fittings throughout these sections. Solder joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

D2020.01.02 Valves: Domestic Water - 1914 building**

Mainly ball valves. Isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	40	APR-12

Event: Replace 30 isolation valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$15,000	Unassigned

Updated: APR-12

D2020.01.02 Valves: Domestic Water - 1954/1955 additions**

Gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	APR-12

Event: Replace 30 valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: APR-12**D2020.01.03 Piping Specialties (Backflow Preventers)****

Backflow preventors installed on fire line, domestic water service and boiler make up water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	APR-12

Event: Replace 3 Backflow Preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,500	Unassigned

Updated: APR-12**D2020.02.06 Domestic Water Heaters** - 1914 building**

Natural draft domestic water heater. State model SBF75 300 NECGAD. 75 gallon storage capacity / 270 mbh natural gas input, c/w Inline recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	APR-12

Event: Replace Domestic Water Heater & recirculation pump.

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

Updated: APR-12

D2020.02.06 Domestic Water Heaters - 1955 addition**

Natural draft, gas fired domestic water heater. John Wood model JW502NA. 35 gallon capacity / 42 mbh natural gas input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	APR-12

Event: Replace 1 domestic water heater.

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

Updated: APR-12

D2020.03 Water Supply Insulation: Domestic* - 1914 building

Hot, cold & recirculation piping insulated with preformed fibreglass pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	APR-12

D2020.03 Water Supply Insulation: Domestic* - 1954/1955 additions

Hot, cold piping insulated with preformed fibreglass pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

D2030.01 Waste and Vent Piping* - 1914 building

Cast iron and galvanized piping throughout this building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D2030.01 Waste and Vent Piping* - 1954/1955 additions

Cast iron, copper drainage piping throughout these additions..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D2030.02 Waste Piping Specialties

Science room sinks complete with bottle traps. Science prep room sink complete with interceptor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	APR-12

D2030.02.04 Floor Drains*

Conventional floor drains throughout. Located mainly in mechanical rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D2040.01 Rain Water Drainage Piping Systems* - 1914 building

Cast iron rain water connected to underground line. Combination sanitary/storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D2040.01 Rain Water Drainage Piping Systems* - 1954/1955 additions

Cast iron rain water connected to underground line. Combination sanitary/storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

D2040.02.04 Roof Drains* - 1914 building

Full flow, cast dome roof drains serving flat roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D2040.02.04 Roof Drains* - 1954/1955 additions

Full flow, cast dome roof drains serving flat roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

D3010.02 Gas Supply Systems* - 1914 building

Gas distribution piping to steam boilers, domestic hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D3010.02 Gas Supply Systems* - 1955 Addition

Gas distribution piping to furnace & Domestic hot water heater in Annex.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-12

D3020.01.01 Heating Boilers & Accessories: Steam - 1914 building**

Two (2) original low pressure steam boilers complete with pressure relief valve, low water cut off. Funnel at condensate receiver to add chemicals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	35	APR-12

Event: Install new heating plant.**Concern:**

Tube failures, energy inefficient, standing pilot, high maintenance, water leakage, soot built up, frequent blowdown, chemical treatment level high.

Recommendation:

Install new heating plant. Install fan assisted, low NOX boilers.

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

Updated: APR-12

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

Masonry chimney. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	35	APR-12

Event: Replace chimney (BOE: 3 storeys)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,000	Unassigned

Updated: APR-12

D3020.03.01 Furnaces**

Two (2) Lennox upflow furnaces for 1955 annex. Motorized fresh and return air dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	APR-12

Event: Replace 2 furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$10,000	Unassigned

Updated: APR-12

D3020.03.02 Chimneys (& Comb. Air): Furnace*

Class B chimney, insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	APR-12

D3020.04.01 Fuel-Fired Duct Heaters**

Lennox inline duct heater for exercise room. Motorized fresh air, return air dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	APR-12

Event: Replace exercise room fan & duct furnace.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$15,000	Unassigned

Updated: APR-12

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

Class B metal chimney up through roof to weather cap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	APR-12

D3040.01.01 Air Handling Units: Air Distribution - 1914 Building**

Built up air system complete with motorized fresh air dampers, face and bypass coil damper, filter section, steam heating coil, supply fan, low velocity ductwork distribution. Variable frequency drive on air system supply fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	30	APR-12

Event: Install make up air system in building.

Concern:

No make-up-air system in the building.

Recommendation:

Install make up air unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$80,000	High

Updated: APR-12

Event: Replace existing air system.

Concern:

Freeze up of steam coils has occurred. Damper bushings worn, no seal on dampers, loose and damaged internal insulation.

Recommendation:

Replace existing air system with new rooftop units and ductwork distribution. Propose three (3) air systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$300,000	Low

Updated: APR-12

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

Silent Air custom air unit for gymnasium complete with motorized fresh, return dampers, filter, supply fan, return fan, heating coil with face and bypass damper, minimal distribution ductwork. Located in the mezzanine of the gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	APR-12

Event: Replace Gymnasium Air Handling Unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$130,000	Unassigned

Updated: APR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

N.R.Murphy dust collector located in wood shop. Unknown model.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D3040.01.04 Ducts: Air Distribution*

Low velocity supply air ductwork to air outlets. Ducted return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution* - 1914 building

Linear bar supply and return grilles (all phases).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution* - 1954/1955 additions

Round diffusers. Linear return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-12

D3040.02 Steam Distribution Systems: Piping/Pumps - 1914 building**

Black iron piping to convectors, radiation, air system heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	40	APR-12

Event: **Replace steam system with hot water heating system (BOE: 3000 sq.M. GFA).**

Concern:

Leakage, high maintenance, valves do not hold.

Recommendation:

Install new hot water distribution piping and heating elements throughout building.

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

Updated: APR-12

D3040.02 Steam Distribution Systems: Piping/Pumps - 1954/1955 additions**

Black iron piping to unit ventilators, convectors, radiation, air system heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	40	APR-12

Event: Replace steam distribution piping with hot water heating system (BOE: 1500 sq.M. GFA).

Concern:

Leakage, high maintenance, valves do not hold.

Recommendation:

Install new hot water distribution piping and heating elements throughout building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$150,000	High

Updated: APR-12

D3040.04.01 Fans: Exhaust - 1954/1955 additions**

Centrifugal roof exhaust fans - 2 speed.
Bridevent gravity exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	APR-12

Event: Replace 10 exhaust fans.

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

Updated: APR-12

D3040.04.03 Ducts: Exhaust*

Low velocity galvanized ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Linear bar exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	0	APR-12

D3050.01.04 Unit Air Conditioners**

Window air conditioning unit for general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-12

Event: Replace Office window air conditioning unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,500	Unassigned

Updated: APR-12

D3050.05.01 Convectors - 1914 building**

Installed in majority of rooms, corridors, entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	40	APR-12

Event: Replace 40 convectors

Concern:

Convectors are old and showing signs of wear.

Recommendation:

Replace convectors with Hot Water units, when heating system is converted to hot water heat.

Consequences of Deferral:

Increased maintenance costs. Poor energy efficiency.

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

Updated: APR-12

D3050.05.01 Convectors - 1954/1955 additions**

Installed in link, offices, corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	40	APR-12

Event: Replace 30 convectors**Concern:**

Convectors are old and showing signs of wear.

Recommendation:

Replace convectors with Hot Water units, when heating system is converted to hot water heat.

Consequences of Deferral:

Increased maintenance costs. Poor energy efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$25,000	Medium

Updated: APR-12

D3050.05.03 Finned Tube Radiation**

Limited amount of perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	40	APR-12

Event: Replace 25 m of Finned Tube Radiation**Concern:**

Existing perimeter radiation is showing signs of its age and requires replacement.

Recommendation:

Replace perimeter finned tube radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,000	Medium

Updated: APR-12

D3050.05.07 Unit Ventilators - 1954**

Installed mainly in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	30	APR-12

Event: Remove unit ventilators. Provide 3 new AHU systems**Concern:**

Unit ventilators de-activated by occupants due to noise. Dampers stick. Poor temperature control. Freeze up of coils has occurred. Damper bushings worn, no seal on dampers. Minimum occupant outside air volume not maintained. Inadequate filtration.

Recommendation:

Remove unit ventilators and install new air systems with distribution ductwork. Air systems could be rooftop or indoor. Propose three (3) air systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$750,000	High

Updated: APR-12

D3060.02.01 Electric and Electronic Controls**

Programmable thermostats, electric damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	APR-12

Event: Replace electric controls (BOE: 4659 sq.M. GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: APR-12

D3060.02.02 Pneumatic Controls**

Simplex air compressor, air dryer, pneumatic room thermostats. Control valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	40	APR-12

Event: Replace Pneumatic Control system (BOE: 4659 sq.M. GFA)**Concern:**

Control system is old and parts are becoming increasingly difficult to find.

Recommendation:

Replace pneumatic control system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$30,000	High

Updated: APR-12

D3060.02.04 Self-Powered Controls*

Limited number of Danfoss control valves installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-12

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

Basic Barber Coleman BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	20	APR-12

Event: Install BMCS system (BOE: 4659 sq.M. GFA).**Concern:**

Current energy management technology not being utilized. Automatic control panels installed in 1989 are basically time clock control and do not provide temperature control of units. Majority of pneumatic controls are original and failure is imminent.

Recommendation:

Install BMCS to control equipment activation and provide global controls in maintaining building environment. Replace existing pneumatic controls with digital controls throughout. Provide digital controls for proposed upgrades.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$90,000	Medium

Updated: APR-12

D4020 Standpipes*

Wet standpipe, exposed hose rack and fog nozzle (1914, 1955).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC fire extinguishers installed on wall hooks throughout building. Install date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	APR-12

D4090.04 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)**

Kitchen range hood, dry chemical fire suppression.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

Event: Replace range hood fire suppression system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: APR-12

S5 ELECTRICAL**D5010.01.02 Main Electrical Transformers (Utility Owned)***

Power to the school is provided from a utility-owned, pad mounted transformer located on school property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	APR-12

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

A Siemens main distribution centre has been provided and is located in the boiler room of the original 1914 building, and is fed from an on-site pad mounted transformer, located on the north side of the property. The switchboard is rated at 600A, 120/208V, 3 phase, 4 wire, and is complete with a 600 Amp main breaker and a feeder breaker section. All feeder breakers are well identified and there is ample spare space for additional breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	40	APR-12

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$75,000	Unassigned

Updated: APR-12

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

Branch circuit panel boards have been provided throughout the school, and are located in mechanical rooms, and the corridors of classroom wings. There is ample spare capacity in the panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	APR-12

Event: **Replace Electrical Branch Circuit Panelboards (Secondary Distribution):Based on 15 panels**

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

Updated: APR-12

D5010.07.02 Motor Starters and Accessories**

Motor control is provided by wall mounted starters. Starters are complete with pilot lights and hand-off-auto selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-12

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$10,000	Unassigned

Updated: APR-12

D5020.01 Electrical Branch Wiring*

All branch is copper and is in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-07

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

Lighting control is by line voltage switches throughout the school. All areas are locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-07

D5020.02.02.02 Interior Fluorescent Fixtures**

Fluorescent fixtures are of the recessed and surface mounted type. Fixtures are complete with T12 lamps and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	APR-12

Event: Replace Interior Fluorescent Fixtures: Based on 700 fixtures**Recommendation:**

Replace existing fluorescent fixtures with energy efficient fixtures utilizing T8 lamps and electronic ballasts. Cost estimate is based on replacing approximately 700 fixtures, and payback is approximately 5 to 6 years

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$245,000	Unassigned

Updated: APR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	20	APR-12

**Event: Replace Emergency Lighting Battery Packs:
Based on 15 packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$15,000	Unassigned

Updated: APR-12

D5020.02.03.03 Exit Signs*

Exit signs are of the LED type. All required exits have been provided with exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	APR-12

D5020.02.10 Theatrical Lighting*

Theatre type stage lighting has been provided in the drama room. Fixtures are of the incandescent type and are dimmer controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

H.P. Sodium floodlights have been provided and are mounted on the parapet of the building to illuminate the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-07

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

Exterior lighting control is by photo cell with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-07

D5030.01 Detection and Fire Alarm**

An addressable zoned fire alarm system has been provided. It is complete smoke with detectors, heat detectors, pull stations and signal devices. The system is the product of Simplex, Model 4100U. It is tested annually and is externally monitored. The main control panel is located in the in the main office, with a remote annunciator in the main entrance vestibule.

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

Event: Replace Detection and Fire Alarm: Based on 4000 Sq m. GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$120,000	Unassigned

Updated: APR-12

D5030.02.02 Intrusion Detection**

A DSC intrusion alarm system has been provided. It is complete with door contacts, motion sensors and key pads. It is externally monitored..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	APR-12

Event: Replace Intrusion Detection: Based on 3500 Sq. m. GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$105,000	Unassigned

Updated: APR-12

D5030.04.01 Telephone Systems*

Telephone service is underground and the terminal board is located in the custodial storage room. A Nortel Meridian telephone system has been provided and is located in the custodial storage room. Telephone sets have been provided in the administration area and in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-07

D5030.04.03 Call Systems**

The call system is the product of Bogen, Model Multicom 2000. The head end equipment is located in the custodial storage room. It is interfaced with the phone system, a Bogen TPU-100B paging amplifier, and a Sony music centre. Each classroom has been provided with a telephone set. Speakers have been provided throughout the school including one in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	APR-12

Event: Replace Call Systems: Based on 3500 Sq. m GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$105,000	Unassigned

Updated: APR-12

D5030.04.04 Data Systems*

Cat 5 cabling has been provided throughout the school. Data outlets have been provided in each classroom and in the administration areas. The network is located in a dedicated server room on the second floor, and is complete with wall mounted patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-07

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

(1914) Original Building (Main Floor - Library 100) - has wood book shelves, magazine racks, mobile book carts and book return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

E1020.03 Theatre and Stage Equipment*

(1954) Addition (Main Floor - Stage 131) - has stage lighting, sound equipment and curtains and tracks. (installed in 1986)

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

E1020.04 Instrumental Equipment*

(1914) Original Building (Basement - Ancillary 19) - has kiln.

(1914) Original Building (Basement - Industrial Arts 24) - has router, 2 scroll saws, 4 band saws, sander, thickness planer, oscillating sander, table saw, 2 wood lathes, jointer, 3 drill presses, grinder and 3 buffers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

E1020.07 Laboratory Equipment*

(1914) Original Building (Basement - Mechanical 1) - has flammable cabinet.

(1914) Original Building (Basement - Ancillary 19) - has fume hood over kiln. (installed in 1982)

(1914) Original Building (Basement - Paint Room 25) - has flammable cabinet.

(1914) Original Building (Second Floor - Storage 207) - has flammable cabinet.

(1914) Original Building (Second Floor - Science 211) - has fume hood. (installed in 1982)

(1914) Original Building (Second Floor - Science Prep 212) - has flammable cabinet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	APR-12

E1090.04 Residential Equipment*

- (1914) Original Building (Basement - LR 3) - has washer.
- (1914) Original Building (Basement - Storage 9, Conference 13) - has microwave and fridge.
- (1914) Original Building (Basement - Workshop 4, Staff Room 5, SS 16, Kitchen 15) - have microwave, 4 fridges, 2 freezers, reach-in cooler, dishwasher, ranges and cook top c/w exhaust hood.
- (1914) Original Building (Basement - Home Economics 12) - has stacked washer and dryer.
- (1914) Original Building (Main Floor - Classroom 102, 104, 109, 111) - have 3 microwaves and 2 fridges.
- (1914) Original Building (Main Floor - Staff Room 115) - has 2 microwaves and fridge.
- (1914) Original Building (Second Floor - Science 211) - has fridge.
- (1954) Addition (Main Floor - Special Ed 121) - has microwave and fridge.
- (1954) Addition (Main Floor - Staff Workroom 141) - has microwave and fridge.
- (1954) Addition (Second Floor - Conference Room 227) - has fridge.
- (1955) Annex (Home Economics 147) - has 5 microwaves, fridge, freezer, 5 ranges, washer and dryer.
- (1955) Annex (Storage 152) - has fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

- (1914) Original Building (Main Floor - Gymnasium 108) - has 4 wall mounted basketball backstops.
- (1954) Addition (Main Floor - Gymnasium 126) - has 2 suspended basketball backstops, 4 wall mounted basketball backstops and scoreboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

E2010.02 Fixed Casework - Display Case**

- (1914) Original Building (Main Floor - Corridor C2 near Gymnasium 108) - has display case. (approx. 4 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	35	APR-12

Event: Replace display case. (approx. 4 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,000	Unassigned

Updated: APR-12

E2010.02 Fixed Casework - Millwork**

(1914) Original Building (Basement - Ancillary 10, 19, Home Economics 12, Kitchen 15, SS 16, Classroom 21) - have millwork. (approx. 16 linear metres)

(1914) Original Building (Main Floor - Classroom 102, 104, 109, 111, Staff Room 115) - have millwork. (approx. 12 linear metres)

(1914) Original Building (Second Floor - Classroom 200, 204, 206, 209, 213, 215, 219, 221, Computer 202, Science 211) - have millwork. (approx. 20 linear metres)

(1954) Addition (Main Floor - Special Ed 118, 121) - have millwork. (approx. 4 linear metres)

(1954) Addition (Second Floor - Classroom 228, 229, 230) - have millwork. (approx. 6 linear metres)

(1955) Annex (Home Economics 147) - has millwork. (approx. 20 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	35	APR-12

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

(1914) Original Building (Second Floor - Science 211) - has damaged countertops. (approx. 10 linear metres)

(1955) Annex (Home Economics 147) - has damaged countertops. (approx. 10 linear metres)

Recommendation:

Repair millwork. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$20,000	Low

Updated: APR-12

Event: Replace millwork. (approx. 58 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$58,000	Unassigned

Updated: APR-12

E2010.02 Fixed Casework - Reception Counters**

(1914) Original Building (Main Floor - Library 100) - has reception counter. (approx. 2 linear metres)

(1954) Addition (Main Floor - Administration 137) - has reception counter. (approx. 3 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	35	APR-12

Event: Replace reception counters. (approx. 5 linear metres)

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

Updated: APR-12

E2010.02 Fixed Casework - Vanities**

(1914) Original Building (Basement - Girls Washroom 14, Boys Washroom 20) - have prefinished plastic laminated vanities. (approx. 6 linear metres) (upgraded in 2006)

(1954) Addition (Main Floor - Special Ed 121 Washrooms, Boys Washroom 124, Girls Washroom 134, PEO Washroom 129) - have prefinished plastic laminated vanities. (approx. 6 linear metres) (upgraded in 2006)

(1954) Addition (Second Floor - Girls Washroom 223, Boys Washroom 232) - have prefinished plastic laminated vanities. (approx. 6 linear metres) (upgraded in 2006)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	APR-12

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$18,000	Unassigned

Updated: APR-12

E2010.03.01 Blinds**

(1914) Original Building (Basement - Lunch Room 8, Ancillary 10, 19, Home Economics 12, Conference 13, Classroom 21, Industrial Arts 24) - have vertical blinds. (approx. 46 blinds) (installed in 2008)

(1914) Original Building (Basement - Storage 11) - has roll-up blinds. (3 blinds) (installed in 2008)

(1914) Original Building (Main Floor - Library 100, Storage 101, 103, 110, 112, 113, Classroom 102, 104, 109, 111, Staff Workroom 114, Staff Room 115) - have roll-up blinds. (approx. 54 blinds) (installed in 2008)

(1914) Original Building (Second Floor - Science Prep 212) - has vertical blinds. (4 blinds) (installed in 2008)

(1914) Original Building (Second Floor - Classroom 200, 204, 206, 209, 213, 215, 219, 221, Computer 202, Resource Room 203, Science 211, Storage 201, 205, 207, 210, 220, 222, Office 217, Washroom 218) - have roll-up blinds. (approx. 78 blinds) (installed in 2008)

(1954) Addition (Main Floor - Special Ed 118, 121, Administration 137, Staff Workroom 141, Principal 142) - have roll-up blinds. (approx. 24 blinds) (installed in 2008)

(1954) Addition (Second Floor - Classroom 228, 229, 230, Conference Room 227, 231) - have roll-up blinds. (approx. 36 blinds) (installed in 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	APR-12

Event: Replace blinds. (approx. 245 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$98,000	Unassigned

Updated: APR-12

E2010.03.06 Curtains and Drapes**

(1954) Addition (Main Floor - Gymnasium 126, Vice Principal 140) - has curtains and tracks. (approx. 24 curtains)
 (1955) Annex (Home Economics 147) - has curtains and tracks. (approx. 11 curtains)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	APR-12

Event: Replace curtains and tracks. (approx. 35 curtains)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$14,000	Unassigned

Updated: APR-12

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

School has asphalt paved parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	APR-12

Event: Paint pavement markings. (approx. 25 stalls)**Concern:**

School does not have painted yellow lines on pavement.

Recommendation:

Paint pavement markings. (approx. 25 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$5,000	Low

Updated: APR-12

K4010.01 Barrier Free Route: Parking to Entrance*

(1954) Addition (Corridor C5) - has barrier free route to parking lots.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	APR-12

K4010.02 Barrier Free Entrances*

(1954) Addition (Main Floor - Corridor C5 Exits) - do not have automatic door operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	APR-12

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

(1954) Addition (Main Floor - Corridor C5 Exits) - do not have automatic door operators.

Recommendation:

Provide automatic door operators. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$20,000	Low

Updated: APR-12

K4010.03 Barrier Free Interior Circulation*

Corridors are wide enough for wheelchairs.

(1914) Original Building (Basement to Second Floor - Stair 1, 2) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)

(1914) Original Building (Main Floor - West Main Entrance F1 to Corridor C1) - has concrete stair c/w marble finish and wood handrails.

(1914) Original Building (Main Floor - East Exit F3 to Corridor C2) - has concrete stair c/w slate finish and wood handrails.

(1914) Original Building (Main Floor - Corridor C2) to (1954) Addition (Main Floor - Corridor C5) - has concrete stairs c/w slate finish and wood handrails. (2 stairs)

(1954) Addition (Main Floor to Second Floor - Stair 3, 4) - have concrete stairs c/w terrazzo finish and wood handrails. (2 stairs)

(1954) Addition (Main Floor - Corridor C7 to Northeast Exit F5, Corridor C8 to Southeast Exit F6) - have concrete stairs c/w terrazzo finish. (2 stairs)

(1954) Addition (Main Floor - Gymnasium 126 to Stage 131) - has wood stairs c/w rubber sheet treads and wood handrails. (2 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Provide ramps, platform and elevators. (6 ramps, 1 platform and 2 elevators)

Concern:

(1914) Original Building (Basement to Second Floor - Stair 1, 2) - needs elevator.

(1914) Original Building (Main Floor - West Main Entrance F1 to Corridor C1) - needs ramp.

(1914) Original Building (Main Floor - East Exit F3 to Corridor C2) - needs ramp.

(1914) Original Building (Main Floor - Corridor C2) to (1954) Addition (Main Floor - Corridor C5) - needs ramps.

(1954) Addition (Main Floor to Second Floor - Stair 3, 4) - needs elevator.

(1954) Addition (Main Floor - Corridor C7 to Northeast Exit F5, Corridor C8 to Southeast Exit F6) - needs ramps.

(1954) Addition (Main Floor - Gymnasium 126 to Stage 131) - needs platform.

Recommendation:

Provide ramps, platform and elevators. (6 ramps, 1 platform and 2 elevators)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$66,000	Low

Updated: APR-12

K4010.04 Barrier Free Washrooms*

School does not have barrier free washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1914	0	APR-12

Event: Provide barrier free washrooms. (2 washrooms)**Concern:**

School does not have barrier free washrooms.

Recommendation:

Provide barrier free washrooms. (2 washrooms)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$10,000	Low

Updated: APR-12

K4030.01 Asbestos*

Refer to C3020.07 Resilient Flooring** - VAT - 1914

(1914) Original Building (Basement - Conference 13) - has vinyl asbestos tile flooring. (approx. 35 square metres)

(1914) Original Building (Main Floor - Storage 103, 113) - has vinyl asbestos tile flooring. (approx. 20 square metres)

Refer to C3020.07 Resilient Flooring** - VAT - 1954, 1955

(1954) Addition (Second Floor - Classroom 228, 230, partial Classroom 229) - have vinyl asbestos tile flooring. (approx. 200 square metres)

(1955) Annex (Home Economics 147, Fitness Centre 149, Office 151, Storage 152, 153, South Exit Vestibule) - have vinyl asbestos tile flooring. (approx. 330 square metres)

An asbestos survey was completed for Edmonton Public Schools.

HAZMAT Reports prepared by PHH Environmental Limited dated November 20, 2001.

Asbestos abatement was done in 1981.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

K4030.02 PCBs*

No PCBs were observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

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

No ozone depleting substances were observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

K4030.09 Other Hazardous Materials*

No other hazardous materials was observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1914	0	APR-12

K5010 Reports, Drawings and Studies

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

(1914) Original Building - 2363.2 square metres.
(1954) Addition - 1921.7 square metres.
(1955) Annex - 374.6 square metres.
Total building area is 4659.5 square metres.

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

K5010.01 Site Documentation*

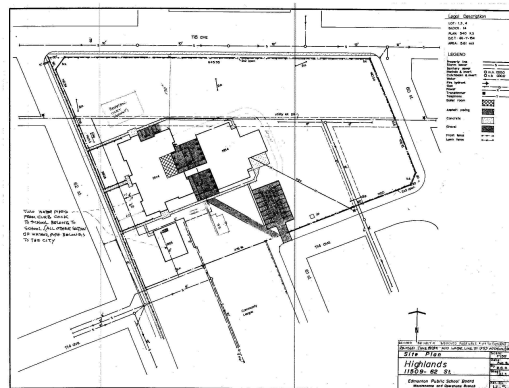
Drawing attached - Site Plan.

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

Event: Site Plan

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$0	Unassigned

Updated: APR-12



Site Plan.

K5010.02 Building Documentation*

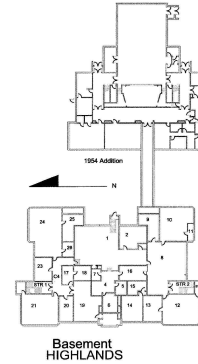
Attached drawings - Basement Floor Plan, Main Floor Plan, Second Floor Plan, Annex Floor Plan.

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

Event: Floor Plans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$0	Unassigned

Updated: APR-12



Basement Floor Plan.