RECAPP Facility Evaluation Report

Regional School Board

Mayfield School

B3207A
Edmonton

Report run on: January 24, 2013 3:29 PM

Facility Details

Building Name: Mayfield School
Address: 10950 - 159 Street
Location: Edmonton

Building Id: B3207A
Gross Area (sq. m): 3,638.70
Replacement Cost: $10,713,000
Construction Year: 1958

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: August 17 2012
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **$741,800**
5 year Facility Condition Index (FCI): **6.92%**

General Summary:

Mayfield Elementary School for Grade K through Grade 6 was originally built in Edmonton in 1958. School faces one public street - 159 Street on the East. It is under the jurisdiction of Edmonton School District No.7.

The original 2,495.4 square metres building was built in 1958. The first Addition of 1,277.2 square metres was built in 1962. The total building area is 3,772.6 square metres.

(1958) Original Building and (1962) Addition have modernization done in 1997.
(1958) Original Building (Main Floor to Second Floor) - has hydraulic elevator. (installed in 1995)
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has open hydraulic lift. (installed in 1995)
(1958) Original Building (Main Floor - Classroom 11, Library 13, Infirmary 15, Work Room 21, Staff Room 23, Janitor's Office 25) - have millwork. (installed in 2005)
(1958) Original Building (Second Floor - Laundry 37, Classroom 40, 43, 45, 47, 49, 50, 52, 53) - have millwork. (installed in 2005)
(1958) Original Building (Main Floor - Girls Washroom 10, Boys Washroom 16) - have quarry tile flooring. (upgraded in 2007)
(1958) Original Building (Main Floor - Gymnasium 33) - has wood strip flooring. (refinished in approx. 2011)

(1962) Addition (Main Floor to Second Floor) - has hydraulic elevator. (installed in 1995)
(1962) Addition (Main Floor - Special Needs 55) - has fabric acoustic wall panels. (installed in 2003)
(1962) Addition (Main Floor - Special Needs 55) - has vestibular equipment. (installed in approx. 2003)
(1962) Addition (Main Floor - Storage 54, 57, 60, Classroom 59) - have millwork. (installed in 2005)
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73) - have millwork. (installed in 2005)

ABC Group A Division 2 - School. The 1958 Original Building and 1962 Addition are two storeys, have combustible and non-combustible construction and are unsprinklered.

Structural Summary:

(1958) Original Building - Typical has concrete foundation walls on concrete strip footings along perimeter and under interior Corridors; Gymnasium has concrete grade beams on concrete bell piles along perimeter; Main Floor has slab on grade and wood frame construction; Second Floor and Roof have plywood subfloor on floor joists on wood frame construction.

(1962) Addition - has concrete foundation walls on concrete strip footings along perimeter and under interior Corridors; Main Floor has slab on grade and wood frame construction; Second Floor and Roof have plywood subfloor on floor joists on wood frame construction.

Recommendations for future action: not required.

Overall structural system rating is acceptable.

Envelope Summary:

(1958) Original Building - has SBS roofing, face bricks, metal siding fascia; EIFS, steel framed storefronts and doors, aluminum windows; metal utility doors and metal frames.

(1962) Addition - has SBS roofing, face bricks, metal siding fascia; EIFS, steel framed storefronts and doors, aluminum windows; metal utility doors and metal frames.

Recommendations for future action: repair broken glass sidelite; repair SBS roofing.

Overall envelope system rating is acceptable.

Interior Summary:

(1958) Original Building - Classrooms have suspended T-bar ceiling system c/w acoustic ceiling tiles, painted gypsum wall board, sheet vinyl flooring and carpet flooring; Corridors have suspended T-bar ceiling system c/w acoustic ceiling tiles, painted gypsum wall board, and sheet vinyl flooring; Gymnasium has wood flooring, painted gypsum wall board, exposed Tectum wall panels, exposed wood deck and glulam beams; Administration area has suspended T-bar ceiling system c/w acoustic ceiling tiles; painted gypsum wall board and carpet flooring; Washrooms have painted drywall ceiling, painted gypsum wall board and quarry tile flooring; Mechanical Room has painted drywall ceiling, painted gypsum wall board, painted concrete walls and painted concrete flooring; wood doors and metal frames; hydraulic elevator; open hydraulic lift; whiteboards, tackboards and projection screens.

(1962) Addition - Classrooms have suspended T-bar ceiling system c/w acoustic ceiling tiles, painted gypsum wall board, sheet vinyl flooring and carpet flooring; Corridors have suspended T-bar ceiling system c/w acoustic ceiling tiles, painted gypsum wall board, and sheet vinyl flooring; Washrooms have painted drywall ceiling, ceramic wall tiles, mosaic tile flooring; Mechanical Room has painted drywall ceiling, painted gypsum wall board, painted concrete walls and painted concrete flooring; wood doors and wood frames; hydraulic elevator; whiteboards, chalkboards, tackboards and projection screens.

Recommendations for future action include: repair interior partition firestopping; replace boot racks; repaint interior walls; replace acoustic ceiling tiles; replace resilient flooring; replace carpet flooring; repaint concrete flooring; repair and repaint drywall ceiling; replace millwork.

Overall interior system rating is acceptable.

Mechanical Summary:

The building is heated by two gas fired hot water boilers which supply two hot water distribution systems. The hot water distribution system for the 1958 original building supplies a glycol heat exchanger as well as hydronic terminal units including convectors, unit heaters and perimeter finned tube radiation cabinets. The glycol heat exchanger is part of a glycol heating loop which supplies the heating coils in air handling units AHU1 and AHU2. The hot water distribution system for the c.1962 building addition supplies the building addition air handling unit heating coil, as well as hydronic terminal units including convectors and perimeter finned tube radiation cabinets.

There are two air handling units serving the 1958 original building, including mixed air system AHU1 which supplies all areas except the gymnasium, and fresh air unit AHU2 which supplies the gymnasium. Air handling unit AHU1 provides heating using a glycol heating coil and the gymnasium air handling unit AHU2 provides heating using a glycol preheating coil and a glycol heating coil. The mixed air ventilation system has an associated return air fan. There is one air handling unit serving the 1962 building addition. This fresh air unit provides heating using a hot water heating coil. The fresh air supplied to the building by the air handling units is balanced by the exhaust air flow from air handling unit AHU1 and from numerous sanitary and local exhaust fans (including three roof mounted exhaust fans).

Building HVAC actuators are pneumatic, and the control air supply system includes an air compressor mounted on an air receiver tank. There is a Building Management and Control System (BMCS) providing control and monitoring functions for HVAC equipment (Barber-Colman Network 8000).

Washroom plumbing fixtures include toilets, lavatories and urinals. There are 26 toilets (floor mounted tank type), 28 lavatories (18 counter mounted lavatories and ten wall mounted lavatories), and ten urinals (floor mounted tank type) in the building. Other plumbing fixtures in the building include drinking fountains (12), janitor sinks (4), and general purpose stainless steel sinks (19). Two gas fired domestic hot water heaters provide domestic hot water for the building lavatories and sinks.

Fire protection for the building consists of cabinet mounted and wall mounted fire extinguishers.

Some mechanical equipment requires replacement or upgrading, including the replacement of some plumbing fixtures, the installation of additional backflow prevention devices, replacement of one domestic hot water heater, replacement of one heating boiler, replacement of one air handling unit, and the investigation and rectification of some heating control

problems. Although some mechanical components require replacement, other components are in good condition because they have been replaced relatively recently (many as part of the 1997 modernization).

Overall, the building mechanical equipment and systems is in acceptable (4) condition.

Electrical Summary:

Mayfield School is fed with an incoming 120/208V three phase, 4 wire system from EPCOR pole-mounted transformers. The main switchboard is rated at 600A, 120/208V. Individual motor starters have been provided for mechanical equipment.

The wiring in the building is typically standard wiring in conduit.

The interior fluorescent lighting fixtures have T-8 lamps and electronic ballasts. The exit lighting in the building consists of units with LED lamps. The emergency lighting is fed from emergency lighting battery packs. The exterior lighting consists of wall mounted H.P.S. fixtures.

The building is equipped with an Edwards 6616 fire alarm system. Detection and end devices include, smoke and heat detectors, bells and pull stations.
The various communications and security systems within the school include; a Magnum Alert security system that monitors motion detectors, a Bogen Multicom 2000 P.A. system and a Nortel Meridian telephone system. Cable TV and data systems are installed within the school.

Overall the electrical systems for Mayfield School are in acceptable 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* - 1958 Section

(1958) Original Building (Typical) - has concrete foundation walls on concrete strip footings along perimeter and under interior Corridors.
(1958) Original Building (Gymnasium 33) - has concrete grade beams on concrete bell piles along perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

A1010 Standard Foundations* - 1962 Section

(1962) Addition (Typical) - has concrete foundation walls on concrete strip footings along perimeter and under interior Corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

A1030 Slab on Grade* - 1958 Section

(1958) Original Building (Mechanical Room 35) - has 150mm concrete slab on grade.
(1958) Original Building (Corridors) - have 100mm concrete slab.
(1958) Original Building (East and West sides - Classrooms; Gymnasium 33) - have 100mm concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

A1030 Slab on Grade* - 1962 Section

(1962) Addition (Mechanical Room 63) - has concrete slab on grade.
(1962) Addition (Corridors) - has concrete slab.
(1962) Addition (East and West sides - Classrooms) - have concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

A2020 Basement Walls (& Crawl Space)* - 1958, 1962 Sections

(1958) Original Building (Mechanical Room 35) - has concrete foundation walls.
(1962) Addition (Mechanical Room 63) - has concrete foundation walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.01 Floor Structural Frame (Building Frame)* - 1958 Section

(1958) Original Building (Main Floor) - has 38x89mm wood studs at 400mm o.c.
(1958) Original Building (Second Floor) - has 38x89mm wood studs at 400mm o.c.
(1958) Original Building (Gymnasium 33) - has 38x184mm wood studs at 400mm o.c. and glulam columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.01 Floor Structural Frame (Building Frame)* - 1962 Section

(1962) Addition (Main Floor) - has wood studs.
(1962) Addition (Second Floor) - has wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1958 Section

(1958) Original Building (Main Floor) - has 2-38x140mm wood studs at 400mm o.c.
(1958) Original Building (Second Floor) - has 2-38x89mm wood studs at 400mm o.c.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1962 Section

(1962) Addition (Main Floor) - has wood studs.
(1962) Addition (Second Floor) - has wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B1010.03 Floor Decks, Slabs, and Toppings* - 1958 Section

(1958) Original Building (Main Floor) - has concrete slab on grade.
(1958) Original Building (Second Floor - Classrooms) - have 16mm subfloor on 38x344mm wood floor joists at 300mm o.c. on 2-38x89mm wood studs at 400mm o.c.
(1958) Original Building (Second Floor - Corridor) - have 16mm subfloor on 38x184mm wood floor joists at 300mm o.c. on 2-38x89mm wood studs at 400mm o.c.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.03 Floor Decks, Slabs, and Toppings* - 1962 Section

(1962) Addition (Main Floor) - has concrete slab on grade.
(1962) Addition (Second Floor) - may have subfloor on wood floor joists on wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B1010.05 Mezzanine Construction* - 1958 Section

(1958) Original Building (Main Floor - Gym Storage 30, 31, Stage 32) - have 19mm flooring, 19mm subfloor, 38x184mm floor joists at 400mm o.c., on 2-38x89mm top plate, 38x89mm wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.09 Floor Construction Fireproofing* - 1958 Section

(1958) Original Building - has gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.09 Floor Construction Fireproofing* - 1962 Section

(1962) Addition - has gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B1010.10 Floor Construction Firestopping* - 1958 Section

(1958) Original Building - has gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.10 Floor Construction Firestopping* - 1962 Section

(1962) Addition - has gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B1020.01 Roof Structural Frame* - 1958 Section

(1958) Original Building (Roof) - has 16mm plywood on 38x344mm wood floor joists at 300mm o.c. on 2-38x89mm wood studs at 400mm o.c.
(1958) Original Building (Gymnasium 33) - has 89mm wood deck on glulam beams on glulam columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1020.01 Roof Structural Frame* - 1962 Section

(1962) Addition (Roof) - may have plywood on wood joists on wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B1020.03 Roof Decks, Slabs, and Sheathing* - 1958 Section

(1958) Original Building (Roof) - has 16mm plywood on 38x344mm wood floor joists at 300mm o.c. on 2-38x89mm wood studs at 400mm o.c.
(1958) Original Building (Gymnasium 33) - has 89mm wood deck on glulam beams on glulam columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1020.04 Canopies*

(1958) Original Building (Main Floor - Southeast Main Entrance F1) - has wood frame canopy. (installed in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

B1020.06 Roof Construction Fireproofing* - 1958 Section

(1958) Original Building - has gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1020.06 Roof Construction Fireproofing* - 1962 Section

(1962) Addition - has gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1958 Section

(1958) Original Building (Southeast Main Entrance F1) - has face brick.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1962 Section

(1962) Addition (North, South and partial West walls) - have face brick.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)* - 1958, 1962 Sections

(1958) Original Building - has exterior insulation and finish systems (EIFS).
(1962) Addition (East and West Walls, partial North and South walls) - have exterior insulation and finish systems (EIFS).

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

B2010.01.06.03 Metal Siding** - 1958 Section

(1958) Original Building - has metal siding fascia. (approx. 70 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace metal siding. (approx. 70 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$10,500	Unassigned

Updated: JAN-13

B2010.01.06.03 Metal Siding** - 1962 Section

(1962) Addition - has metal siding fascia. (approx. 40 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace metal siding. (approx. 40 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$6,000	Unassigned

Updated: JAN-13

B2010.01.09 Expansion Control: Ext. Wall* - 1958, 1962 Sections

(1958) Original Building - exterior insulation and finish systems (EIFS) has expansion/control joints.
(1962) Addition (East and West Walls, partial North and South walls) - exterior insulation and finish systems (EIFS) has expansion/control joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1958 Section

(1958) Original Building (Stucco) - expansion joints have caulking. (approx. 20 linear metres)
(1958) Original Building (Window and Door Openings) - have joint sealants. (approx. 315 linear metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	20	JAN-13

Event: Replace joint sealants. (approx. 335 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$16,800	Unassigned

Updated: JAN-13

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1962 Section

(1958) Original Building (Window and Door Openings) - have joint sealants. (approx. 260 linear metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	20	JAN-13

Event: Replace joint sealants. (approx. 260 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$13,000	Unassigned

Updated: JAN-13

B2010.01.13 Paints (& Stains): Ext. Wall** - 1958, 1962 Sections

(1958) Original Building - exterior insulation and finish systems (EIFS) has paint finish. (approx. 950 square metres)
(1962) Addition (East and West Walls, partial North and South walls) - exterior insulation and finish systems (EIFS) has paint finish. (approx. 260 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	15	JAN-13

Event: Repaint EIFS assembly. (approx. 1210 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$60,500	Unassigned

Updated: JAN-13

B2010.02.05 Wood Framing: Ext. Wall Const.* - 1958 Section

(1958) Original Building (Main Floor) - has 38x89mm wood studs at 400mm o.c.
(1958) Original Building (Second Floor) - has 38x89mm wood studs at 400mm o.c.
(1958) Original Building (Gymnasium 33) - has 38x184mm wood studs at 400mm o.c. and glulam columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B2010.02.05 Wood Framing: Ext. Wall Const.* - 1962 Section

(1962) Addition (Main Floor) - has wood studs.
(1962) Addition (Second Floor) - has wood studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1958 Section

(1958) Original Building - has batt insulation and vapour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1962 Section

(1962) Addition - has batt insulation and vapour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B2010.06 Exterior Louvers, Grilles, and Screens*

(1958) Original Building (Main Floor - North Wall of Gym Storage 31) - has metal louvres.
(1962) Addition (Main Floor - East Wall of Mechanical Room 63) - has metal louvres.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B2010.09 Exterior Soffits* - 1958 Section

(1958) Original Building (Main Floor - Southeast Main Entrance F1) - has metal panel soffit. (modernized in 1997)
(1958) Original Building (Main Floor - Southwest Exit F2, Northwest F3) - have stucco soffits. (modernized in 1997)
(1958) Original Building (Typical) - has stucco soffit. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

B2010.09 Exterior Soffits* - 1962 Section

(1962) Addition (Main Floor - South Exit F4, East Exit F5) - have stucco soffits. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

B2020.01.01.01 Steel Windows (Glass & Frame)** - 1958 Section

(1958) Original Building (Main Floor - Corridor C2) - has metal framed window c/w clear glass. (1 window) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace metal window. (1 window)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$1,000	Unassigned

Updated: JAN-13

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1958 Section

(1958) Original Building (Main Floor - Administration 1, Principal 2, Office 3, 5, Vice Principal 4, Classroom 11, 12, Library 13, Library Storage 14, Work Room 21, Staff Room 23) - have aluminum framed windows c/w clear glass and hoppers. (approx. 34 windows) (modernized in 1997)
(1958) Original Building (Main Floor - Stair 1, 2) - have aluminum framed windows c/w clear glass. (4 windows) (modernized in 1997)
(1958) Original Building (Second Floor - Classroom 40, 43, 45, 47, 49, 50, 52, 53) - have aluminum framed windows c/w clear glass and hoppers. (approx. 32 windows) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace aluminum windows - 1958 Section. (approx. 70 windows)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$70,000	Unassigned

Updated: JAN-13

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1962 Section

(1962) Addition (Main Floor - Music Room 58, Classroom 59, 61, 62) - have aluminum framed windows c/w clear glass and awnings. (approx. 16 windows) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C7) - has high aluminum framed windows c/w clear glass (6 windows) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C8, C9) - have aluminum framed windows c/w clear glass (9 windows) (modernized in 1997)
(1962) Addition (Main Floor - Stair 3, 4) - have aluminum framed windows c/w clear glass (4 windows) (modernized in 1997)
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73, 74, Corridor C11) - have aluminum framed windows c/w clear glass and awnings. (approx. 26 windows) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace aluminum windows - 1962 Section. (approx. 61 windows)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$61,000	Unassigned

Updated: JAN-13

B2030.01.02 Steel-Framed Storefronts: Doors** - 1958 Section

(1958) Original Building (Main Floor - Southeast Main Entrance F1, Northwest F3) - have metal doors and metal framed storefronts. (4 doors) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

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

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$8,000	Unassigned

Updated: JAN-13

B2030.01.02 Steel-Framed Storefronts: Doors** - 1962 Section

(1962) Addition (Main Floor - East Exit F5) - has metal doors and metal framed storefront. (2 doors) (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	30	JAN-13

Event: Repair East Exit F5 sidelite - 1962 Section. (1 sidelite)

Concern:
(1962) Addition (Main Floor - East Exit F5) - has broken glass sidelite.
Recommendation:
Repair East Exit F5 sidelite - 1962 Section. (1 sidelite)

Type	Year	Cost	Priority
Repair	2012	$1,000	Low

Updated: JAN-13

Event: Replace metal framed storefront and doors. (2 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$4,000	Unassigned

Updated: JAN-13

B2030.01.06 Automatic Entrance Doors**

(1958) Original Building (Main Floor - Southeast Main Entrance F1) - has handicapped door with automatic operator. (modernized in 1997)
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has handicapped door with automatic operator. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace automatic entrance doors. (2 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$20,000	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors** - 1958 Section

(1958) Original Building (Main Floor - Southwest Exit F2, Northeast Exit F6) - have metal doors and metal frames. (5 doors) (modernized in 1997)
(1958) Original Building (Main Floor - Gymnasium 33, Mechanical Room 35) - have metal doors and metal frames. (4 doors) (modernized in 1997)
(1958) Original Building (Second Floor - Corridor C5 to Low Roof) - has metal door and metal frame. (1 door) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace exterior utility doors. (10 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$10,000	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors** - 1962 Section

(1962) Addition (Main Floor - South Exit F4, Mechanical Room 63) - have metal doors and metal frames. (3 doors) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace exterior utility doors. (3 doors)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$3,000	Unassigned

Updated: JAN-13

B3010.01 Deck Vapour Retarder and Insulation* - 1958 Section

(1958) Original Building - has rigid insulation and vapour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B3010.01 Deck Vapour Retarder and Insulation* - 1962 Section

(1962) Addition - has rigid insulation and vapour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 1958 Section

(1958) Original Building - has SBS roofing. (approx. 1575 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	25	JAN-13

Event: Replace SBS roofing. (approx. 1575 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$393,800	Unassigned

Updated: JAN-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 1962 Section

(1962) Addition - has SBS roofing. (approx. 560 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	25	JAN-13

Event: Repair SBS roofing - 1962 Section. (approx. 50 square metres)

Concern:
(1962) Addition (Low Roof) - SBS roofing has ponding.
Recommendation:
Repair SBS roofing - 1962 Section. (approx. 50 square metres)

Type	Year	Cost	Priority
Repair	2012	$12,500	Low

Updated: JAN-13

(1962) Addition (Low Roof) - SBS roofing has ponding.

Event: Replace SBS roofing. (approx. 510 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$127,500	Unassigned

Updated: JAN-13

B3010.07 Sheet Metal Roofing** - 1958 Section

(1958) Original Building (Main Floor - Southeast Main Entrance F1) - canopy has sheet metal roofing. (approx. 10 square metres) (installed in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace sheet metal roofing. (approx. 10 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$1,500	Unassigned

Updated: JAN-13

B3010.09 Roof Specialties and Accessories*

(1958) Original Building (Low Roof to Gymnasium 33 Roof) - has metal cat ladder. (modernized in 1997)
(1958) Original Building (Low Roof to Upper Roof) - has metal cat ladder. (modernized in 1997)
(1962) Addition (Low Roof to Upper Roof) - has metal cat ladder. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

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

(1958) Original Building - has roof drains and vents.
(1962) Addition - has roof drains and vents.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1958) Original Building - has wood studs with gypsum wallboard.
(1962) Addition - has wood studs with gypsum wallboard.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C1010.05 Interior Windows*

(1958) Original Building (Main Floor - Office 5, Classroom 11, 12, Library 13) - have high wood framed windows c/w clear glass.
(1958) Original Building (Second Floor - Resource Room 41, 42) - have metal framed windows c/w wired glass. (modernized in 1997)
(1958) Original Building (Second Floor - Classroom 40, 43, 45, 47, 49, 50, 52, 53) - have high wood framed windows c/w clear glass.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C1010.06 Interior Glazed Partitions and Storefronts*

(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has metal doors and metal framed storefront c/w clear glass. (modernized in 1997)
(1958) Original Building (Main Floor - Corridor C2) - has metal doors and metal framed storefront c/w clear glass. (modernized in 1997)
(1958) Original Building (Main Floor - Administration 1, Principal 2, Office 3, 6, Vice Principal 4, Library 13, Resource Room 24) - have wood doors and metal framed storefronts c/w clear glass. (modernized in 1997)
(1958) Original Building (Main Floor - between Classroom 11 and 12) - has metal door and metal framed storefront c/w clear glass. (modernized in 1997)
(1958) Original Building (Main Floor - Corridor C4, C6) - have wood doors and wood framed storefronts c/w clear glass.

(1962) Addition (Main Floor - Corridor C7, C8, C9, C10) - have wood doors and metal framed storefronts c/w wired glass. (modernized in 1997)
(1962) Addition (Second Floor - Corridor C11) - has wood doors and metal framed storefronts c/w wired glass. (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Replace Corridor C6 wood doors - 1958 Section. (3 doors)

Concern:
(1958) Original Building (Main Floor - Corridor C6) - has damaged wood doors and wood framed storefronts c/w clear glass.

Recommendation:
Replace Corridor C6 wood doors - 1958 Section. (3 doors)

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

Updated: JAN-13

C1010.07 Interior Partition Firestopping*

(1958) Original Building (Main Floor - Mechanical Room 35) - has conduits penetrating walls.
(1962) Addition (Main Floor - Mechanical Room 63) - has conduits penetrating walls.

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Provide firestopping around conduits. (4 holes)

Concern:
(1958) Original Building (Main Floor -Mechanical Room 35) - conduits penetrating walls need firestopping.

Recommendation:
Provide firestopping around conduits. (4 holes)

Type	Year	Cost	Priority
Code Repair	2012	$1,000	Low

Updated: JAN-13

(1958) Original Building (Mechanical Room 35) - conduits penetrating walls need firestopping.

C1020.01 Interior Swinging Doors (& Hardware)*

(1958) Original Building - has wood doors and wood frames.
(1958) Original Building (Administration Area) - has wood doors and metal frames.

(1962) Addition - has wood doors and wood frames.
(1962) Addition (Corridors) - have metal doors and wood frames.
(1962) Addition (Main Floor - Special Needs 55, Music Room 58, Classroom 59, 61, 62) - have wood doors and frames c/w wired glass sidelites.
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73, 74) - have wood doors and frames c/w wired glass sidelites.

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Replace wood doors and frames - 1958 and 1962 Section. (6 doors)

Concern:
(1958) Original Building (Main Floor - Corridor C3) - has damaged wood door.
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73, 74) - have damaged wood doors and frames.

Recommendation:
Replace wood doors and frames - 1958 and 1962 Section. (6 doors)

Type	Year	Cost	Priority
Failure Replacement	2012	$3,000	Low

Updated: JAN-13

C1020.03 Interior Fire Doors*

(1958) Original Building (Main Floor - Corridor C6) to (1962) Addition (Main Floor - Corridor C7) - has 1.5 hour fire rated metal doors and metal frame. (modernized in 1997)
(1962) Addition (Main Floor - Storage 54, Special Needs 55) - have 1.5 hour fire rated metal doors and metal frames. (modernized in 1997)
(1962) Addition (Main Floor - Mechanical Room 63) - has metal clad door and wood frame.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	JAN-13

C1030.01 Visual Display Boards** - 1958 and 1962 Sections

(1958) Original Building (Main Floor - Classroom 12, Staff Room 23, Janitor's Office 25, Corridor C1, C2, C3) - have 4 whiteboards and 12 tackboards. (modernized in 1997)
(1958) Original Building (Second Floor - Laundry 37, Classroom 40, 43, 45, 47, 49, 50, 52, Corridor C5) - have 2 whiteboards and 30 tackboards. (modernized in 1997)
(1962) Addition (Main Floor - Music Room 58, Classroom 62, Corridor C7, C9) - have 4 whiteboards, 3 blackboards and 4 tackboards. (modernized in 1997)
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73, 74, Corridor C11) - have 12 whiteboards, 6 blackboards and 18 tackboards. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace visual display boards. (approx. 95 boards)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$95,000	Unassigned

Updated: JAN-13

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

(1958) Original Building (Main Floor - Girls Washroom 10, Boys Washroom 16) - have prefinished metal toilet partitions. (9 partitions) (modernized in 1997)
(1962) Addition (Main Floor - Boys Washroom 64, Girls Washroom 67) - have prefinished metal toilet partitions. (6 partitions) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace prefinished metal partitions. (15 partitions)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$7,500	Unassigned

Updated: JAN-13

C1030.05 Wall and Corner Guards*

(1958) Original Building (Administration Area, Corridor C4) - have metal corner guards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C1030.08 Interior Identifying Devices*

All rooms have interior identifying devices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C1030.12 Storage Shelving*

(1958) Original Building (Main Floor - Storage 17, 22, Gym Storage 34) - have wood shelves. (modernized in 1997)
(1958) Original Building (Second Floor - Storage 38, 46) - have wood shelves. (modernized in 1997)
(1962) Addition (Main Floor - Storage 56) - has wood shelves. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C1030.14 Toilet, Bath, and Laundry Accessories*

(1958) Original Building (Main Floor - Infirmary 7 Washroom, Girls Washroom 10, Boys Washroom 16, Washroom 19, 20, Men's Washroom 27, Women's Washroom 28) - have toilet accessories. (modernized in 1997)
(1958) Original Building (Second Floor - Washroom 39, 44, 48, 51) - have toilet accessories. (modernized in 1997)
(1962) Addition (Main Floor - Boys Washroom 64, Men's Washroom 65, Girls Washroom 67, Women's Washroom 68) - have toilet accessories. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C1030.17 Other Fittings* - Boot Racks

(1958) Original Building (Main Floor - Corridor C6) - has metal boot racks. (modernized in 1997)
(1962) Addition (Main Floor - Corridor C8, C10) - have metal boot racks. (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	0	JAN-13

Event: Replace Corridor C10 boot racks - 1962 Section. (6 racks)

Concern:
(1962) Addition (Main Floor - Corridor C10) - have rusty metal boot racks.
Recommendation:
Replace Corridor C10 boot racks - 1962 Section. (6 racks)

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

Updated: JAN-13

C1030.17 Other Fittings* - Coat Hooks

(1958) Original Building (Main Floor - Corridor C4) - has coat hooks. (modernized in 1997)
(1958) Original Building (Second Floor - Corridor C5) - has coat hooks. (modernized in 1997)
(1962) Addition (Main Floor - Corridor C7, C9) - have coat hooks. (modernized in 1997)
(1962) Addition (Second Floor - Corridor C11) - has coat hooks. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C2010 Stair Construction*

(1958) Original Building (Main Floor to Second Floor - Stair 1, 2) - have wood stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Corridor C1) - has concrete stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has wood stair c/w carpet treads, rubber nosing and metal pipe handrails. (modernized in 1997)
(1958) Original Building (Main Floor - Mechanical Room 35) - has concrete stairs c/w metal pipe handrails. (2 stairs)
(1958) Original Building (Main Floor - Gym Storage 30, Stage 32) - have wood stairs c/w carpet treads and rubber nosing. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Gym Storage 31 to Air Handling Unit) - has metal ship ladder c/w metal pipe handrails. (modernized in 1997)
(1958) Original Building (Second Floor - Corridor C5 to Low Roof) - has metal stair c/w checker plate treads and metal pipe handrails. (modernized in 1997)

(1962) Addition (Main Floor to Second Floor - Stair 3, 4) - have wood stairs c/w sheet vinyl treads, rubber nosing and wood handrails. (2 stairs) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C9) - has concrete stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1962) Addition (Main Floor - Mechanical Room 63) - has metal stairs c/w checker plate treads and metal pipe handrails. (2 stairs)

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C2020.05 Resilient Stair Finishes**

(1958) Original Building (Main Floor to Second Floor - Stair 1, 2) - have wood stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Corridor C1) - has concrete stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1962) Addition (Main Floor to Second Floor - Stair 3, 4) - have wood stairs c/w sheet vinyl treads, rubber nosing and wood handrails. (2 stairs) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C9) - has concrete stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace resilient stair finishes. (8 stairs)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$16,000	Unassigned

Updated: JAN-13

C2020.06 Carpet Stair Finishes**

(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has wood stair c/w carpet treads, rubber nosing and metal pipe handrails. (modernized in 1997)
(1958) Original Building (Main Floor - Gym Storage 30, Stage 32) - have wood stairs c/w carpet treads and rubber nosing. (2 stairs) (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	10	JAN-13

Event: Replace Southeast Main Entrance F1 stair carpet finish - 1958 Section. (1 stair)

Concern:
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has worn out carpet treads.

Recommendation:
Replace Southeast Main Entrance F1 stair carpet finish - 1958 Section. (1 stair)

Type	Year	Cost	Priority
Failure Replacement	2012	$1,000	Low

Updated: JAN-13

Event: Replace carpet stair finish. (2 stairs)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$2,000	Unassigned

Updated: JAN-13

C2020.08 Stair Railings and Balustrades*

(1958) Original Building (Main Floor to Second Floor - Stair 1, 2) - have wood stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Corridor C1) - has concrete stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has wood stair c/w carpet treads, rubber nosing and metal pipe handrails. (modernized in 1997)
(1958) Original Building (Main Floor - Mechanical Room 35) - has concrete stairs c/w metal pipe handrails. (2 stairs)
(1958) Original Building (Main Floor - Gym Storage 30, Stage 32) - have wood stairs c/w carpet treads and rubber nosing. (2 stairs) (modernized in 1997)
(1958) Original Building (Main Floor - Gym Storage 31 to Air Handling Unit) - has metal ship ladder c/w metal pipe handrails. (modernized in 1997)
(1958) Original Building (Second Floor - Corridor C5 to Low Roof) - has metal stair c/w checker plate treads and metal pipe handrails. (modernized in 1997)

(1962) Addition (Main Floor to Second Floor - Stair 3, 4) - have wood stairs c/w sheet vinyl treads, rubber nosing and wood handrails. (2 stairs) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C9) - has concrete stairs c/w sheet vinyl treads, rubber nosing and metal pipe handrails. (2 stairs) (modernized in 1997)
(1962) Addition (Main Floor - Mechanical Room 63) - has metal stairs c/w checker plate treads and metal pipe handrails. (2 stairs)

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C2030 Interior Ramps*

(1958) Original Building (Main Floor - Corridor C1) - has wood ramps c/w carpet finish and metal pipe handrails. (2 ramps) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C7) - has concrete ramp c/w sheet vinyl finish. (1 ramp) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C9) - has wood ramps c/w carpet finish and metal pipe handrails. (2 ramps) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C3010.02 Wall Paneling** - 1962 Section

(1962) Addition (Main Floor - Music Room 58, Classroom 59, 61) - have tentest wall paneling. (approx. 30 square metres)
(1962) Addition (Second Floor - Classroom 74) - has tentest wall paneling. (approx. 10 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	JAN-13

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

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,000	Unassigned

Updated: JAN-13

C3010.06 Tile Wall Finishes** - 1958 and 1962 Sections

(1958) Original Building (Main Floor - Boys Washroom 16) - has ceramic wall tiles behind urinals. (approx. 5 square metres) (modernized in 1997)
(1962) Addition (Main Floor - Boys Washroom 64, Girls Washroom 67) - have ceramic wall tiles. (approx. 30 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace tile wall finish. (approx. 35 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$3,500	Unassigned

Updated: JAN-13

C3010.09 Acoustical Wall Treatment** - 1958 Section

(1958) Original Building (Main Floor - Gymnasium 33) - has tectum wall paneling. (approx. 100 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace acoustical wall panels. (approx. 100 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$10,000	Unassigned

Updated: JAN-13

C3010.09 Acoustical Wall Treatment** - 2003

(1962) Addition (Main Floor - Special Needs 55) - has fabric acoustic wall panels. (approx. 35 square metres) (installed in 2003)

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	20	JAN-13

Event: Replace acoustical wall panels. (approx. 35 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$3,500	Unassigned

Updated: JAN-13

C3010.11 Interior Wall Painting*

(1958) Original Building - has painted gypsum wall board finish. (modernized in 1997)
(1962) Addition - has painted gypsum wall board finish. (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	0	JAN-13

Event: Repaint Classroom 53 walls - 1958 Section. (approx. 70 square metres)

Concern:
(1958) Original Building (Second Floor - Classroom 53) - paint has faded.
Recommendation:
Repaint Classroom 53 walls - 1958 Section. (approx. 70 square metres)

Type	Year	Cost	Priority
Repair	2012	$3,500	Low

Updated: JAN-13

C3010.12 Wall Coverings*

(1958) Original Building (Main Floor - Library Storage 14, Infirmary 15) - have gypsum wall boards with vinyl finish. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

C3020.01.02 Painted Concrete Floor Finishes*

(1958) Original Building (Main Floor - Mechanical Room 35) - has painted concrete floor.
(1962) Addition (Main Floor - Mechanical Room 63) - has painted concrete floor.

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Repaint Mechanical Room 35 concrete floor - 1958 Section. (approx. 45 square metres)

Concern:
(1958) Original Building (Main Floor - Mechanical Room 35) - paint has faded.
Recommendation:
Repaint Mechanical Room 35 concrete floor - 1958 Section. (approx. 45 square metres)

Type	Year	Cost	Priority
Repair	2012	$2,500	Low

Updated: JAN-13

C3020.02 Tile Floor Finishes** - 1958 and 1962 Sections

(1958) Original Building (Main Floor - Boys Washroom 16) - has mosaic tile flooring in front of urinals. (approx. 5 square metres)
(1962) Addition (Main Floor - Boys Washroom 64, Men's Washroom 65, Girls Washroom 67, Women's Washroom 68) - have mosaic tile flooring. (approx. 50 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	50	JAN-13

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

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$5,500	Unassigned

Updated: JAN-13

C3020.02 Tile Floor Finishes** - 2007

(1958) Original Building (Main Floor - Girls Washroom 10, Boys Washroom 16) - have quarry tile flooring. (approx. 45 square metres) (upgraded in 2007)

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	50	JAN-13

Event: Replace tile flooring. (approx. 45 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2057	$4,500	Unassigned

Updated: JAN-13

C3020.04 Wood Flooring** - 1958 Section

(1958) Original Building (Main Floor - Gym Storage 30, 31, Stage 32) - have wood strip flooring. (approx. 75 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace wood flooring. (approx. 75 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$7,500	Unassigned

Updated: JAN-13

C3020.04 Wood Flooring** - 2011

(1958) Original Building (Main Floor - Gymnasium 33) - has wood strip flooring. (approx. 350 square metres) (refinished in approx. 2011)

Rating	Installed	Design Life	Updated
4 - Acceptable	2011	30	JAN-13

Event: Replace wood flooring. (approx. 350 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2041	$87,500	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring** - 1958 Section

(1958) Original Building (Main Floor - Storage 9, 17, Server 18, Washroom 19, 20, Men's Washroom 27, Women's Washroom 28) - have linoleum flooring. (approx. 35 square metres) (modernized in 1997)
(1958) Original Building (Main Floor - Storage 8, 26, 29, Classroom 11, 12, Infirmary 15, Janitor's Office 25, Corridor C1) - have sheet vinyl flooring. (approx. 310 square metres) (modernized in 1997)
(1958) Original Building (Main Floor - Infirmary 7, Infirmary 7 Washroom, Storage 22, Work Room 21, Staff Room 23) - have vinyl tile flooring. (approx. 95 square metres) (modernized in 1997)

(1958) Original Building (Second Floor - Laundry 37, partial Classroom 40, 45, 47, 49, 50, 52, Storage 46, Classroom 53, Washroom 39, 44, 48, 51, Corridor C5) - have sheet vinyl flooring. (approx. 390 square metres) (modernized in 1997)
(1958) Original Building (Second Floor - Janitor 36, Storage 38) - have linoleum flooring. (approx. 20 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace Storage 17 Janitor`s Office 25 and Corridor C1 resilient flooring - 1958 Section. (approx. 20 square metres)

Concern:

(1958) Original Building (Main Floor - Storage 17) - has damaged linoleum flooring.
(1958) Original Building (Main Floor - Janitor's Office 25) - have damaged sheet vinyl flooring.
(1958) Original Building (Main Floor - Corridor C1 near Classroom 12) - has worn out sheet vinyl flooring.

Recommendation:

Replace Storage 17 Janitor`s Office 25 and Corridor C1 resilient flooring - 1958 Section. (approx. 20 square metres)

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

Updated: JAN-13

Event: Replace resilient flooring. (approx. 830 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$83,000	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring** - 1962 Section

(1962) Addition (Main Floor - Storage 54, 56, 57, 60, Special Needs 55, partial Classroom 59, 61, 62, Corridor C7, C8, C9, C10) - have sheet vinyl flooring. (approx. 400 square metres) (modernized in 1997)
(1962) Addition (Second Floor - partial Classroom 69, 71, 72, Classroom 73, 74, Corridor C11) - have sheet vinyl flooring. (approx. 360 square metres) (modernized in 1997)
(1962) Addition (Second Floor - Janitor 70) - has vinyl tile flooring. (approx. 10 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace Classroom 59 sheet vinyl flooring - 1962 Section. (approx. 5 square metres)

Concern:
(1962) Addition (Main Floor - partial Classroom 59) - has damaged sheet vinyl flooring.
Recommendation:
Replace Classroom 59 sheet vinyl flooring - 1962 Section. (approx. 5 square metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$1,000	Low

Updated: JAN-13

Event: Replace resilient flooring. (approx. 765 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$76,500	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring** - VAT - 1958 and 1962 Sections

(1958) Original Building (Main Floor - Gym Storage 34) - has VAT flooring. (approx. 15 square metres)
(1962) Addition (Main Floor - Janitor 66) - has VAT flooring. (approx. 5 square metres)

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	20	JAN-13

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

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$2,000	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring** - 1958 Section

(1958) Original Building (Main Floor - Administration 1, Principal 2, Office 3, 5, 6, Vice Principal 4, Library 13, Library Storage 14, Resource Room 24, Corridor C2, C3, C4, C6) - have carpet flooring. (approx. 435 square metres) (modernized in 1997)
(1958) Original Building (Second Floor - partial Classroom 40, 45, 47, 49, 50, 52, Resource Room 41, 42, Classroom 43) - have carpet flooring. (approx. 375 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	15	JAN-13

Event: Replace Classroom 40 and 43 carpet flooring - 1958 Section. (approx. 130 square metres)

Concern:
(1958) Original Building (Second Floor - partial Classroom 40, Classroom 43) - have rippled carpet flooring.

Recommendation:
Replace Classroom 40 and 43 carpet flooring - 1958 Section. (approx. 130 square metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$13,000	Low

Updated: JAN-13

Event: Replace carpet flooring. (approx. 680 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$68,000	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring** - 1962 Section

(1962) Addition (Main Floor - Music Room 58, partial Classroom 59, 61, 62) - have carpet flooring. (approx. 175 square metres) (modernized in 1997)
(1962) Addition (Second Floor - partial Classroom 69, 71, 72) - have carpet flooring. (approx. 105 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	15	JAN-13

Event: Replace Classroom 62 carpet flooring - 1962 Section. (approx. 5 square metres)

Concern:
(1962) Addition (Main Floor - partial Classroom 62) - has missing carpet flooring.
Recommendation:
Replace Classroom 62 carpet flooring - 1962 Section. (approx. 5 square metres)

Type	Year	Cost	Priority
Repair	2012	$1,000	Low

Updated: JAN-13

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

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$27,500	Unassigned

Updated: JAN-13

C3030.02 Ceiling Paneling (Wood)*

(1958) Original Building (Main Floor - Gymnasium 33) - has painted glulam beams and wood deck ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1958 Section

(1958) Original Building (Main Floor - Administration 1, Principal 2, Office 3, 5, 6, Vice Principal 4, Infirmary 7, 15, Classroom 11, 12, Library 13, Library Storage 14, Work Room 21, Storage 22, Staff Room 23, Resource Room 24, Janitor's Office 25, Gym Storage 34, Infirmary 7 Washroom, Girls Washroom 10, Boys Washroom 16, Washroom 19, 20, Men's Washroom 27, Women's Washroom 28, Corridor C1, C3, C4, Stair 1, 2) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 780 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1997	25	JAN-13

Event: Replace ceiling tiles - 1958 Section. (approx. 100 tiles)

Concern:
Ceiling tiles are stained, missing or worn out.
Recommendation:
Replace ceiling tiles. (approx. 100 tiles)

Type	Year	Cost	Priority
Repair	2012	$1,500	Low

Updated: JAN-13

Event: Replace suspended T-bar ceiling system. (approx. 780 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$58,500	Unassigned

Updated: JAN-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1962 Section

(1962) Addition (Main Floor - Music Room 58, Classroom 59, 61, 62, Storage 54, 56, 57, 60, Special Needs 55, Corridor C7, C8, C9, Stair 3, 4) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 530 square metres) (modernized in 1997)
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73, 74, Corridor C11) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 465 square metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	25	JAN-13

Event: Replace suspended T-bar ceiling system. (approx. 995 square metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$74,700	Unassigned

Updated: JAN-13

C3030.07 Interior Ceiling Painting*

(1958) Original Building (Main Floor - Storage 8, 9, 17, 26, 29, Server 18, Gym Storage 30, 31, Stage 32, Mechanical Room 35, Corridor C2, C6) - have painted gypsum board ceiling finish. (modernized in 1997)
(1962) Addition (Main Floor - Janitor 66, Boys Washroom 64, Men's Washroom 65, Girls Washroom 67, Women's Washroom 68, Corridor C10) - have painted gypsum board ceiling finish. (modernized in 1997)
(1962) Addition (Main Floor - Mechanical Room 63) - has painted gypsum board ceiling finish.
(1962) Addition (Second Floor - Janitor 70) - has painted gypsum board ceiling finish. (modernized in 1997)

Rating	Installed	Design Life	Updated
3 - Marginal	1962	0	JAN-13

Event: Repair Mechanical Room 35 ceiling - 1958 Section. (approx. 5 square metres)

Concern:
(1958) Original Building (Main Floor - Mechanical Room 35) - has damaged gypsum board ceiling finish.
Recommendation:
Repair Mechanical Room 35 ceiling - 1958 Section. (approx. 5 square metres)

Type	Year	Cost	Priority
Repair	2012	$1,000	Low

Updated: JAN-13

(1958) Original Building (Main Floor - Mechanical Room 35) - has damaged gypsum board ceiling finish.

D1010.01.02 Hydraulic Passenger Elevators** - 1958 and 1962 Sections

(1958) Original Building (Main Floor to Second Floor) - has hydraulic elevator. (Manufacturer: Robertson; Capacity: 365kg. (2 persons and 1 wheelchair); metal wall panels, carpet flooring, egg crate ceiling, steel doors) (installed in 1995)
(1962) Addition (Main Floor to Second Floor) - has hydraulic elevator. (Manufacturer: Robertson; Capacity: 350kg. (1 person and 1 wheelchair); laminate wall panels, rubber sheet flooring, egg crate ceiling, steel doors) (installed in 1995)

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	30	JAN-13

Event: Replace (refurbish) elevators. (2 elevators)

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$60,000	Unassigned

Updated: JAN-13

D1010.02 Lifts** - 1958 Section

(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has open hydraulic lift. (Manufacturer: RAM; Capacity: 550lb. (1 person and 1 wheelchair); metal walls, rubber sheet flooring, metal door) (installed in 1995)

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	25	JAN-13

Event: Replace lift. (1 lift)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$30,000	Unassigned

Updated: JAN-13

S4 MECHANICAL

D2010.04 Sinks** - 1958 Section

There are two original 1958 janitor sinks in the original 1958 building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace janitor sinks (2)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,000	Unassigned

Updated: JAN-13

Event: Replace the two 1958 janitor sinks in the 1958 original building with floor level mop sinks

Concern:

The existing janitor sinks are difficult for school staff to use since they require lifting buckets of water to the height of the sink.

Recommendation:

Replace the existing janitor sinks with floor level mop sinks.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2012	$4,000	Low

Updated: JAN-13

D2010.04 Sinks** - 1962 Section

There are ten original 1962 sinks in the 1962 building addition. Typical sinks include stainless steel general purpose sinks (8) and enameled steel janitor sinks (2).

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	JAN-13

Event: Replace the eight general purpose stainless steel sinks in the 1962 building addition

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,000	Unassigned

Updated: JAN-13

Event: Replace two janitor sinks in the 1962 building addition with floor level mop sinks

Concern:
The existing janitor sinks are difficult for school staff to use since they require lifting buckets of water to the height of the sink.
Recommendation:
Replace the existing janitor sinks with floor level mop sinks.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2012	$4,000	Low

Updated: JAN-13

D2010.04 Sinks** - 1997 Modernization

There are 11 stainless steel general purpose sinks in the original 1958 building which were replaced as part of the 1997 modernization.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace the 1997 general purpose stainless steel sinks in the 1958 original building (11).

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$6,000	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers** - 1958 Section

There are three original drinking fountains in the 1958 original building. The drinking fountains are typically wall mounted vitreous china units which are not equipped with coolers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace the drinking fountains in the 1958 original building (3).

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,500	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers** - 1962 Section

There are nine original drinking fountains in the 1962 original building. The drinking fountains are typically wall mounted vitreous china units which are not equipped with coolers.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	35	JAN-13

Event: Replace the classroom drinking fountains in the 1962 building addition (7).

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$7,000	Unassigned

Updated: JAN-13

Event: Replace the corridor drinking fountains in the 1962 building addition (2).

Concern:

The two corridor drinking fountains in the 1962 building addition are in poor condition, and exhibit excessive wear, water leakage, and/or significantly deteriorated mechanical components.

Recommendation:

Replace the two corridor drinking fountains in the 1962 building addition.

Type	Year	Cost	Priority
Failure Replacement	2012	$3,000	Low

Updated: JAN-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1958 Section

Original 1958 washroom plumbing fixtures in the 1958 original building include six floor mount tank type urinals.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace 1958 urinals in the 1958 original building (6).

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$10,000	Unassigned

Updated: JAN-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1962 Section

Original 1962 plumbing fixtures in the 1962 building addition include ten lavatories, eight toilets and four urinals. The lavatories are typically wall mounted vitreous china units, the toilets are typically floor mounted vitreous china tank type units, and the urinals are typically floor mounted vitreous china tank type units.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	35	JAN-13

Event: Replace lavatories in the 1962 building addition (10).

Concern:

The lavatories in the 1962 building addition have been identified as being in poor condition due to cracked or damaged vitreous china components, water leakage, and/or significantly deteriorated mechanical components.

Recommendation:

Replace the ten original lavatories in the 1962 building addition (four lavatories in room 64, four lavatories in room 67, one lavatory in room 65, and one lavatory in room 68).

Type	Year	Cost	Priority
Failure Replacement	2012	$10,000	Low

Updated: JAN-13

Event: Replace the original 1962 washroom plumbing fixtures in the 1962 building addition, excluding the lavatories (includes eight toilets and four urinals)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$20,000	Unassigned

Updated: JAN-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1997 Modernization

Toilets and lavatories in the 1958 original building were replaced as part of the 1997 modernization. These fixtures include 18 floor mounted vitreous china tank type toilets and 18 counter mounted lavatories (one stainless steel and 17 enameled steel).

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	35	JAN-13

Event: Replace the 1997 washroom plumbing fixtures in the 1958 original building (18 toilets and 18 lavatories)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$35,000	Unassigned

Updated: JAN-13

D2020.01.01 Pipes and Tubes: Domestic Water*

There is one 50 mm diameter domestic water supply to the building located in the original boiler room (room 35). The water supply is metered and no backflow prevention devices were visible. Water piping in the building is generally copper.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2020.01.02 Valves: Domestic Water**

Domestic water system valves include zone isolating valves and fixture isolating valves. The domestic water system valves in the 1958 original building are generally brass with soldered connections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace 100 domestic water distribution system valves

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$20,000	Unassigned

Updated: JAN-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow prevention devices are provided for the boiler make-up water supply lines in the two boiler rooms (room 35 in the 1958 original building and room 63 in the 1962 building addition). There is no backflow prevention device on the municipal water supply to the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Install a backflow prevention device on the municipal water supply to the building

Concern:
The municipal water supply is not protected from potential backflow from the building.

Recommendation:
Install a backflow prevention device on the municipal water supply to the building.

Type	Year	Cost	Priority
Code Upgrade	2012	$7,500	Low

Updated: JAN-13

Event: Replace the two backflow prevention devices for the boiler make-up water supply lines

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$3,000	Unassigned

Updated: JAN-13

D2020.02.02 Plumbing Pumps: Domestic Water**

There is a domestic hot water circulation pump (P4) located in the 1958 boiler room (room 35), which circulates domestic hot water to keep the domestic hot water loop at temperature.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace the DHW circulation pump P4 in the 1958 boiler room (room 35)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$3,000	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters** - 1962 Section

A A.O.Smith natural gas fired domestic hot water heater (model BTRC-120 118) located in the 1962 building addition boiler room (room 63), provides domestic hot water for the building addition student and staff washrooms, and for the building addition sinks. The DHW heater has a capacity of 71 Gals and an input heating capacity of 108,000 Btu/h.

Rating	Installed	Design Life	Updated
5 - Good	2010	20	JAN-13

Event: Replace one domestic water heater.

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$5,000	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters** - 1997 Section

A State Industries Inc. natural gas fired domestic hot water heater (model SBT100199NET96ODCGA) located in the 1958 original building boiler room (room 35), provides domestic hot water for the original building student and staff washrooms, and for the original building sinks. The DHW heater has a capacity of 379 L and an input heating capacity of 180,000 Btu/h.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace the domestic hot water heater in the 1958 original building boiler room (room 35)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$5,000	Unassigned

Updated: JAN-13

D2020.03 Water Supply Insulation: Domestic*

The domestic hot water lines are insulated to prevent heat loss and the domestic cold water lines are insulated to prevent condensation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2030.01 Waste and Vent Piping*

Waste and vent piping in the building is generally cast iron in larger diameters and copper in smaller diameters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2030.02.04 Floor Drains*

Mostly conventional, general purpose floor drains throughout building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2040.01 Rain Water Drainage Piping Systems*

The building flat roof areas are drained by standard roof drains which discharge to the municipal storm sewer system via internal storm drainage piping. The storm drainage piping is generally cast iron. In the 1962 building addition boiler room (room 63), there is a storm drainage sump pit equipped with a sump pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2040.02.04 Roof Drains*

The flat roof areas of the building are drained by standard roof drains equipped with dome strainers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3010.02 Gas Supply Systems*

Natural gas is provided to the building underground to the 1958 original building boiler room (room 35), where the gas meter is located. Natural gas pressure reducing stations are located in the 1958 original building boiler room (room 35), and in the 1962 building addition boiler room (room 63). The natural gas piping is schedule 40 steel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3020.02.01 Heating Boilers and Accessories: H.W.** - 1962 Section

The boiler serving the 1962 building addition is located in the boiler room (room 63). The natural gas fired boiler is a National-US model 12-66 with an input heating capacity of 2,750,000 Btu/h.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	35	JAN-13

Event: Replace the hot water heating boiler in the 1962 building addition boiler room (room 63).

Concern:

The reliability of the hot water heating boiler in the 1962 building addition is poor due to the age and poor condition of the unit.

Recommendation:

Replace the hot water heating boiler in the 1962 building addition boiler room (room 63).

Type	Year	Cost	Priority
Failure Replacement	2012	$50,000	Medium

Updated: JAN-13

D3020.02.01 Heating Boilers and Accessories: H.W.** - 1997 Section

The boiler serving the 1958 original building is located in the boiler room (room 35). The boiler was replaced as part of the 1997 modernization. The natural gas fired boiler is a Raytherm model E2100 T-N-2P with an input heating capacity of 1,890,000 Btu/h.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	35	JAN-13

Event: Replace the 1997 hot water boiler serving the 1958 original building (located in boiler room 35)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$50,000	Unassigned

Updated: JAN-13

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

The hot water boilers have individual discharge stacks for combustion gases. These are extended up through the roofs to weather caps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace the two heating boiler discharge stacks (B.O.E.: 5 M length each).

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$25,000	Unassigned

Updated: JAN-13

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

The 1958 original building and 1962 building addition have independent closed loop hot water heating systems. The hot water heating loops have chemical pot feeders for the manual addition of chemicals for water treatment, as well as side stream filtration systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.01.01 Air Handling Units: Air Distribution** - 1962 Section

The air handling unit serving the 1962 building addition is located in the 1962 building addition boiler room (room 63). This original Trane air handling unit has an estimated capacity of 3,500 cfm (1,652 L/s) and is equipped for hot water heating. This air handling unit provides fresh air (it is not a mixed air system).

Rating	Installed	Design Life	Updated
3 - Marginal	1962	30	JAN-13

Event: Replace the 1962 building addition air handling unit with a new unit sized to provide an increased fresh air supply, including a new glycol heating loop for the AHU heating coil (1).

Concern:

There were general complaints about the air flow and air quality in the building.

Recommendation:

Replace the 1962 building addition air handling unit with a new unit sized to provide an increased fresh air supply. Include the installation of a glycol heating loop for the new air handling unit heating coil.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2012	$100,000	Low

Updated: JAN-13

D3040.01.01 Air Handling Units: Air Distribution** - 1997 Section

There are two air handling units serving the 1958 original building. Air handling unit AHU1, located in the boiler room (room 35), provides heating and ventilation for the original building excluding the gymnasium. This air handling unit (Engineered Air model LM-10-C) is a mixed air system equipped with filters and a glycol heating coil, and has a capacity of 10,800 cfm (5,098 L/s). Air handling unit AHU2, located in the stage area of the gymnasium (room 31), provides heating and ventilation for the gymnasium. This air handling unit (Engineered Air model LM-4-L) is a fresh air system equipped with filters and glycol preheating and heating coils. Air handling unit AHU2 has a capacity of 4,000 cfm (1,888 L/s).

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace air handling units AHU1 and AHU2 serving the 1958 original building (2).

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$150,000	Unassigned

Updated: JAN-13

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

Air distribution fans remote from the air handling units include the return air fan associated with air handling unit AHU1. This return air fan is located in the 1958 original building boiler room (room 35).

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

D3040.01.04 Ducts: Air Distribution*

Air distribution ducts include the supply air duct systems for the three air handling units (two serving the 1958 original building and one serving the 1962 building addition), as well as the return air duct system for the return air system for AHU1 in the 1958 original building. In addition to the air distribution ducts, the duct systems include components not specifically listed elsewhere, including duct insulation, turning vanes, dampers, etc., as applicable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Air outlets and inlets include air distribution system supply air diffusers and return air grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.03.01 Hot Water Distribution Systems** - 1958 Section

Primary heating in the 1958 original building is provided by a hot water heating system supplying various hydronic terminal units including convectors, fin tube radiation cabinets, and unit heaters. The closed loop hot water heating system includes the hot water piping, insulation, valves, piping specialties, expansion tank, and circulation pumps. The hot water circulation pumps (P1 and P2) and the hot water distribution system were replaced in 1997.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace the hot water distribution system in the 1958 original building (B.O.E.: 2400 Sq.M.)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$200,000	Unassigned

Updated: JAN-13

D3040.03.01 Hot Water Distribution Systems** - 1962 Section

Primary heating in the 1962 building addition is provided by a hot water heating system supplying various hydronic terminal units including convectors, fin tube radiation cabinets, and an air coil. The closed loop hot water heating system includes the hot water piping, insulation, valves, piping specialties, expansion tank, and circulation pumps. The hot water circulation pumps and the hot water expansion tank are located in the 1962 building addition boiler room (room 63).

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	40	JAN-13

Event: Replace the hot water distribution system in the 1962 building addition (B.O.E.: 1200 Sq.M)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$100,000	Unassigned

Updated: JAN-13

D3040.03.01 Hot Water Distribution Systems** - Glycol, 1997 Modernization

As part of the 1997 modernization, a glycol heating loop was added in the 1958 original building to provide heating for the glycol coils in the new air handling units (AU1 and AHU2). The closed loop glycol heating system includes the glycol piping, insulation, valves, piping specialties, expansion tank, and circulation pump (P3). The glycol circulation pump and the glycol expansion tank are located in the 1958 original building boiler room (room 35).

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	JAN-13

Event: Replace the glycol distribution system in the 1958 original building

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$75,000	Unassigned

Updated: JAN-13

D3040.04.01 Fans: Exhaust**

There are numerous exhaust fans providing ventilation for the 1958 original building, including two roof mounted sanitary exhaust fans, one roof mounted gymnasium exhaust fan, and seven local sanitary and general exhaust fans (ceiling type). For the 1962 building addition, there is a sanitary exhaust fan (EF13), and two general exhaust fans (EF14 and EF15).

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace the building exhaust fans (13)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$30,000	Unassigned

Updated: JAN-13

D3040.04.03 Ducts: Exhaust*

Most of the building exhaust fans have associated duct systems for the collection of air from single or multiple source locations and for the discharge of the air to the exterior of the building. The exhaust duct systems include related components not specified elsewhere, including duct insulation and dampers, as applicable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust outlets and inlets include collection grilles and diffusers, as well as exhaust louvres where applicable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.05 Heat Exchangers**

There is a shell and tube type hot water to glycol heat exchanger which provides heating for the glycol loop in the 1958 original building, using hot water from the heating boiler.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace the hot water to glycol heat exchanger in the c.1958 original building boiler room (room 35) (1 heater exchanger)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$20,000	Unassigned

Updated: JAN-13

D3050.02 Air Coils** - 1962 Section

There is a hot water preheat coil for the combustion air supply to the 1962 building addition boiler room (room 63).

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	JAN-13

Event: Replace the combustion air preheat coil in the 1962 building addition boiler room (room 63)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$3,000	Unassigned

Updated: JAN-13

D3050.05.02 Fan Coil Units** - 1958 Section

Hydronic terminal units in the 1958 original building include force flow convection cabinets used in high heat load areas such as stairwells and entrance vestibules.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace the Force Flow heaters in the 1958 original building (6)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$18,000	Unassigned

Updated: JAN-13

D3050.05.02 Fan Coil Units** - 1962 Section

Hydronic terminal units in the 1962 building addition include force flow convection cabinets used in high heat load areas such as stairwells and entrance vestibules.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	40	JAN-13

Event: Replace the Force Flow heaters in the 1962 building addition (6)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$18,000	Unassigned

Updated: JAN-13

D3050.05.03 Finned Tube Radiation** - 1958 Section

Hydronic terminal units in the 1958 original building include finned tube radiation cabinets used for perimeter heating.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace 100 m of perimeter finned tube radiation cabinets in the 1958 original building

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$25,000	Unassigned

Updated: JAN-13

D3050.05.03 Finned Tube Radiation** - 1962 Section

Hydronic terminal units in the 1962 building addition include finned tube radiation cabinets used for perimeter heating.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	40	JAN-13

Event: Replace 75 m of perimeter finned tube radiation cabinets in the 1962 building addition

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$20,000	Unassigned

Updated: JAN-13

D3050.05.06 Unit Heaters** - 1958 Section

Hydronic terminal units in the 1958 original building include unit heaters used in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace the two unit heaters used in the gymnasium

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$3,000	Unassigned

Updated: JAN-13

D3060.02.01 Electric and Electronic Controls**

Electric controls include line voltage electric thermostats for the force flows and unit heaters. These primarily maintain temperature control by cycling the fans on the units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace the electric thermostats for the convectors and unit heaters (B.O.E.: 14 control points)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$10,000	Unassigned

Updated: JAN-13

D3060.02.02 Pneumatic Controls** - Control Air Supply System

The control air supply systems is located in the 1962 building addition boiler room (room 63) and consists of a receiver mounted air compressor, pneumatic actuators for control valve and damper operation. Pneumatic controls include the control air distribution system.

Rating	Installed	Design Life	Updated
4 - Acceptable	2001	40	JAN-13

Event: Replace the control air supply system. (B.O.E.: 3638 Sq.M. GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2041	$45,000	Unassigned

Updated: JAN-13

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

A Barber-Colman Network 8000 building management and control system (BMCS) has been installed to provide digital monitoring and control of the building mechanical equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace the Barber-Colman building management and control system (B.O.E.: 3638 Sq.M. GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$60,000	Unassigned

Updated: JAN-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted fire extinguishers are located throughout the building. Regularly checked.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

The incoming hydro service to Mayfield School is a 120/208V, 3-phase, 4-wire service from EPCOR pole-mounted transformers. The EPCOR meter is located in the main electrical room. The main electrical switchboard is a Federal Pioneer switchboard rated at 600A, 120/208V, 3-phase, 4-wire. The switchboard has a 600A, CMH 3600E main breaker and a distribution section with breakers feeding seven branch circuit panels, AHU-1, car plugs and the Tycor surge suppressor for the panel.

Rating	Installed	Design Life	Updated
5 - Good	1997	40	JAN-13

Event: Replace Main Electrical Switchboard

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$35,000	Unassigned

Updated: JAN-13

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

The majority of the electrical branch circuit panelboards within the school are new Federal Pioneer panels installed during the 1997 modernization.

Rating	Installed	Design Life	Updated
5 - Good	1997	30	JAN-13

Event: Replace 6 Electrical Branch Circuit Panelboards

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$30,000	Unassigned

Updated: JAN-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1962

Panel P located in the 1962 wing mechanical room is an original Westinghouse branch circuit panelboard.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	30	JAN-13

Event: Replace 1 Westinghouse Panel P

Concern:
Panel P (1962) is at the end of its life expectancy. Over the life of the panel, breaker contacts become worn and the breakers will no longer operate correctly and may trip unnecessarily. Older panels do not readily accept newer style breakers.

Recommendation:
Replace aged panelboards and reconnect branch circuit wiring.

Consequences of Deferral:
Deferring replacement could lead to partial power outages and intermittent tripping of breakers as well as increased maintenance costs.

Type	Year	Cost	Priority
Failure Replacement	2012	$5,000	Low

Updated: JAN-13

D5010.07.02 Motor Starters and Accessories**

The majority of the starters are individual Telemechanique motor starters installed during the 1997 modernization.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace Motor 8 Starters and Accessories

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$8,000	Unassigned

Updated: JAN-13

D5020.01 Electrical Branch Wiring*

The majority of the cabling is standard building wire in EMT conduit. Armoured cable has been provided, in selected locations, for final connections to mechanical and miscellaneous equipment. Approx. 10% of the original (1962) branch wiring was not replaced during the 1997 modernization.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

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

Standard 120V light switches are used within the classrooms. Corridor lighting is on keyed switches.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5020.02.02.01 Interior Incandescent Fixtures*

There are some incandescent lamps in porcelain bases in service rooms. Four incandescent low bay fixtures (on dimmers) with acrylic lenses have been provided in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5020.02.02.02 Interior Fluorescent Fixtures**

The standard lighting fixtures used throughout the school are 1 ft. x 4 ft. or 2 ft. x 4 ft. recessed, fluorescent fixtures. In some areas a deep cell parabolic lens has been provided for the fixture. Surface mounted fluorescent wrap-around fixtures have been provided in the corridors. The fluorescent fixtures typically have been provided with T8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace Interior Florescent Fixtures: 3600 sq. m GFA

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$300,000	Unassigned

Updated: JAN-13

D5020.02.02.03 Interior Metal Halide Fixtures*

Twelve metal halide fixtures low bay fixtures with acrylic lenses have been provided in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5020.02.03.02 Emergency Lighting Battery Packs** - 1962

There are four (4) older emergency lighting battery packs within the school that were not upgraded during the 1997 modernization.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	20	JAN-13

Event: Replace 4 Emergency Lighting Battery Packs

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,000	Unassigned

Updated: JAN-13

D5020.02.03.02 Emergency Lighting Battery Packs** - 1997

Emergency lighting battery packs with lexan cube enclosures for the emergency lighting heads have been provided.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace 10 Emergency Lighting Battery Packs

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$10,000	Unassigned

Updated: JAN-13

D5020.02.03.03 Exit Signs*

The exit signs within the school are LED type.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

The exterior lighting for the school consists of HID wallpack and floodlighting fixtures. Surface mounted round fixtures with acrylic lenses are provided in some locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

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

A timer and relays have been provided for control of the exterior lighting. An override switch has been provided with the control system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5030.01 Detection and Fire Alarm**

The fire alarm system is an Edwards 6632 system that was installed in 1991. The main fire alarm control panel is located in the general office area. There is a remote annunciator at the main entrance. Fire alarm bells (some with strobes) are located throughout the school. Duct mounted smoke detection has been provided for air handling systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	25	JAN-13

Event: Replace Fire Alarm System: 3000 sq. m GFA

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$95,000	Unassigned

Updated: JAN-13

D5030.02.02 Intrusion Detection**

The security system is a Magnum Alert system with the main panel located in electrical room 18. A security system keypad has been provided in the custodian's room and at the main entrance. PIR motion detectors have been provided throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	25	JAN-13

Event: Replace Intrusion Detection: 3500 sq. m GFA

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$75,000	Unassigned

Updated: JAN-13

D5030.03 Clock and Program Systems*

The majority of the clocks within the school are battery operated. Wall mounted clocks in the school are manufactured by Westclox or Edwards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5030.04.01 Telephone Systems*

The telephone system is a Nortel Meridian system. Meridian telephone handsets are located in the classrooms and selected areas such as the general office. The main telephone equipment is located in electrical room 18.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5030.04.04 Data Systems*

Cat 5 data cabling has been provided throughout the school. Data outlets have been provided in each classroom and the administration area.

Rating	Installed	Design Life	Updated
5 - Good	1997	0	JAN-13

D5030.04.05 Local Area Network Systems*

The main server is located in electrical room 18. Cat. 5 cables are used for the network wiring within the school. Supernet has been installed in the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

D5030.05 Public Address and Music Systems**

The public address system is a Bogen Multicom 2000 system. The P.A. system panel is located in electrical room 18.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	JAN-13

Event: Replace Public Address and Music Systems: 3500 sq. m. GFA

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$95,000	Unassigned

Updated: JAN-13

D5030.06 Television Systems*

The cable television equipment is located in electrical room 18. Cable TV outlets are located in selected rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	NOV-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

(1958) Original Building (Main Floor - Library 13) - has wood book shelves and metal magazine racks. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

E1020.05 Audiovisual Equipment*

(1958) Original Building (Main Floor - Gymnasium 33) - has 1 projection screen. (modernized in 1997)
(1962) Addition (Main Floor - Special Needs 55, Music Room 58) - have 2 projection screens. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

E1020.07 Laboratory Equipment*

(1958) Original Building (Main Floor - Janitor's Office 25, Mechanical Room 35) - have eye wash stations. (modernized in 1997)
(1962) Addition (Main Floor - Mechanical Room 63) - has eye wash station. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

E1090.04 Residential Equipment*

(1958) Original Building (Main Floor - Staff Room 23) - has microwave and dishwasher. (modernized in 1997)
(1958) Original Building (Second Floor - Laundry 37) - has fridge, washer and dryer. (modernized in 1997)
(1958) Original Building (Second Floor - Classroom 40, 43, 45, 47, 49, 52) - have 5 microwaves and 6 fridges. (modernized in 1997)
(1962) Addition (Second Floor - Classroom 71) - has fridge. (modernized in 1997)
(1962) Addition (Second Floor - Classroom 73) - has microwave. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1958) Original Building (Main Floor - Gymnasium 33) - has 1 suspended basketball backstop and 1 sliding basketball backstop. (modernized in 1997)
(1958) Original Building (Second Floor - Classroom 53) - has hoist. (installed in approx. 1994)
(1962) Addition (Main Floor - Special Needs 55) - has vestibular equipment. (installed in approx. 2003)

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	0	JAN-13

E2010.02 Fixed Casework** - Display Cases

(1962) Addition (Main Floor - Corridor C9) - has display case. (approx. 2 linear metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	35	JAN-13

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

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$2,000	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework** - Millwork - 2005

(1958) Original Building (Main Floor - Classroom 11, Library 13, Infirmary 15, Work Room 21, Staff Room 23, Janitor's Office 25) - have millwork. (approx. 15 linear metres) (installed in 2005)
(1958) Original Building (Second Floor - Laundry 37, Classroom 40, 43, 45, 47, 49, 50, 52, 53) - have millwork. (approx. 20 linear metres) (installed in 2005)
(1962) Addition (Main Floor - Storage 54, 57, 60, Classroom 59) - have millwork. (approx. 10 linear metres) (installed in 2005)
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73) - have millwork. (approx. 8 linear metres) (installed in 2005)

Rating	Installed	Design Life	Updated
3 - Marginal	2005	35	JAN-13

Event: Replace Classroom 45 millwork - 1958 Section. (approx. 5 linear metres)

Concern:
(1958) Original Building (Second Floor - Classroom 45) - has damaged millwork.
Recommendation:
Replace Classroom 45 millwork - 1958 Section. (approx. 5 linear metres)

Type	Year	Cost	Priority
Failure Replacement	2012	$5,000	Low

Updated: JAN-13

Event: Replace millwork. (approx. 45 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2040	$45,000	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework** - Reception Counters

(1958) Original Building (Main Floor - Library 13) - has reception counter. (approx. 2 linear metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	35	JAN-13

Event: Replace reception counter. (approx. 2 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$2,000	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework** - Vanities

(1958) Original Building (Main Floor - Infirmary 7 Washroom, Girls Washroom 10, Boys Washroom 16, Washroom 19, 20, Men's Washroom 27, Women's Washroom 28) - have plastic laminated vanities. (approx. 13 linear metres) (modernized in 1997)
(1958) Original Building (Second Floor - Washroom 39, 44, 48, 51) - have plastic laminated vanities. (approx. 4 linear metres) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	35	JAN-13

Event: Replace vanities. (approx. 17 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$17,000	Unassigned

Updated: JAN-13

E2010.03.01 Blinds** - 1958 and 1962 Sections

(1958) Original Building (Main Floor - Administration 1, Principal 2, Office 3, 5, Vice Principal 4, Work Room 21, Staff Room 23) - have roll-up blinds. (approx. 22 blinds) (modernized in 1997)
(1958) Original Building (Main Floor - Principal 2, Office 3, 5, Vice Principal 4, Resource Room 24) - have venetian blinds. (approx. 8 blinds) (modernized in 1997)
(1958) Original Building (Main Floor - Classroom 11, Library 13, Library Storage 14) - have vertical fabric blinds. (10 blinds) (modernized in 1997)
(1958) Original Building (Second Floor - Classroom 40, 43, 45) - have roll-up blinds. (approx. 12 blinds) (modernized in 1997)
(1958) Original Building (Second Floor - Classroom 47, 49, 50, 52, 53) - have vertical fabric blinds. (approx. 20 blinds) (modernized in 1997)

(1962) Addition (Main Floor - Music Room 58, Classroom 59, 61, 62) - have vertical fabric blinds. (approx. 16 blinds) (modernized in 1997)
(1962) Addition (Second Floor - Classroom 69, 71, 72, 73, 74) - have vertical fabric blinds. (approx. 20 blinds) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace blinds. (approx. 108 blinds)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$43,200	Unassigned

Updated: JAN-13

E2010.03.06 Curtains and Drapes**

(1958) Original Building (Main Floor - Classroom 11, 12) - have drapes. (4 drapes) (modernized in 1997)
(1958) Original Building (Main Floor - Staff Room 23) - has drapes. (5 drapes) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	30	JAN-13

Event: Replace drapes. (approx. 9 drapes)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$3,600	Unassigned

Updated: JAN-13

E2010.05 Fixed Multiple Seating**

(1962) Addition (Main Floor - Music Room 58) - has raised wood platform c/w carpet finish. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	35	JAN-13

Event: Replace platform. (1 platform)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$4,000	Unassigned

Updated: JAN-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Parking Lot and Sidewalk) - has barrier free route.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4010.02 Barrier Free Entrances*

(1958) Original Building (Main Floor - Southeast Main Entrance F1) - has handicapped door with automatic operator. (modernized in 1997)
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has handicapped door with automatic operator. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

K4010.03 Barrier Free Interior Circulation*

Building corridors are wide enough for wheelchairs.
(1958) Original Building (Main Floor to Second Floor) - has hydraulic elevator. (Manufacturer: Robertson; Capacity: 365kg. (2 persons and 1 wheelchair); metal wall panels, carpet flooring, egg crate ceiling, steel doors) (installed in 1995)
(1962) Addition (Main Floor to Second Floor) - has hydraulic elevator. (Manufacturer: Robertson; Capacity: 350kg. (1 person and 1 wheelchair); laminate wall panels, rubber sheet flooring, egg crate ceiling, steel doors) (installed in 1995)
(1958) Original Building (Main Floor - Southeast Main Entrance F1 to Corridor C1) - has open hydraulic lift. (Manufacturer: RAM; Capacity: 550lb. (1 person and 1 wheelchair); metal walls, rubber sheet flooring, metal door) (installed in 1995)
(1958) Original Building (Main Floor - Corridor C1) - has wood ramps c/w carpet finish and metal pipe handrails. (2 ramps) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C7) - has concrete ramp c/w sheet vinyl finish. (1 ramp) (modernized in 1997)
(1962) Addition (Main Floor - Corridor C9) - has wood ramps c/w carpet finish and metal pipe handrails. (2 ramps) (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	0	JAN-13

K4010.04 Barrier Free Washrooms*

(1958) Original Building (Main Floor - Girls Washroom 10, Boys Washroom 16) - have handicapped cubicles. (modernized in 1997)
(1962) Addition (Main Floor - Boys Washroom 64, Girls Washroom 67) - have handicapped cubicles. (modernized in 1997)

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	JAN-13

K4030.01 Asbestos*

Refer to C3020.07 Resilient Flooring** - VAT - 1958 and 1962 Sections

An asbestos survey was completed for Edmonton Public Schools.
HAZMAT Reports dated December 4, 2001 prepared by PHH Environmental Limited.
Chry was indicated im the following rooms:
(1958) Original Building (Main Floor - Gym Storage 34) - has VAT flooring.
(1962) Addition (Main Floor - Janitor 66) - has VAT flooring.
(1962) Addition (Mechanical Room 63) - pipe fittings mechanical elbow mud and duct insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4030.02 PCBs*

No PCBs were observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4030.04 Mould*

No mould was observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

No ozone depleting substances were observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4030.09 Other Hazardous Materials*

No other hazardous materials was observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K5010.01 Site Documentation*

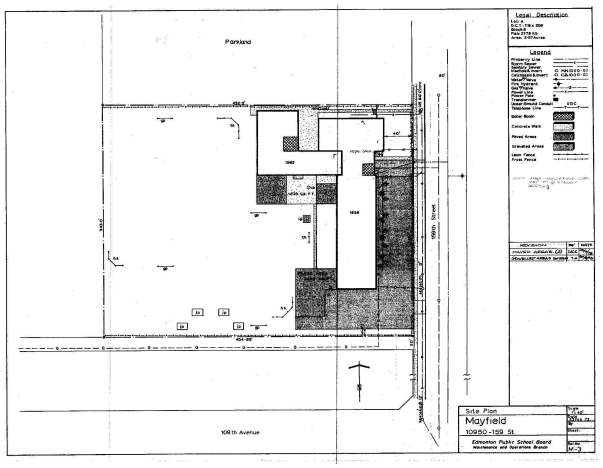
Prime Consultant Name - Francis Ng Architect Ltd.
Date of Site Visit: August 17, 2012

(1958) Original Building - 2495.4 square metres.
(1962) Addition - 1277.2 square metres.

Total building area is 3772.6 square metres.

Drawing attached - Site Plan.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	JAN-13



Site Plan.

K5010.02 Building Documentation*

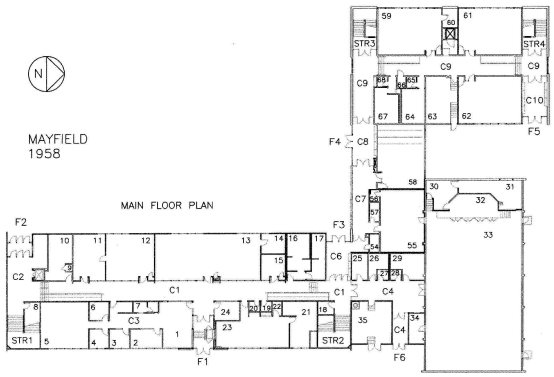
Prime Consultant Name - Francis Ng Architect Ltd.
Date of Site Visit: August 17, 2012

(1958) Original Building - 2495.4 square metres.
(1962) Addition - 1277.2 square metres.

Total building area is 3772.6 square metres.

Drawings attached - Floor Plans.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	JAN-13



Main Floor Plan.