

RECAPP Facility Evaluation Report

Edmonton School District No. 7



J. A. Fife Elementary School

B3164A
Edmonton

Facility Details

Building Name: J. A. Fife Elementary School
Address: 15004 - 76 Street
Location: Edmonton

Building Id: B3164A
Gross Area (sq. m): 4,254.10
Replacement Cost: \$11,940,000
Construction Year: 1968

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: September 2 2011
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$1,519,525**
5 year Facility Condition Index (FCI): **12.73%**

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1972. It faces three streets - 149A Avenue on the North, 72 Street on the East and 147 Avenue on the South. It is under the jurisdiction of Edmonton School District No.7. The 2011 student enrollment is 290.

The original 4,254.1 square metres school was built in 1968. Total building area is 4,254.1 square metres.

(1968) Original Building - has roof drains connecting interior downspouts and underground sewage system.
(1968) Original Building (East Main Entrance F1, Southeast Exit F2, Southwest Exit F3, West Exit F4, windows) - have power operated aluminum shutters. (installed in 1997)
(1968) Original Building (Mezzanine exterior walls) - have metal siding. (installed in approx. 2007)
(1968) Original Building (Gymnasium 1 Roof, Staff Room 23 Roof, Library 42 Roof, Main Roof) - have SBS roofing. (installed in 2007, 2008)
(1968) Original Building (Main Floor - Administration 17, Principal 18, Staff Room 23) - have venetian blinds. (installed in 2008)
(1968) Original Building (Main Floor - Gym Storage 12) - has vinyl tile flooring. (installed in 2004)
(1968) Original Building (Main Floor - Storage 16, Administration 17, Principal 18, Staff Workroom 20, Men's Washroom 21, Women's Washroom 22, Staff Washroom Vestibule, Staff Room 23, Southeast Exit Vestibule 26, Southwest Exit Vestibule 41, Classroom 35, partial Corridor C1) - have vinyl tile flooring. (installed in approx. 2011)
(1968) Original Building (Main Floor - Stage 4, Music Room 5) - have carpet flooring. (installed in 2011)
Asbestos abatement was done in 1994, 1999 and 2000.

ABC Group A Division 2 - School. The (1968) Original Building is single storey. It has combustible and non-combustible construction and is un-sprinklered.

Structural Summary:

(1968) Original Building has load bearing concrete block, concrete slab on concrete grade beams on concrete piles along perimeter and interior load bearing wall; Roof has on metal deck on OWSJ; Mezzanine has concrete slab on steel beams on steel columns.

Recommendations for future action include: not required.

Overall structural system rating is acceptable.

Envelope Summary:

(1968) Original Building has SBS roofing, face brick, prefinished metal siding, cement plaster soffits, aluminum storefront windows, aluminum framed storefronts and doors, metal doors and frames, power operated aluminum shutters.

Recommendations for future action include: repair face brick; replace exterior utility doors; repair SBS roofing; replace sloped windows.

Overall envelope system rating is acceptable.

Interior Summary:

(1968) Original Building has suspended T-bar ceiling system with acoustic ceiling tiles, vinyl tile floor and quarry tile floor finishes in Corridors; vinyl tile floor finish in Administration; carpet flooring in Library; vinyl tile floor and carpet floor finishes in Classrooms; epoxy flooring in Washrooms; metal deck ceiling, concrete block walls and wood flooring in Gymnasium; drywall ceiling, concrete block walls and painted concrete flooring in Mechanical Room; wood doors and metal frames; whiteboards, chalkboards and projection screens in Classrooms.

Recommendations for future action include: repair interior walls; repair epoxy floor finishes; replace carpet flooring; replace acoustic ceiling tiles; repair vanities; provide automatic door operators; provide wheelchair ramps; provide barrier free washrooms.

Overall interior system rating is acceptable.

Mechanical Summary:

Mechanical systems for the facility consist of rooftop air handling units which serve the class rooms, the upper library, and staff lounge/ lunch room. An indoor air handling serves the administration spaces. Three (3) air systems serving the library, staff lounge and lunch room, and the administration spaces have DX cooling. A hot water heating system was installed in 1996. Fire protection consists of fire hose cabinets and type ABC extinguishers. An energy management control system (EMCS) was installed in 1987 which has monitoring, reset and load scheduling capabilities.

Overall, the mechanical systems are in "acceptable" (4) condition.

Electrical Summary:

Service is provided from a utility owned pad mounted transformer that feeds an 800A, 120/208V, Service and Distribution Switchboard in the electrical room. A single phase, 5 kW, natural gas generator provides the emergency power for separate wall mounted fluorescent fixtures that provide emergency lighting.

Majority of the fluorescent fixtures are complete with T8 lamps and electronic ballasts; a few still have T12 lamps and magnetic ballasts, however, these are being replaced as they burn out and need replacing. Most of the lighting is controlled by low voltage, except in utility areas where line voltage switching is used.

The fire alarm system is nearly at the end of its life cycle expectancy and will need replacing as it is no longer supported by the manufacturer.

Overall, the electrical systems are in good condition.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

(1968) Original Building has concrete grade beams on concrete piles along perimeter and interior load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

A1030 Slab on Grade*

(1968) Original Building has 100mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

(1968) Original Building (Typical Core) - has core filled concrete block columns on concrete grade beams.

(1968) Original Building (Gymnasium, Stage) - have core filled concrete block columns on concrete grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

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

(1968) Original Building (Gymnasium and Stage) - have steel beams on core filled concrete block columns on concrete grade beams.

(1968) Original Building (Typical Core) steel beams on steel columns on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1010.03 Floor Decks, Slabs, and Toppings*

(1968) Original Building (Main Floor) - has 100mm concrete slab.

(1968) Original Building (Mezzanine floors) - have 100mm reinforced concrete slabs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1010.05 Mezzanine Construction*

(1968) Original Building (Mezzanine floors above Administration area and Library 42) - have 100mm reinforced concrete slabs on steel beams and steel columns.

(1968) Original Building (Mezzanine - Stage 4) - has 6mm plywood, 38mm T & G wood decking, fireguard gypsum board, 38x89mm wood studs at 400mm o.c., 16mm fireguard gypsum board both sides, walls at 1200mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1010.07 Exterior Stairs*

(1968) Original Building (Main Floor - Music Room 5) - has concrete stair c/w metal pipe handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1010.09 Floor Construction Fireproofing*

(1968) Original Building (Main Floor) - has 100mm concrete slab.
 (1968) Original Building (Mezzanine floors) - have 100mm reinforced concrete slabs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1010.10 Floor Construction Firestopping*

(1968) Original Building (Main Floor) - has 100mm concrete slab.
 (1968) Original Building (Mezzanine floors) - have 100mm reinforced concrete slabs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1020.01 Roof Structural Frame*

(1968) Original Building (Main Roof) - has 75mm metal deck on steel beams on steel columns.
 (1968) Original Building (Gymnasium, Stage - Roof) - have 38mm metal deck on OWSJ on concrete block columns.
 (1968) Original Building (Mezzanine Roof) - has 75mm metal deck on steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1020.04 Canopies*

(1968) Original Building (East Main Entrance F1, West Exit F4) - have 75mm metal deck cantilevered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B1020.06 Roof Construction Fireproofing*

(1968) Original Building (Roof) - has metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

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

(1968) Original Building - has 90mm face brick, 200mm lightweight concrete block filled with waterproof insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-12

Event: Remove graffiti. (approx. 55 square metres)**Concern:**

(1968) Original Building (Classroom 38, 39 - West side) - has graffiti on face brick

Recommendation:

Remove graffiti. (approx. 55 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,750	Low

Updated: MAR-12



(1968) Original Building (Classroom 38, 39 - West side) - has graffiti on face brick

B2010.01.06.03 Metal Siding**

(1968) Original Building (Mezzanine exterior sloped walls) - have metal siding on plywood sheathing, 92mm steel studs at 600mm o.c., 75mm batt insulation, vapour barrier, prefinished vinyl gypsum board. (installed in approx. 2007)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	MAR-12

Event: Replace metal siding. (approx. 180 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$18,000	Unassigned

Updated: MAR-12

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

(1968) Original Building (Typical) - window and door openings have sealants. (approx. 170 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-12

Event: Replace sealant around wall openings. (approx. 170 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,500	Unassigned

Updated: MAR-12

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

(1968) Original Building - has 90mm face brick, 200mm lightweight concrete block filled with waterproof insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

(1968) Original Building (Mezzanine exterior sloped walls) - have 92mm steel studs at 600mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	MAR-12

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

(1968) Original Building - has 200mm lightweight concrete block filled with waterproof insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

(1968) Original Building (Main Floor - Mechanical Room 6) - has metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B2010.07 Exterior Protection Devices for Openings*

(1968) Original Building (Main Floor - Classroom 24, 25, 38, 39, 47, 48, 49, 54, 55, 56) - have power operated aluminum shutters. (20 shutters)

(1968) Original Building (Main Floor - Corridor C2 near Southeast Exit F2, Southwest Exit F3) - have power operated aluminum shutters. (6 shutters)

(1968) Original Building (Main Floor - East Main Entrance F1, West Exit F4) - have power operated aluminum shutters. (4 shutters)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	MAR-12

B2010.09 Exterior Soffits*

(1968) Original Building (East Main Entrance F1, West Exit F4) - have cement plaster soffit on steel furring at 400mm o.c., 75mm batt insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B2020.02 Storefronts: Windows**

(1968) Original Building (Main Floor - Classroom 24, 25, 38, 39, 47, 48, 49, 54, 55, 56) - have aluminum framed storefronts c/w venetian blinds between clear glass panes and hoppers. (20 windows)

(1968) Original Building (Main Floor - Corridor C2 near Southeast Exit F2, Southwest Exit F3) - have aluminum framed storefronts c/w venetian blinds between clear glass panes. (6 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	MAR-12

Event: Repair storefront. (1 window)**Concern:**

(1968) Original Building (Main Floor - Corridor C2 near Southwest Exit F3) - has broken glass.

Recommendation:

Repair storefront. (1 window)

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

Updated: MAR-12

Event: Replace storefronts. (25 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,000	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors**

(1968) Original Building (Main Floor - East Main Entrance F1) - has glazed aluminum doors and metal storefronts c/w wired glass and wired glass panes above doors. (2 doors)

(1968) Original Building (Main Floor - West Exit F4) - has glazed aluminum doors and metal storefronts c/w clear glass and clear glass panes above doors. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

Event: Replace metal framed storefronts and doors. (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors**

- (1968) Original Building (Main Floor - Gymnasium 1) - has wood doors and metal frames. (4 doors)
- (1968) Original Building (Main Floor - Music Room 5) - has wood door and metal frame. (1 door)
- (1968) Original Building (Main Floor - Classroom 51) - has aluminum doors and aluminum frame. (2 doors)
- (1968) Original Building (Main Floor - Storage 60) - has wood door and metal frame. (1 door)
- (1968) Original Building (Main Floor - Southeast Exit F2, Southwest Exit F3) - have half glazed wired glass aluminum doors and aluminum frames c/w wired glass panes above doors. (4 doors)
- (1968) Original Building (Mezzanine - Storage 3) - has wood door and metal frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	MAR-12

Event: Replace exterior utility doors. (4 doors)

Concern:

- (1968) Original Building (Main Floor - Gymnasium 1) - has damaged wood doors and uneven hinges. (2 doors)
- (1968) Original Building (Main Floor - Storage 60) - has worn out wood door. (1 door)
- (1968) Original Building (Mezzanine - Storage 3) - has worn out wood door. (1 door)

Recommendation:

Replace exterior utility doors. (4 doors)



(1968) Original Building (Main Floor - Gymnasium 1) - has damaged wood doors and uneven hinges.

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

Updated: MAR-12

Event: Replace exterior utility doors. (9 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,000	Unassigned

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

- (1968) Original Building - has rigid insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2007, 2008**

(1968) Original Building (Gymnasium 1 Roof, Staff Room 23 Roof, Library 42 Roof, Main Roof) - have SBS roofing. (approx. 4260 square metres) (installed in 2007, 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2007	25	MAR-12

Event: Repair SBS roofing. (approx. 1000 square metres)

Concern:

(1968) Original Building (Main Roof) - SBS roofing has ponding. (approx. 1000 square metres)

Recommendation:

Repair SBS roofing. (approx. 1000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$150,000	Low

Updated: MAR-12



(1968) Original Building (Main Roof) - SBS roofing has ponding. (approx. 1000 square metres)

Event: Replace SBS roofing. (approx. 3260 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$489,000	Unassigned

Updated: MAR-12

B3010.09 Roof Specialties and Accessories*

(1968) Original Building (Main Roof to Gymnasium 1 Roof, Main Roof to Staff Room 23 Roof, Main Roof to Library 42 Roof) - have metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

B3020.01 Skylights**

(1968) Original Building (Mezzanine - Staff Room 23, Library 42) - have sloped aluminum windows c/w clear glass. (12 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	25	MAR-12

Event: Replace sloped aluminum windows (Glass & Frame). (12 windows)

Concern:

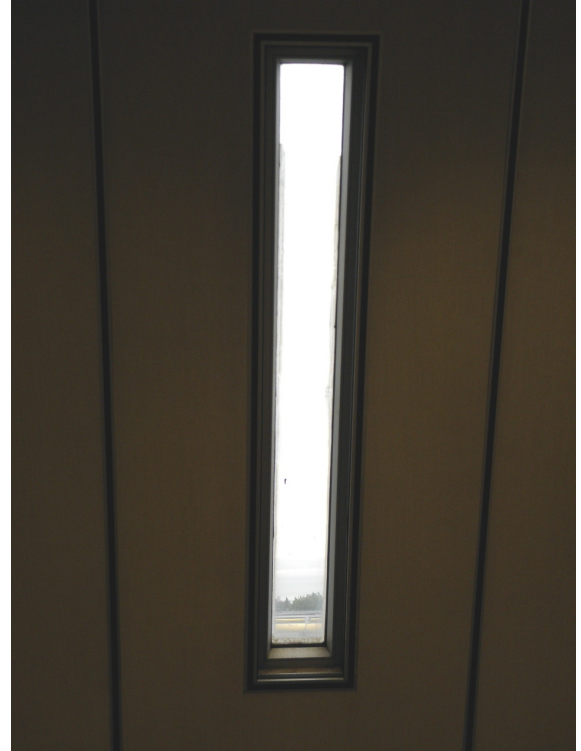
(1968) Original Building (Mezzanine - Staff Room 23, Library 42) - gaskets have worn out and leak. (12 windows)

Recommendation:

Replace sloped aluminum windows (Glass & Frame). (12 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$12,000	Low

Updated: MAR-12



(1968) Original Building (Mezzanine - Staff Room 23) - gaskets have worn out and leak.

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

(1968) Original Building (Main Floor - Corridors, Mechanical Rooms, Washrooms, Storage Rooms, Gymnasium, Stage) - have concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-12

Event: Repair concrete block walls. (approx. 5 square metres)

Concern:

(1969) Original Building (Main Floor - Classroom 29, Girls Washroom 57, Boys Washroom 58) - have cracked concrete block walls.

Recommendation:

Repair concrete block walls. (approx. 5 square metres)

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

Updated: MAR-12

C1010.02 Interior Demountable Partitions*

(1968) Original Building (Main Floor - Classrooms) - have gypsum board partitions finished with vinyl. (installed in approx. 1981 to 1991)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

(1968) Original Building (Main Floor - Stage 4) - has accordion folding partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

Event: Replace folding partition. (1 partition)

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

Updated: MAR-12

C1010.04 Interior Balustrades and Screens, Interior Railings*

(1968) Original Building (Mezzanine - Staff Room 23, Library 42) - have painted metal balustrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1010.05 Interior Windows*

(1968) Original Building (Main Floor - Janitor's Office 8) - has metal framed window c/w wired glass.
 (1968) Original Building (Main Floor - Storage 16) - has wood framed window c/w clear glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

(1968) Original Building (Main Floor - Administration 17) - has metal framed storefront c/w clear glass.
 (1968) Original Building (Main Floor - Principal 18) - has metal framed storefront c/w clear glass.
 (1968) Original Building (Main Floor - Staff Room 23) - has metal framed storefront c/w clear glass.
 (1968) Original Building (Main Floor - Staff Room 23) - has metal framed storefront c/w wood door and clear glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1010.07 Interior Partition Firestopping*

(1968) Original Building (Main Floor - Corridors, Mechanical Rooms, Washrooms, Storage Rooms, Gymnasium, Stage) - have concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1020.01 Interior Swinging Doors (& Hardware)*

(1968) Original Building - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1020.03 Interior Fire Doors*

(1968) Original Building (Main Floor - Mechanical Room 6, Janitor's Office 8) - have 3/4 hour fire rated metal doors and metal frames.
 (1968) Original Building (Main Floor - Gymnasium 1, Music Room 5, Mechanical Room 7, Server 34, Janitor 40) - have 1.5 hour fire rated metal doors and metal frames.
 (1968) Original Building (Main Floor - Corridor C1) to (1969) Original Building (Main Floor - Corridor C2) - has 1.5 hour fire rated metal doors and metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1030.01 Visual Display Boards**

- (1968) Original Building (Main Floor - Gymnasium 1) - has 1 whiteboard.
- (1968) Original Building (Main Floor - Stage 4, Music Room 5) - have 2 whiteboards, 2 tackboards and 2 projection screens.
- (1968) Original Building (Main Floor - Parent Workroom 11) - has 1 whiteboard and 1 tackboard.
- (1968) Original Building (Main Floor - Staff Workroom 20, Staff Room 23, Staff Washroom Vestibule) - have 1 whiteboard and 2 tackboards.
- (1968) Original Building (Main Floor - Classroom 24, 25, 28, 29, 30) - have 5 whiteboards, 3 blackboards, 12 tackboards and 2 projection screens.
- (1968) Original Building (Main Floor - Classroom 35, 36, 37, 38, 39) - have 11 whiteboards, 10 tackboards and 5 projection screens.
- (1968) Original Building (Main Floor - Classroom 45, 47, 48, 49, 50) - have 11 whiteboards, 1 blackboard, 9 tackboards and 5 projection screens.
- (1968) Original Building (Main Floor - Classroom 51, 52, 53, 54, 55, 56) - have 12 whiteboards, 2 blackboards and 6 projection screens.
- (1968) Original Building (Main Floor - Workroom 33) - has 1 blackboard and 1 tackboard.
- (1968) Original Building (Main Floor - Southeast Exit Vestibule 26, Southwest Exit Vestibule 41) - have 3 tackboards.
- (1968) Original Building (Main Floor - Corridor C1, C2) - have 4 tackboards.
- (1968) Original Building (Mezzanine - Staff Room 23) - has 1 projection screen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-12

Event: Replace visual display boards. (approx. 116 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$116,000	Unassigned

Updated: MAR-12

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

- (1968) Original Building (Main Floor - Men's Washroom 13, 21, Women's Washroom 14, 23, Girls Washroom 43, 57, Boys Washroom 44, 58) - have prefinished metal toilet partitions. (23 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

Event: Replace prefinished metal partitions. (23 partitions)

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

Updated: MAR-12

C1030.08 Interior Identifying Devices*

All rooms have metal name plates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1030.10 Lockers**

(1968) Original Building (Main Floor - Electrical Room) - has prefinished double tier metal lockers. (2 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

Event: Replace lockers. (2 lockers)

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

Updated: MAR-12

C1030.12 Storage Shelving*

(1968) Original Building (Main Floor - Storage 2, 9, 10, 16, 31, Gym Storage 12) - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

(1968) Original Building (Main Floor - Men's Washroom 13, 21, Women's Washroom 14, 23, Girls Washroom 43, 57, Boys Washroom 44, 58) - have toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	196	0	MAR-12

C1030.17 Other Fittings* - Boot Racks

(1968) Original Building (Main Floor - Southeast Exit Vestibule 26, Southwest Exit Vestibule 41) - have metal boot racks.

(1968) Original Building (Main Floor - near East Main Entrance F1, West Exit F4) - have metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C1030.17 Other Fittings* - Coat Hooks

(1968) Original Building (Main Floor - near Classroom 24, 25, 28, 29, 30) - have coat hooks.

(1968) Original Building (Main Floor - near Classroom 35, 36, 37, 38, 39) - have coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C2010 Stair Construction*

(1968) Original Building (Main Floor - Corridor C1 to Music Room 5) - has wood stair c/w rubber treads and metal pipe handrails.

(1968) Original Building (Main Floor - Staff Room 23) to (1968) Original Building (Mezzanine - Staff Room 23) - has metal stair c/w carpet finish and metal handrails.

(1968) Original Building (Main Floor - Library 42) - has wood stairs c/w carpet finish.

(1968) Original Building (Main Floor - Library 42) to (1968) Original Building (Mezzanine - Library 24) - has metal stair c/w carpet finish and metal handrails.

(1968) Original Building (Main Floor - Storage 3 to Mezzanine) - has metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C2020.05 Resilient Stair Finishes**

(1968) Original Building (Main Floor - Corridor C1 to Music Room 5) - wood stair has rubber treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-12

Event: Replace resilient stair finish. (1 stair)

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

Updated: MAR-12

C2020.06 Carpet Stair Finishes**

(1968) Original Building (Main Floor - Staff Room 23) to (1968) Original Building (Mezzanine - Staff Room 23) - metal stair has carpet finish. (installed in approx. 1993)

(1968) Original Building (Main Floor - Library 42) - wood stairs have carpet finish. (installed in approx. 1993)

(1968) Original Building (Main Floor - Library 42) to (1968) Original Building (Mezzanine - Library 24) - metal stair has carpet finish. (installed in approx. 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	10	MAR-12

Event: Replace carpet stair finish. (3 stairs)

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

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

(1968) Original Building (Main Floor - Corridor C1 to Music Room 5) - wood stair has metal pipe handrails.

(1968) Original Building (Main Floor - Staff Room 23) to (1969) Original Building (Mezzanine - Staff Room 23) - metal stair has metal handrails.

(1968) Original Building (Main Floor - Library 42) to (1969) Original Building (Mezzanine - Library 24) - metal stair has metal handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C3010.02 Wall Paneling**

(1968) Original Building (Main Floor - Gymnasium 1 above Stage) - has wood wall panels. (approx. 30 square metres)
 (1968) Original Building (Main Floor - Gymnasium 1 beside Stage) - has vertical wood wall panels. (approx. 10 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

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

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

Updated: MAR-12

C3010.09 Acoustical Wall Treatment**

(1968) Original Building (Main Floor - Gymnasium 1) - has acoustic wall panels. (approx. 110 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-12

Event: **Replace acoustic wall panels. (approx. 110 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,000	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

(1968) Original Building - has painted concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C3010.12 Wall Coverings*

(1968) Original Building (Main Floor - Administration 17, Principal 18, Vice Principal 19, Staff Workroom 20, Men's Washroom 21, Women's Washroom 22, Staff Washroom Vestibule, Staff Room 23, Classroom 24, 25, 28, 29, 36, 37, 38, 39, 45, 47, 48, 49, 50, 51, 53, 54, 55, 56) - have gypsum wall boards with vinyl wall finish. (installed in 1981, 1982, 1983)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

C3020.01.01 Epoxy Concrete Floor Finishes*

(1968) Original Building (Main Floor - Men's Washroom 13, Women's Washroom 14, Girls Washroom 43, 57, Boys Washroom 44, 58) - have epoxy concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-12

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

(1968) Original Building (Main Floor - Girls Washroom 43, 57, Boys Washroom 44, 58) - have cracked epoxy concrete floor.

Recommendation:

Repair epoxy flooring. (approx. 20 square metres)

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

Updated: MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

(1968) Original Building (Main Floor - Mechanical Room 6, 7, Janitor 15) - have painted concrete floor.

(1968) Original Building (Main Floor - Janitor 27, Storage 60) - have unpainted concrete floor.

(1968) Original Building (Mezzanine - Storage 3) - has unpainted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

C3020.02 Tile Floor Finishes**

(1968) Original Building (Main Floor - partial Corridor C1) - has quarry tile flooring. (approx. 50 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	MAR-12

Event: Replace tile flooring. (approx. 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,000	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring**

(1968) Original Building (Main Floor - Gymnasium 1) - has wood strip flooring. (approx. 360 square metres) (refinished in approx. 2006)

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

Event: **Replace wood flooring. (approx. 360 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$90,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1968**

(1968) Original Building (Main Floor - Storage 31, 32, Workroom 33, Server 34, Janitor 46, 59) - have sheet vinyl flooring. (approx. 80 square metres)

(1968) Original Building (Main Floor - Storage 2, 3, 9, 10, Janitor's Office 8, Electrical Room, Parent Workroom 11, Classroom 24, 25, 28, 29, 30, 36, 37, 38, 39, Janitor 40, Corridor C3, C6) - have vinyl tile flooring. (approx. 950 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	20	MAR-12

Event: **Replace resilient flooring. (approx. 1025 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$102,500	Unassigned

Updated: MAR-12

Event: **Replace resilient flooring. (approx. 5 square metres)**

Concern:

(1968) Original Building (Main Floor - Janitor 46) - has loose sheet vinyl flooring.

Recommendation:

Replace resilient flooring. (approx. 5 square metres)

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

Updated: MAR-12

C3020.07 Resilient Flooring - 2004, 2011**

(1968) Original Building (Main Floor - Gym Storage 12) - has vinyl tile flooring. (approx. 25 square metres) (installed in 2004)

(1968) Original Building (Main Floor - Storage 16, Administration 17, Principal 18, Staff Workroom 20, Men's Washroom 21, Women's Washroom 22, Staff Washroom Vestibule, Staff Room 23, Southeast Exit Vestibule 26, Southwest Exit Vestibule 41, Classroom 35, partial Corridor C1) - have vinyl tile flooring. (approx. 555 square metres) (installed in approx. 2011)

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

Event: Replace resilient flooring. (approx. 580 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$58,000	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring - 1993**

(1968) Original Building (Main Floor - Vice Principal 19, Classroom 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, Library 42, Corridor C2, C4, C5) - have carpet flooring. (approx. 1660 square metres) (installed in approx. 1993)

(1968) Original Building (Mezzanine - Staff Room 23, Library 42) - have carpet flooring. (approx. 60 square metres) (installed in approx. 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	15	MAR-12

Event: Clean carpet flooring. (approx. 895 square metres)**Concern:**

(1968) Original Building (Main Floor - Classroom 48, 50, 51, 52, 53, 56, Library 42, Corridor C4, C5) - carpet has stains. (approx. 895 square metres)

Recommendation:

Clean carpet flooring. (approx. 895 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$44,750	Low

Updated: MAR-12

Event: Replace carpet flooring. (approx. 1375 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$137,500	Unassigned

Updated: MAR-12

Event: Replace carpet flooring. (approx. 345 square metres)**Concern:**

(1968) Original Building (Main Floor - Corridor C2) - carpet has open seams and stains.

Recommendation:

Replace carpet flooring. (approx. 345 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$34,500	Low

Updated: MAR-12

C3020.08 Carpet Flooring - 2011**

(1968) Original Building (Main Floor - Stage 4, Music Room 5) - have carpet flooring. (approx. 185 square metres) (installed in 2011)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	15	MAR-12

Event: **Replace carpet flooring. (approx. 185 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$18,500	Unassigned

Updated: MAR-12

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

(1968) Original Building (Main Floor - Storage 2, 3, 9, 10, 16, 31, 32, Janitor's Office 8, Electrical Room, Parent Workroom 11, Gym Storage 12, Janitor 15, 27, 40, 46, 59, Administration 17, Principal 18, Vice Principal 19, Staff Workroom 20, Staff Room 23, Staff Washroom Vestibule, Classroom 24, 25, 28, 29, 30, 35, 36, 37, 38, 39, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, Workroom 33, Server 34, Library 42, Men's Washroom 13, 21, Women's Washroom 14, 22, Girls Washroom 43, 57, Boys Washroom 44, 58, Corridor C1, C2, C3, C4, C5, C6) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 3335 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	25	MAR-12

Event: **Replace ceiling tiles. (approx. 100 tiles)**

Concern:

Ceiling tiles are stained and worn out.

Recommendation:

Replace ceiling tiles. (approx. 100 tiles)

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

Updated: MAR-12

Event: **Replace suspended T-bar ceiling system. (approx. 3335 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$250,125	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

(1968) Original Building (Main Floor - Mechanical Room 6, 7, Storage 60) - have painted gypsum board ceiling finish.
(1968) Original Building (Main Floor - Gymnasium 1, Stage 4, Music Room 5) - have painted OWSJ and metal deck ceiling.
(1968) Original Building (Main Floor - Southeast Exit Vestibule 26, Southwest Exit Vestibule 41) - have painted metal beams and metal deck ceiling.
(1968) Original Building (Mezzanine - Staff Room 23, Library 42) - have painted metal beams and metal deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

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

Counter top stainless steel sinks with a mixture of rigid goose necks and swing spouts. Twelve (12) sinks are supplied with drinking bubblers.

Cast stone service sink in the janitor rooms and a cast iron enameled service sink in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace 14 S/S Sinks & 4 Janitor sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$30,000	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

Two (2) wall mounted drinking fountains, located outside the staff office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace 2 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$3,000	Unassigned

Updated: MAR-12

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

Stainless steel lavatories with slow closing lever activated flush valves are used predominantly. These replaced the enameled steel lavatories in two stages, 1997 and 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace 20 Lavatories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$25,000	Unassigned

Updated: MAR-12

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

Water closets are floor mounted with with lever operated flush valves.

Urinals are stall type with motion sensors and timers to activate the flushing mechanism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace 23 Water Closets & 9 Urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$55,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Mainly copper domestic water piping throughout building. Solder joints & fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D2020.01.02 Valves: Domestic Water**

Bronze valves in the domestic water piping provide shut off service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	N/A	

Event: Replace 30 Domestic Water Valves**Concern:**

Valves are old, leaks are not uncommon. Operation is sticky or frozen.

Recommendation:

(20) valves

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

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

A backflow prevention device is installed in the fire line downstream of the point where it connects into the domestic water service. Another back flow prevention device is installed in the makeup water pipe to the hot water boilers. It is estimated that both of these devices were installed in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace 2 Backflow Preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,500	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

There are three (3) domestic water heaters in the school. The heater in the boiler room is natural gas fired and It is manufactured by Rheem. It has a storage capacity of 151liters, a recovery of 1.9 l/s through a 55C temperature rise with an energy input of 10.6 kW. The other two heaters are electric and are manufactured by Rheem. Each has an energy input of 9.0 kW. The capacity and recovery of these two electric heaters in not known.

In line recirculation pumps are installed on each of the three domestic water heaters. It is estimated these were in stalled in about 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	See narrative	N/A	

Event: Replace 3 Domestic Water Heaters & recirc. pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Prefomed fibreglass pipe insulation throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D2030.01 Waste and Vent Piping*

Unburied waste and vent piping is cast iron (Mechanical joints) and copper (solder joints).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D2030.02.04 Floor Drains*

Conventional floor drains throughout building. Located mainly in Mechanical rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Rain water drainage piping is cast iron. Mechanical joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
N/A	N/A

D2040.02.04 Roof Drains*

Conventional roof drains serving flat roof areas. Dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
N/A	N/A

D3010.02 Gas Supply Systems*

Schedule 40 steel pipe distribution to domestic water heaters & boilers. Covering on the gas piping located on the roof is badly deteriorated and peeling. In locations where the piping is uncovered the pipe is rusted and pitting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
86.4 c.m./hr.	N/A

Event: **Replace pipe covering on 50 m of roof mounted gas lines.**

Concern:

Further deterioration of the pipe covering may cause pipe pitting which will result in pipe failure if not repaired.

Recommendation:

Remove the pipe covering, wire brush the piping to metal, inspect the piping for any pitting and if it is acceptable paint the piping with an approved paint for outdoor application. The system must comply with B149, the Natural Gas Code.

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

Updated: MAR-12

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

There is one (1) Raypak natural gas fired, atmospheric vented hot water boiler, Model; E1223 WTDN-2P. Input per boiler is approximately 290 kW. Output is approximately 230 kW. Boiler is equipped with relief valve, makeup water and operating controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	230 kW per boiler.	N/A	

Event: Replace Heating Boiler and Accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$75,000	Unassigned

Updated: MAR-12

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

.Metal (class 'B') natural gas vent up through roof to weather cap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	400 mm dia. chimney	N/A	

Event: Replace boiler Chimney (&Comb. Air) (BOE: 1 storey)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$20,000	Unassigned

Updated: MAR-12

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

A chemical pot feeder is provided for adding water treatment into the boiler system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D3030.06.02 Refrigerant Condensing Units**

2 roof mounted condensing units serving DX coils for the Staff and Library areas. Install date estimated. Refrigerant is R22.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	35 kW/Lennox HSC-1353V	N/A	

Event: Replace 2 roof mounted Condensing Units.

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

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - Indoor unit**

Air handling unit AS-5 is natural gas fired with electric DX cooling. The cooling capacity for this unit is provided in D3030.06.01 and D33.06.02. This heat exchanger in this unit was replaced in 1996. It is located indoor in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Lennox C275- 275	N/A	

Event: Replace indoor Air Handling Unit

Concern:

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

Updated: MAR-12

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

There are five (5) identical natural gas fired rooftop gas fired heating and ventilating units, units AS-1, AS-2, AS-3 and AS-4. They are manufactured by Engineered Air, and are Model; DJ-60-0, each supplying between 2,830 and 3,300 liters per second air to each of the four clusters of classrooms. Unit AS-6 supplies the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	N/A	

Event: Replace 5 roof mounted air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$250,000	Unassigned

Updated: MAR-12

D3040.01.04 Ducts: Air Distribution*

Mostly ceiling mounted, low velocity, sheet metal ductwork. Some underfloor ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Air outlets consist of ceiling diffusers, linear and bar grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

D3040.03.01 Hot Water Distribution Systems**

Hot water distribution and piping is mostly concealed. Two (2) hot water circulation pumps circulate water from the boiler to the heating elements. The pumps are identical, manufactured by S.A. Armstrong, Model; 2x2x8, capacity of each pump is 5.76 l/s against a head of 175kP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

Event: Replace Hot Water Distribution System (BOE: 4254 sq.M. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$390,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

There are six (6) roof mounted centrifugal exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	N/A	

Event: Replace 6 Roof Mounted Exhaust Fans

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

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Exhaust ducts are predominantly low velocity, sheet metal, ceiling mounted - connecting exhaust grilles to roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust inlets are predominantly bar type grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

D3050.03 Humidifiers**

There are two Lennox electric steam humidifiers providing humidification for the four (4) classroom pods air handling systems. Install date estimated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	unknown	N/A	

Event: Replace 4 Humidifiers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$12,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units**

One wall mounted force flow unit is are located in each of the two (2) Main Lobby entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Unknown	N/A	

Event: Replace 2 force flow units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$5,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Sloped wall fin radiation is installed in the interior classrooms. Bare fin radiation is installed above ceilings over perimeter rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

Event: Replace 50 m of Finned Tube Radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$20,000	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

A projection heater is installed in each of the two (2) classroom lobbies, and two (2) are installed in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Unknown	N/A	

Event: Replace 4 unit heaters.

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

Updated: MAR-12

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Hot water radiant ceiling mounted panels are installed in perimeter rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Varies	N/A	

Event: Replace 20 radiant ceiling panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$20,000	Unassigned

Updated: MAR-12

D3060.02.01 Electric and Electronic Controls**

Electric thermostats control fan coil units and projection unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace Unit heater & Force flow heater controls (BOE: 4254 sq.M. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$6,000	Unassigned

Updated: MAR-12

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

A Barber Coleman Network 8000 EMCS replaced the original electric controls for the air handling systems. Energy management and monitoring features were also introduced with the Barber Coleman system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Unknown	N/A	

Event: Replace Building DDC control system (BOE: 4254 sq.M. GFA).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$75,000	Unassigned

Updated: MAR-12

D4020 Standpipes*

A wet standpipe system supplies water to the fire hose cabinets which have a 38 mm fire hose and a 65 mm valve. The 65 mm valve is for the the fire department's use. Type ABC extinguishers are also located in the fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted, dry chemical, multi-purpose fire extinguishers throughout building. Mainly in corridors. Regularly checked. Install date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-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>
5 - Good	1968	40	MAR-12

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

A CGE 2 section switchboard, rated at 800A, 120/208V, 3 phase wire, fed underground from an on-site pad mounted transformer that is located on property. The switchboard is located in the electrical room. It is complete with an 800A main breaker. All feeder breakers have been well identified and there is ample spare capacity in the distribution section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-12

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$75,000	Unassigned

Updated: MAR-12

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

Branch circuit panels are located in the classroom wings and in service rooms. The original panel boards are full to capacity. New panels installed throughout the school, in 2000, have ample spare capacity. The new panels have been installed adjacent to the original panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225A, 120/208V	N/A	

Event: **Replace branch circuit panelboards: Based on 10 panels.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$20,000	Unassigned

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Individual 3 phase magnetic motor starters (square D) with separate disconnects. Single pole manual switches for small single phase motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: **Replace magnetic motor starters: Based on 10 starters**

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

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

All branch wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

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

Low voltage switching for classrooms (2 level switching in classrooms and offices) Line voltage switching has been provided in utility areas. All areas are locally controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D5020.02.02.02 Interior Fluorescent Fixtures**

Lighting is of the fluorescent type. Majority of the fixtures are with T8 lamps and electronic ballasts. Very few fixtures have T12 lamps and magnetic ballasts, and these are being replaced with T8 lamps and electronic ballasts as they come for replacing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace Interior Florescent Fixtures: Based on 600 fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$200,000	Unassigned

Updated: MAR-12

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided by wall mounted fluorescent fixtures, located throughout the school, that are powered by an on-site emergency engine-generator set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting battery packs have been provided in the wash rooms and in the mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace batteries in Lighting Battery Packs: based on 3 packs

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

Updated: MAR-12

D5020.02.03.03 Exit Signs*

Exit lights are of the LED type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted high pressure sodium fixtures have been provided all around the building. Fixtures are rated at 150 Watt with some at 100 Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

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

Exterior lighting is controlled by photo cell/ time clock with a manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D5030.01 Detection and Fire Alarm**

The fire alarm system is a hard wired, supervised system (Edwards 6616), incorporating manual stations, heat detectors, smoke detectors and duct smoke detectors as detection devices (10 zones), and bells only as signaling devices. The control panel with integral annunciator is located in the General Offices and a remote annunciator is located at the Main Entrance. The system is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace Detection and Fire Alarm Based on 3500 sq m. GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$105,000	Unassigned

Updated: MAR-12

D5030.02.02 Intrusion Detection**

Magnum Alert 3000 Security system, incorporating infrared motion detectors and keypads. System panel is located in the server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	25	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace Intrusion Detection: Based on 3500 sq. m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$105,000	Unassigned

Updated: MAR-12

D5030.04.01 Telephone Systems*

Nortel Telephone system with handsets in offices, classrooms and Library. The system is located in the server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D5030.04.03 Call Systems**

The call system is the product of Bogen Multicom 2000 and is located in the general office. It is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided in each class room and in the corridors. A music centre in interfaced with the call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

Event: Replace Call Systems: Based on 3000 Sq. m GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$105,000	Unassigned

Updated: MAR-12

D5030.04.04 Data Systems*

Cat 5 data cabling has been provided throughout the school. Data outlets have been provided in each of the classrooms and in the administration areas. The network is located in the server room, and is complete with a data rack containing the patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D5030.06 Television Systems*

Cable television entry to the school serving 2 outlets in the Library. There is no cable television distribution in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	0	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

Natural gas engine, 5 kW, 120/240V single phase generator - Kohler. Automatically start (Zenith Automatic Transfer Switch) in the event of failure of normal power and powers separate lighting fixtures used for emergency lighting only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	5 kW	N/A	

Event: **Replace Packaged Engine Generator Systems (Emergency Power System): Based on unit equipment cost**

Recommendation:

As the natural gas generator is 38 years old (1968 stock), increased (and costly) maintenance activity is to be expected and there may come a time when replacement parts may not even be available.

When the generator is replaced it is recommended to replace it with a centralized battery back up system, with an AC converter, to power the emergency lighting that is presently served by the emergency generator. It is feasible because the present emergency lighting is already separate from the normal lighting system. Replacing with a generator (this time a diesel generator) would be much more costly.

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

Updated: MAR-12

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

(1968) Original Building (Main Floor - Library 42) - has computer stations, wood book shelves, magazine racks and book return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

E1020.03 Theatre and Stage Equipment*

(1968) Original Building (Main Floor - Stage 4) - has lighting, stage curtains and track.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

E1020.07 Laboratory Equipment*

(1968) Original Building (Main Floor - Janitor's Office 8) - has eye wash station.

(1968) Original Building (Main Floor - Janitor 46) - has eye wash station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

E1090.04 Residential Equipment*

(1968) Original Building (Main Floor - Mechanical Room 7) - has washer.

(1968) Original Building (Main Floor - Janitor's Office 8) - has microwave.

(1968) Original Building (Main Floor - Staff Room 23) - has 2 microwaves, fridge, 2 freezers, range and dishwasher.

(1968) Original Building (Main Floor - Classroom 28, 29) - have 2 microwaves and fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1968) Original Building (Main Floor - Gymnasium 1) - has 1 suspended basketball backstop, 1 wall mounted basketball backstop and Canadian climber. (installed in 1996)

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

E2010.02 Fixed Casework - Millwork**

(1968) Original Building (Main Floor - Janitor's Office 8, Parent Workroom 11, Staff Workroom 20, Staff Room 23, Workroom 33, Server 34) - have millwork. (approx. 16 linear metres)

(1968) Original Building (Main Floor - Classroom 24, 25, 28, 29, 30, 35, 36, 37, 38, 39) - have millwork. (approx. 40 linear metres)

(1968) Original Building (Main Floor - Corridor C3, C4, C5, C6) - have millwork. (approx. 16 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-12

Event: Replace millwork. (approx. 72 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$72,000	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework - Reception Counters**

(1968) Original Building (Main Floor - Administration 17, Library 42) - have reception counters. (approx. 10 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-12

Event: Replace reception counters. (approx. 10 linear metres)

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

Updated: MAR-12

E2010.02 Fixed Casework - Vanities**

(1968) Original Building (Main Floor - Men's Washroom 13, 21, Women's Washroom 14, 23, Girls Washroom 43, 57, Boys Washroom 44, 58) - have prefinished plastic laminated vanities. (approx. 14 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	35	MAR-12

Event: Repair vanity. (approx. 1 linear metre)**Concern:**

(1968) Original Building (Main Floor - Boys Washroom 44) - has damaged countertop.

Recommendation:

Repair vanity. (approx. 1 linear metre)

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

Updated: MAR-12

Event: Replace vanities. (approx. 13 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,000	Unassigned

Updated: MAR-12

E2010.03.01 Blinds - 1968**

(1968) Original Building (Main Floor - Classroom 24, 25, 38, 39, 47, 48, 49, 54, 55, 56) - have aluminum framed storefronts c/w venetian blinds between clear glass panes and hoppers. (20 blinds)

(1968) Original Building (Main Floor - Corridor C2 near Southeast Exit F2, Southwest Exit F3) - have aluminum framed storefronts c/w venetian blinds between clear glass panes. (6 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-12

Event: Replace blinds. (approx. 26 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,400	Unassigned

Updated: MAR-12

E2010.03.01 Blinds - 2008**

(1968) Original Building (Main Floor - Administration 17) - has venetian blinds. (6 blinds) (installed in 2008)
 (1968) Original Building (Main Floor - Principal 18) - has venetian blinds. (3 blinds) (installed in 2008)
 (1968) Original Building (Main Floor - Staff Room 23) - has venetian blinds. (6 blinds) (installed in 2008)

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

Event: Replace blinds. (approx. 15 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$6,000	Unassigned

Updated: MAR-12**E2010.05 Fixed Multiple Seating****

(1968) Original Building (Main Floor - Music Room 5) - has raised wood platform c/w carpet finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-12

Event: Replace wood platform. (1 platform)

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

Updated: MAR-12

S8 SPECIAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

(1968) Original Building (Main Floor - East Main Entrance F1) - has handicapped access from parking to entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-12

K4010.02 Barrier Free Entrances*

(1968) Original Building (Main Floor - East Main Entrance F1) - does not have automatic door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-12

Event: Provide automatic door operator. (1 door)**Concern:**

(1968) Original Building (Main Floor - East Main Entrance F1)
- does not have automatic door operator.

Recommendation:

Provide automatic door operator. (1 door)

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

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

Corridors are wide enough for wheelchairs.

(1968) Original Building (Main Floor - Corridor C1 to Music Room 5) - has wood stair c/w rubber treads and metal pipe handrails.

(1968) Original Building (Main Floor - Library 42) - has wood stairs c/w carpet finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-12

Event: Provide ramps. (2 ramps)**Concern:**

(1968) Original Building (Main Floor - Corridor C1 to Music Room 5) - needs ramp.

(1968) Original Building (Main Floor - Corridor C2 to Library 42) - needs ramp.

Recommendation:

Provide ramps. (2 ramps)

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

Updated: MAR-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	1968	0	MAR-12

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

School does not have barrier free washrooms.

Recommendation:

Provide barrier free washrooms. (2 washrooms)

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

Updated: MAR-12

K4030.01 Asbestos*

An asbestos survey was completed for Edmonton Public Schools.
HAZMAT Reports prepared by PHH Environmental Limited dated July 25, 2001.
Asbestos abatement was done in 1994, 1999 and 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-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	1968	0	MAR-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	1968	0	MAR-12

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

Condensing Units use R22 refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-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	1968	0	MAR-12

K5010 Reports, Drawings and Studies

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

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

K5010.01 Site Documentation*

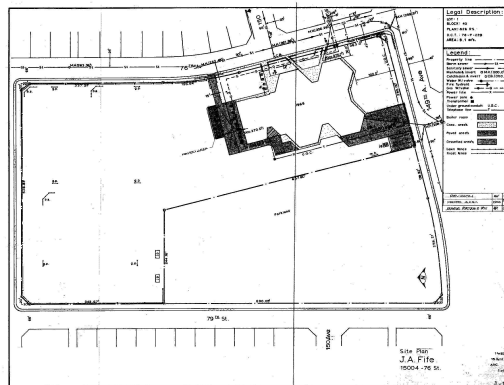
Drawings attached - Site Plan.

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

Event: Site Plan.

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

Updated: MAR-12



Site Plan.

K5010.02 Building Documentation*

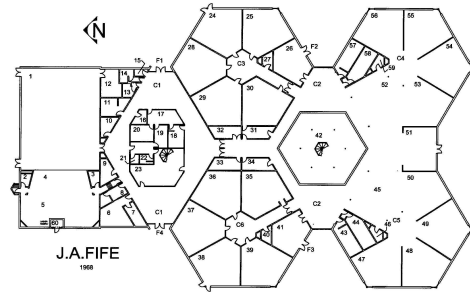
Drawings attached - Floor Plan.

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

Event: **Floor Plan.**

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

Updated: MAR-12



Floor Plan.