

RECAPP Facility Evaluation Report

Edmonton School District No. 7



McKernan Elementary / Junior High School

B3213A
Edmonton

Facility Details

Building Name: McKernan Elementary / Juni
Address: 11330 - 76 Avenue
Location: Edmonton

Building Id: B3213A
Gross Area (sq. m): 7,549.40
Replacement Cost: \$22,226,000
Construction Year: 1952

Evaluation Details

Evaluation Company: N53 Architecture Inc.
Evaluation Date: December 11 2012
Evaluator Name: Jason Porterfield

Total Maintenance Events Next 5 years: **\$4,323,080**
5 year Facility Condition Index (FCI): **19.45%**

General Summary:

McKernan is a two story school facility with a total area of 7,549m². The original school building was constructed in 1952 with an area of 4,890.00m². Two additions were later constructed, one in 1953 with an area of 764m² and the other in 1973 with an area of 1,895m².

Major modernization was undertaken in 1993 which included new flooring, paint, suspended acoustic ceiling, and a new front lobby student gathering area. There is newer casework installed in the home economics room but otherwise the casework is all original throughout the school.

The schools houses 22 classrooms, 2 gymnasiums, a music room, an art room, an audio/visual room, 3 science rooms, a home economics room, a library, a drama room, industrial arts area, administration and ancillary support facilities.

At the time of inspection there were no portable classrooms on site.

At time of site visit there were 538 enrolled students.

Structural Summary:

All sections consist of concrete foundation walls and concrete columns on reinforced footings. The main floor is a concrete on metal decking supported by metal joists over a crawl/space/basement. Second floor construction is concrete on metal decking over metal joists supported by load bearing concrete block and isolated metal beams/columns. Roof construction consists of metal decking on metal joists. There is a concrete slab on grade in the crawl space. In 2010 there was major foundation restructuring done on the south west corner to repair the major settlement that the building experienced. To date there have been no new issues or settlement of the building.

Recommendations:

There is water penetrating the foundation walls. Recommend a review of current water protection systems in place at school including the construction of the 2003 weeping tile and sump pump. Provide new waterproofing concrete wall membrane to the exterior side of the foundations in troubled areas.

The overall condition of the structure is in acceptable condition.

Envelope Summary:

The exterior finish is brick with precast concrete panels located over the entries of the 1973 building. The 1952 and 1953 sections have precast concrete window sills and parapets. Windows of the 1952 and 1953 section are a combination of glass block over sealed PVC fixed and opening units. The windows of the 1973 section consist of sealed aluminum fixed and opening units. Painted wood canopies are located at entrances to all sections. Solid core wood doors in pressed steel frames with sealed fixed glazing are located in all sections of the school. The roofing over the 1952 and 1953 sections is a built-up asphalt membrane system and the roof over the 1973 section has been replaced with a SBS roofing system in 2007 with parapets and cap flashing.

Recommendations:

Recommend removing the original glass block windows and replace with new aluminum windows.

The roofing is worn and in need of replacement. Recommend replacing the built up roofing on the 1952 and 1953 sections.

Overall the envelope elements appear to be in acceptable condition.

Interior Summary:

Flooring consists of vinyl composite tile (VCT), sheet vinyl flooring in classrooms, carpeting in administration areas, ceramic tile in washrooms, terrazzo in the corridors, wood strip flooring in the gym and painted concrete floor in the mechanical rooms. Walls are painted concrete block and gypsum wallboard with some pre-finished vinyl wall coverings. There is a 2m high wood strip accent over the fabric acoustic panels located in the main gymnasium at the ceiling level. Isolated concrete columns are finished with ceramic tiles throughout the corridors. The ceilings consist of suspended acoustical tile and painted gypsum board. Single tier lockers are located in the corridors on the main and second floor and in the gym change rooms. Casework is painted plywood veneer with plastic laminated counter tops. Whiteboards, chalk boards, smartboards and tackboards are located throughout classrooms and corridors. Doors are clear finish solid core wood in painted pressed steel frames.

Basement mechanical room spaces have severe wall damage to exposed elements.

Recommendations:

Recommend repairing the wall damage in the classrooms from the desks and chairs and to install a new chair rail around perimeter of classrooms.

The lockers in the boys change room are damaged and have no doors. Recommend replacing the lockers in the boys change room.

The carpet in the classrooms, library, music room and computer room should be replaced as it is damaged and ripped. The fixed casework throughout is in need of replacement. It is worn and the plastic laminate countertops are starting to peel

The overall condition of the interior is acceptable.

Mechanical Summary:

The mechanical systems include two Vulcan Firetube steam boilers located that been in operation since 1952, complete with a steam to water Shell & Tube Heat exchanger serving the north side of the school. The school's ventilation is provided by 3 Air Handling Units (AHU) serving the two floors of the school. All distribution ducting is galvanized sheet steel that is within the ceiling space. Finned tube radiation panels are provided along the perimeter of the south side portion of the school and the mechanical systems have pneumatic controls. Most of the plumbing fixtures have been upgraded in the 1993 modernization with some of the original fixtures in place. There is new roof drains installed in the 1973 addition that was done in 2007. The 1952 and 1953 section roof drains are original and missing the gravel screens. There are 2 domestic hot water heaters that provide the school with hot water throughout.

Recommendations:

Replace sump pump in south mechanical room.

Replace 12 roof drains on the 1952 and 1953 sections

Replace Two (2) Steam Boilers and Entire Heating System

Replace water treatment system

Replace 3 Air Handling Units

Replace 2 steam pumps and piping

The overall condition of the mechanical systems is marginal.

Electrical Summary:

The school was initially built in 1952 with additions in 1953 and 1973. The main distribution panel is circuit breaker type, 120/208V, 3 phase, 4 wire and is distributed to secondary panels throughout the school. The interior lighting has been upgraded in 2011 to T8 lamps throughout and is controlled by line voltage controls. The building has new retrofitted (2002) LED exit lights located at paths of exits and emergency battery pack lighting throughout. Exterior lighting is high pressure sodium fixtures mounted along the perimeter of the building. They are controlled by photoelectric cells.

There is a Edwards 6632 hardwired zoned fire alarm system and Magnum Alert 3000 security system. Data and telephone is provided in each classroom.

Recommendations:

None at this time.

The electrical systems are well maintained and in good condition.

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations* - 1952 Section**

Concrete strip footings supporting concrete foundation walls with concrete pad footings supporting concrete columns at intermediate support locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

Event: investigation of water seepage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$315	Unassigned

Updated: MAR-13

A1010 Standard Foundations* - 1952/1953 Sections

Concrete strip footings supporting concrete foundation walls with concrete pad footings supporting concrete columns at intermediate support locations.

South west corner of the building experienced a large sudden settlement shift of 177mm in 2010. Repair work was done and the building foundations were raised and restructured. Currently there is no more issues with settlement in the area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

A1010 Standard Foundations* - 1973 Section

Concrete strip footings supports concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

A1030 Slab on Grade* - 1952 Section

Cast-in-place concrete slab located in basement mechanical room spaces. Thickness and reinforcing unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

Event: structural consultant

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$1,042	Unassigned

Updated: MAR-13

A1030 Slab on Grade* - 1953 Section

Cast-in-place concrete slab located in basement mechanical rooms. Thickness and reinforcing unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-13

A1030 Slab on Grade* - 1973 Section

Cast-in-place concrete slab on grade. Thickness and reinforcing unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

A2020 Basement Walls (& Crawl Space)* - 1952 Section

Cast-in-place concrete foundation walls in basement mechanical/storage rooms. Concrete columns located in crawl spaces support the floor structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	MAR-13

Event: Repair Water Infiltration to Basement Spaces--100 m2

Concern:

Water infiltration into basement spaces causing damage to bottom of doors, frames and some mechanical equipment. Weeping tile installed in 2003 does not appear to have solved the situation.

Recommendation:

Review of current water protection systems in place at school including the construction of the 2003 weeping tile and sump pump. Provide new waterproofing concrete wall membrane to the exterior side of the foundations in troubled areas.



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<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$50,000	Medium

Updated: MAR-13

A2020 Basement Walls (& Crawl Space)* - 1953 Section

Cast-in-place concrete basement walls. Concrete columns on pad footings located in crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)* - 1952 Section

Concrete floor beams supported on concrete foundation walls and concrete columns in crawl space areas. OWS joists and metal deck supporting second floor concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

Event: Completed-Repair Floor Settlement

Concern:

Floor settlement in South West area of school leaving floors with noticeable slopes.

Recommendation:

Repair foundation to eliminate settlement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$469,976	High

Updated: MAR-13

Event: Completed-Repair Floor Settlement

Concern:

Floor settlement in administration area leaving floors with noticeable slopes.

Recommendation:

Build-up existing flooring to alleviate sloped floors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$16,899	High

Updated: MAR-13

Event: additional insurance charges for project

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$316	Unassigned

Updated: OCT-12

B1010.01 Floor Structural Frame (Building Frame)* - 1952 Section - Concrete

Concrete beams and columns located in main entry foyer/student general purpose area supporting portion of second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)* - 1953 Section - Steel

Concrete slab on metal decking supported by OWSJ on load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)* - 1973 Section

Concrete slab on metal decking supported by OWSJ on load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1952/1953 Sections

Load bearing concrete block walls supporting floor structure and roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1973 Section

Load bearing concrete block walls supporting floor structure and roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

Cast in place concrete floor over metal decking throughout main floor and second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B1010.09 Floor Construction Fireproofing*

Unable to view floor construction fireproofing or obtain any information. Unsure if it was a requirement when building was constructed. Floors are concrete and metal decking with concrete topping so there should be some level of fire proofing achieved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B1010.10 Floor Construction Firestopping*

Firestopping requirements and placement unknown. Unable to view.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B1020.01 Roof Structural Frame* - All Sections

38mm metal decking over OWSJ of various sizes supported on concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

Event: structural Tee investigation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$839	Unassigned

Updated: SEP-12

Event: wood truss investigation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$420	Unassigned

Updated: OCT-12

B1020.04 Canopies* - 1952 Section

Wood framed canopies over entrances supported by exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B1020.04 Canopies* - 1973 Section

Metal framed canopies over entrances supported by exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin* - 1952/1953 Sections**

Precast concrete sills at windows and precast concrete parapet cap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B2010.01.01 Precast Concrete: Exterior Wall Skin* - 1973 Section

Precast concrete fascia elements and wall panels at entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Full height face brick on all exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B2010.01.09 Expansion Control: Ext. Wall*

Vertical control/construction joints at acceptable intervals in face brick cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1952/1953 Section**

Caulking around all exterior door and window openings. Total 1500m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	20	MAR-13

Event: Repair Joint Sealers (1500m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$43,700	Unassigned

Updated: MAR-13

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1973 Section**

Caulking around all exterior door and window openings. Total 200m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	20	MAR-13

Event: Repair Joint Sealers (200m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: MAR-13

B2010.01.13 Paints (& Stains): Ext. Wall - 1952 Section**

Painted wood plywood soffit at entrances. Total 100m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	15	MAR-13

Event: Repaint wood portion of canopy (100m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,100	Unassigned

Updated: MAR-13

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

Exterior wall insulation and air barrier unknown. Assumed loose fill insulation with tar paper air barrier. No visible effervescence viewed or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B2010.05 Parapets* 1952/1953 Sections

Precast concrete parapet caps along perimeter of exterior walls. Galvanized flashing along roof side face of parapet wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B2010.05 Parapets* 1973 Section

Pre-finished metal cap flashing over small curb parapet surround the perimeter exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal louvres for mechanical equipment throughout.
Painted metal grille over north vestibule entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

B2010.09 Exterior Soffits* - 1952 Section

Painted plywood soffits at entrance canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B2010.09 Exterior Soffits* - 1973 Section

Textured stucco on wire mesh over plywood soffit at entrance canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

B2020.01.01.02 Aluminum Windows (Glass & Frame) 1973 Section**

Aluminum framed operable windows in classrooms and offices of 1974 section. Total 19 windows (57m2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	MAR-13

Event: Replace 19 windows (57m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$54,800	Unassigned

Updated: MAR-13

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows 1952/1953 Sections**

PVC operable windows installed on bottom portion of window openings. Total 210m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-13

Event: Replace 210m2 PVC windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$192,500	Unassigned

Updated: MAR-13

B2020.04 Other Exterior Windows* - 1952/1953 Sections

Original glass block windows located on upper portion of wall window openings. Total 212m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	MAR-13

Event: Replace glass block with fixed aluminum windows (212m2)

Concern:

Glass block seals have failed and allows water movement into building.

Recommendation:

Recommend removing all glass block and installing new aluminum window units.



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<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$203,600	Medium

Updated: MAR-13

B2030.01 Exterior Entrance Doors - All Sections

Painted wood doors in painted metal frames.

To be deleted, replaced with steel doors in 2012. Could not reclassify or delete element because of locked in failure replacement. Exterior door element updated to B2030.01.11 Metal Entrance Door** - All Sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	1952	30	MAR-13

Event: Completed-Replace 21 Exterior Entrance Doors & Hardware - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$42,247	Unassigned

Updated: MAR-13

Event: Failure Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$35,311	Unassigned

Updated: MAR-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Insulated painted metal doors set in painted pressed steel frames with top and bottom glazing panels. Total 21 doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	30	MAR-13

Event: Replace 21 exterior entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$50,500	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

Painted wood doors in painted metal frames with original hardware. Total 5 doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	40	MAR-13

Event: Replace 5 Exterior Utility Doors and Hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,300	Unassigned

Updated: MAR-13

B3010.01 Deck Vapour Retarder and Insulation* - 1952/1953 Section

Rigid insulation with 2 ply tar roof vapour retarder. Unable to view at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

B3010.01 Deck Vapour Retarder and Insulation* - 1973 Section

Rigid insulation with 2 ply tar roof vapour retarder. Unable to view at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-13

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) 1952/1953 Sections**

Built up roofing with gravel ballast installed over 1952 and 1953 sections. Install year unknown. Total 2970m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	25	MAR-13

Event: Replace 2,970m2 roofing with new SBS 1952/1952 section

Concern:

Roofing membrane is showing various signs of failure including membrane bubbling, soft spots, insufficient gravel cover due to high slope. Roof edge flashings are worn and rusted.

Recommendation:

Recommend replacing roof with new SBS roofing system.



Mckernan 007.jpg

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$518,500	Medium

Updated: MAR-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)- 1973 Section**

2 ply SBS roofing membrane installed on 1973 section. Total 1145m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	MAR-13

Event: Replace 1145m2 SBS Membrane Roofing - 1973 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$199,900	Unassigned

Updated: MAR-13

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

Plumbing vents, roof drains, brick chimney vents throughout roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - Masonry

Painted concrete block walls throughout the school in all areas. Corridors, classrooms, gymnasium, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

Event: **Completed-Repair Wall cracks in 1952 and 1973**

Sections

Concern:

Settlement cracks in concrete block walls in wash rooms spaces causing potential health concern as well safety issue. Wall cracks in 2nd floor classroom and computer room over administration spaces.

Recommendation:

Review condition of walls in all sections, repair and make good finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$28,165	High

Updated: MAR-13

C1010.01 Interior Fixed Partitions* - Stud

Wood stud framing partitions with plaster finish on both sides located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	MAR-13

Event: Completed-Repair Gypsum Wallboard to Stud Walls

Concern:

Wall cracks disconcerting to school occupants.

Recommendation:

Repair cracks and make good finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$5,633	Medium

Updated: MAR-13

Event: Repair damaged walls, 50m2.

Concern:

Walls along walls in classrooms are damaged from chairs, tables and students.

Recommendation:

Recommend repairing the damaged wall finish and install a new wood chair rail.

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

Updated: MAR-13



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C1010.05 Interior Windows*

Sealed glazed unit in painted metal frame between Principals office and General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Clear finish solid core wood doors in pressed steel frames with original hardware in all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C1020.03 Interior Fire Doors*

Interior metal fire doors located at mechanical rooms and storage rooms. Doors are labelled with proper ULC labels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1030.01 Visual Display Boards**

46 (4x8) whiteboards, 97 (4x8) tackboards and 10 (4x8) chalkboards located in classrooms throughout all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-13

Event: Replace (46WB, 97TB, 10CB) visual display boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$202,900	Unassigned

Updated: MAR-13

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

Prefinished metal toilet partitions located throughout in washrooms. Total 24 stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-13

Event: Replace 24 Toilet stall partiions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$28,200	Unassigned

Updated: MAR-13

C1030.08 Interior Identifying Devices*

Room numbers located on doors to all rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C1030.10 Lockers - 1952/1953 Sections**

Full height single tier metal lockers located in corridors. Most lockers located on second floor. Total 252 lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	MAR-13

Event: Replace 252 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$121,000	Unassigned

Updated: MAR-13

C1030.10 Lockers 1973 Section**

57 full height single tier metal lockers located in corridors.
 16 4-tier and 4 2-tier lockers located in boys change room.
 16 4-tier and 4 2-tier lockers located in girls change room.
 Total 97 lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	30	MAR-13

Event: Replace 20 lockers in boys change room

Concern:

Lockers in the boys change room are badly damaged and the doors have previously been removed.

Recommendation:

Recommend replacing the lockers in the boys change room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$9,700	Low

Updated: MAR-13



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Event: Replace 57 lockers in corridor and 20 lockers in girls change room (77 total)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$37,000	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Painted plywood storage shelving in classrooms and clear finish wood shelving in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper dispensers, hand dryers, mirrors and soap dispensers throughout all student and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

C2010 Stair Construction*

Concrete stairs between main and second floor and to storage room above stage of south gymnasium.
Wood stair to stage from south gymnasium and corridor stair adjacent to south gymnasium of 1952 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C2020.02 Terrazzo Stair Finishes*

Terrazzo finishes to stairs connecting main & second floor levels of the 1952/53 section. Total 150m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C2020.05 Resilient Stair Finishes**

Vinyl composite tile installed on the main to second floor stairs of the 1973 section and on the stage stair in the gym. Total 20m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-13

Event: Replace VCT on stairs (20m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,800	Unassigned

Updated: MAR-13

C2020.08 Stair Railings and Balustrades*

Painted metal railings and balustrades to interconnecting stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C3010.06 Tile Wall Finishes**

Ceramic wall tile installed floor to ceiling in all washrooms throughout the school. Total 440m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	40	MAR-13

Event: Replace 440m2 wall tile in washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$108,900	Unassigned

Updated: MAR-13

C3010.09 Acoustical Wall Treatment - 1952 Section**

Fabric wrapped acoustic panels installed along the walls of the 1952 gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	20	MAR-13



View of South Gymnasium.

Event: Replace 50m2 Acoustical Wall Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,300	Unassigned

Updated: MAR-13

C3010.09 Acoustical Wall Treatment 1973 Section**

Fabric wrapped acoustic panels along top 3m of the north gymnasium in the 1973 section. Wood strips installed over the acoustic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	20	MAR-13



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Event: Replace 280m2 of acoustic panels in 1973 gym

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$63,200	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Painted gypsum board and concrete block throughout. Painting done as needed by maintenance every 10-15 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

C3010.12 Wall Coverings*

Vinyl wall covering located in administration area of 1952 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor in basement mechanical and storage rooms. 800m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

C3020.02 Tile Floor Finishes - 1973 Section**

Ceramic tile located in boys and girls washrooms in the 1973 sections. Total 40m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	50	MAR-13

Event: Replace 40m2 of tile floor finishes in 1973 washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$5,400	Unassigned

Updated: MAR-13

C3020.03 Terrazzo Floor Finishes* - 1952/1953 Sections

Located throughout corridors and washrooms in the 1952/53 sections. Total 1210m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

C3020.04 Wood Flooring 1993**

Sports wood athletic flooring installed in the gymnasium of the 1952 section. Total 280m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-13

Event: Replace 280m2 wood flooring in 1952 gym.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$71,300	Unassigned

Updated: MAR-13

C3020.04 Wood Flooring 1952**

Original wood flooring installed in the stage & Industrial Arts room of 1952 Section. Total 300m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	MAR-13

Event: Replace 300m2 wood flooring in industrial arts and stage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$76,400	Unassigned

Updated: MAR-13

C3020.04 Wood Flooring 1999**

Sports wood athletic flooring installed in the 1973 gymnasium. Total 372m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-13

Event: Replace 342m2 wood flooring in 1973 gym

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$87,100	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring VCT 1953 Section**

Vinyl composite tile installed in staff room and corridors of administration area. Total 180m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	20	MAR-13

Event: Replace 180m2 of VCT in admin areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$9,200	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring VCT 1973 Section**

Vinyl composite tile installed in 2 classrooms and the corridors of the 1973 section. Total 750m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-13

Event: Replace 750m2 of Vinyl composite tile 1973 section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,200	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring Vinyl Sheet**

Resilient vinyl sheet flooring installed in classrooms and ancillary spaces throughout all sections. Total 2600m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-13

Event: Replace 2600m2 vinyl sheet flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$208,100	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring**

Carpet flooring laid down over vinyl sheet flooring in small area of classroom. 5 classrooms at 15m2 - 75m2 total.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	15	MAR-13

Event: Replace 75m2 carpet flooring in 5 classrooms (75m2)

Concern:

Carpet is worn, stained and ripped. Duct tape used to patch some spots.

Recommendation:

Recommended to replace small portion of carpet in classrooms.



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<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,500	Low

Updated: MAR-13

C3020.08 Carpet Flooring 1993**

Carpet flooring installed in library, music room and computer room. Total 500m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	15	MAR-13

Event: Replace 500m2 carpet flooring.

Concern:

Carpet in these areas are worn, stained and ripped.

Recommendation:

Recommended to replace carpet in library, music room and computer room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$36,400	Low

Updated: MAR-13

C3020.08 Carpet Flooring 2010**

Carpet flooring installed throughout administration area and offices. Total 100m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	15	MAR-13

Event: Replace 100m2 carpet in admin areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$7,300	Unassigned

Updated: MAR-13

C3030.06 Acoustic Ceiling Treatment (1 x 1 tile)**

Not viewed in school. Unable to delete element.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	25	MAR-13

Event: gym tiles falling safety concern

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$26,255	Unassigned

Updated: OCT-12

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

Located in classrooms, corridors, administration and ancillary spaces. Total 3020m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	MAR-13

Event: Replace 3,020m2 suspended acoustic ceilings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$226,500	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Located in washrooms, storage rooms and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

C3030.09 Other Ceiling Finishes*

Tectum acoustic panels installed on the ceiling of the 1952 gymnasium. Total 176m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

D1010.01.02 Hydraulic Passenger Elevators**

One 1000lbs, 2 person max hydraulic elevator located in the 1952 Section outside of general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	MAR-13

Event: Replace 1 Hydraulic Passenger Elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$75,700	Unassigned

Updated: MAR-13

S4 MECHANICAL**D2010.04 Sinks** 1952 Section Mop Sinks**

There is 2 steel wall hung mop sinks. 1 is located in the Janitor room and the other in the Home Economics classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	MAR-13

Event: Replace 2 mop sinks, 1952 section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,600	Unassigned

Updated: MAR-13

D2010.04 Sinks - 1993**

There are a total of 24 sinks that were installed in the 1993 modernization:

14 single bowl, ledge back, stainless steel sinks complete with faucet to meter and mix hot and cold water and 6" swing spout serving classrooms.

4 Single bowl, ledge back, stainless steel sink complete with faucet to meter and mix hot and cold water 8" swing spout and vacuum breakers serving Science Classroom.

5 double compartment, ledge back, stainless steel with faucet to meter and mix hot and cold water with blade handles

1 trough style wall hung stainless steel with gooseneck spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-13

Event: Replace 24 sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$34,600	Unassigned

Updated: MAR-13

D2010.04 Sinks 1993 Mop Sinks**

There are three (3) mop sinks serving the school, two (2) are floor mounted Molded Stone one is 24"x24"x10" MSB-2424, one (1) is a 24"x36"x10" both are complete with 830AA valve breakers located in the Janitor Rooms and Custodial Rooms. There is also 1 molded plastic laundry tub with index lever handles with standard spout in the Home Economics classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-13

Event: Replace 3 mops sinks and 1 laundry tub

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$9,200	Unassigned

Updated: MAR-13

D2010.05 Showers**

The school has 11 showers, five (5) for the Boy's, five (5) for the Girls Change Rooms and 1 for the instructor. They are standard shower heads complete with individual push button valves. The water is controlled by a Symmons temcontroller mixing valve model 5400 located in the instructor's office for both the change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-13

Event: Replace 11 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$29,700	Unassigned

Updated: MAR-13

D2010.08 Drinking Fountains/Coolers**

The school has 9 drinking fountains, they are wall hung, vitreous china, double sided water fountains installed in the corridors throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-13

Event: Replace 9 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$16,200	Unassigned

Updated: MAR-13

D2010.09 Other Plumbing Fixtures*

Non-Freeze Hose Bibs located around the permimeter of the school, provide access to domestic cold water to garden hoses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) 1952 Section**

Original washroom in the home economics room has a wall mounted lavatory with index handles and flush tank type, vitreous china water closet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	35	MAR-13

Event: Replace 1 wall mounted lavatory, 1952 section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,200	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1973 Addition**

Washrooms in the north addition are serviced by four (4) Cranada, oval, vitreous china lavatories complete with push type, mixing valve. Two (2) American standard floor mounted, top inlet, timed flush tank, urinals. There are seven (7) water closets are American Standard, vitreous china, not elongated, flush valve, complete with open front seat. There are three (3) lavatories in the Boy's and Girl's Dressing Rooms and the Instructors Room are vitreous china wall hung by American Standard, complete with mixing valve, and cold water fountain faucet. Three (3) water closets are American Standard, vitreous china, not elongated, flush valve, complete with open front seat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	MAR-13

Event: Replace 10 WC, 2 UR and 7 Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,800	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1993 Modernization**

Washrooms in the original building were replaced in the 1993 modernization:
 26 flush valve, elongated, vitreous china water closets by Crane, complete with elongated open front seats.
 11 urinals that are stall type, floor mounted, top inlet, flush valve, vitreous china complete with Cambridge Brass valves.
 16 oval, stainless steel, lavatories complete with Symmons mixing valve.
 1 wall mounted, stainless steel lavatory complete with Symmons metering faucet with bubbler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-13

Event: Replace 26 WC, 11 UR and 16 Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$63,800	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic Cold and Hot Water lines are steel construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D2020.01.02 Valves: Domestic Water**

All plumbing fixtures are individually isolated. Approx 40 valves throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	40	MAR-13

Event: Replace approx 40 domestic water valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$45,700	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

The school's main water line does not have a backflow preventor. There is 1 backflow preventer installed for the boiler feed system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	20	MAR-13

Event: Install 1 backflow preventor on main water line

Concern:

There is no backflow preventor installed on the main water supply to the school.

Recommendation:

Recommend installing a backflow preventor as per Epcor requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$5,000	Medium

Updated: MAR-13

Event: Replace 1 backflow preventor on boiler feed system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,100	Unassigned

Updated: MAR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

Two (2) pumps serve the DHW recirculation, The South side of the school is circulated by a Armstrong circulating pump model ASTRO-30B. The North side of the school is circulated by a Grundfos Type UP 15-42SF circulating pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-13

Event: Replace Two (2) Domestic Water Circulating Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,700	Unassigned

Updated: MAR-13

D2020.02.06 Domestic Water Heaters**

Two (2) DWH provide the school with DHW. The DHW in South side of school is provided by a gas fired AO Smith BT80-300, 80 gallon, 300,000 BTU input with a heat recovery capacity of 90.76 Gal/hr. The DWH in the North side of the school is provided by a 2 element electric water heater by John Wood, model JW505-DE13W, with a 50 gallon capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-13

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,900	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Water lines are insulated and jacketed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D2030.01 Waste and Vent Piping*

Cast Iron piping mostly with some ABS piping throughout the school. Each fixture vented to atmosphere. Traps are provided where necessary. Sanitary drainage effluent is collected into common sanitary main. Flows by gravity @ 1% slope, leaving the building at the North.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D2030.02.04 Floor Drains*

Floor drains located in girls washrooms and in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D2030.03 Waste Piping Equipment*

A sump pit is present in the South Mechanical Room, it is complete with a sump pump, connected to a 2" pump out line. The pump is activated by a high level switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	MAR-13

Event: Replace 1 sump pump in south mechanical room.

Concern:

Sump pit is served with a single sump pump that was installed in 1952, this pump shows signs of corrosion, shows excessive vibrations and is in need of replacement.

Recommendation:

Replace existing sump pump with two new sump pumps in order to have back-up capabilities.

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

Updated: MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Roof drains are connected to the main storm line providing the school's storm drainage which connects to the municipal main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D2040.02.04 Roof Drains* 1952/1953 Section

4" roof drains on gravel roof connected to the storm system throughout. Total 12 drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	MAR-13

Event: Replace 12 roof drains on the 1952 and 1953 sections

Concern:

Roof Drain screens are destroyed, allow gravel to get into storm system.

Recommendation:

Install new roof drains complete with screens.



Mckernan 019.jpg

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$9,200	Medium

Updated: MAR-13

D2040.02.04 Roof Drains* 1973 Section

80mm and 100mm roof drains are located throughout the roof area and drain into the buildings storm water piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	MAR-13

D3010.02 Gas Supply Systems*

The School is serviced by a 4" gas line entering the South Mechanical Room from the North.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D3020.01.01 Heating Boilers & Accessories: Steam**

The School is serviced by two Vulcan Firetube steam boilers located that been in operation since 1952, complete with a steam to water Shell & Tube Heat exchanger serving the north side of the school, chemical pot feeder, expansion tanks and cold water make-up. The chemical pot feeders, valves, expansion tank, cold water tank and lines are all corroded. The South side of the school has perimeter finned tube radiation heating, in the Classrooms, Office Areas and the Gym. The North side of the school does not have perimeter heating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	35	MAR-13

Event: Replace 2 Steam Boilers and Entire Heating System

Concern:

The schools heating system is in poor condition. The present steam boilers have been in operation since 1952, they show signs of corrosion on valves, hot water lines, chemical feeders, all the equipment that is associated with the Heating Boilers. The boilers are often failing, need constant repair and maintenance, costs for maintenance and service are extensive and are incurred often, and operating costs are very high as this steam system is a very inefficient system. The controls on the system are pneumatic and outdated. The condition of this system is poor and failure is imminent.

Recommendation:

Replace the whole school's heating system with a new hydronic boiler system, perimeter heating, chimneys and force flow heating system to serve the whole school (North and South) as the North side of the school is only heated through the AHU. The cost estimate in this section includes all perimeter heating, chimneys and force flow heating for the whole school.



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<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,007,700	High

Updated: MAR-13

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

The Chimney and combustion air vents are original brick chimneys from 1951.

Recommend replacing chimneys with new Heating System as per D3020.01.01 Heating Boilers & Accessories: Steam**. Cost of chimney replacement is included in D3020.01.01 Heating Boilers & Accessories: Steam**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	35	MAR-13

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

Chemical pot feeder, expansion tanks and cold water make-up installed on the water systems.

The water treatment systems for the steam boilers are corroded and in need of replacement. Total replacement is recommended, refer to section D3020.02.01 Heating Boilers and Accessories: H.W. for total pricing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	MAR-13

D3040.01.01 Air Handling Units: Air Distribution**

The school's ventilation is provided by three (3) Air Handling Units (AHU) serving the two floors of the school. Two (2) AHUs serving the Southern portion of the school are located in the South Mechanical Room. These units take in fresh air through the roof, they use steam to warm up the air in the heating coils, and are controlled by pneumatic Johnson Controls. A single AHU serves the North side of the school and is located in the North Mechanical Room, and is complete with Return and Supply Air Fans, a hot water heating coil and a PYR-A-LARM model DIA-6 air duct smoke detector. The AHU is the only form of heating to the North side of the school. The Supply Fan for this AHU is a Robbins & Myer 10 Hp @ 1,740 rpm Type N BOW1. Fan is connected to a 208V, 3 phase, 60 Hz power supply. Standard replaceable medium filters used in all AHUs.

Return Air Fan for the North AHU is a Centri Cook Vane CVBC-88 fan. Fan is connected to a 208V, 3 phase, 60 Hz power supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	30	MAR-13

Event: Replace 3 Air Handling Units and accessories

Concern:

The AHU have been in operation since 1952 serving the south side of the school and since 1973 serving the north side. All three (3) units have served their lifetime, they are noisy, inefficient, do not provided current standards of outdoor air, and cause poor circulation of air in the school.

Recommendation:

Replace the AHU with new AHUs along with the Heating Boiler system replacement. The Cost estimate is total cost for AHU and equipment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$648,500	High

Updated: MAR-13

D3040.01.03 Air Cleaning Devices: Air Distribution*

3 ceiling mounted recirculating air cleaners are installed in the industrial arts classroom along with 2 portable shop dust collectors. All manufactured by Pioneer. Install year approximate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

D3040.01.04 Ducts: Air Distribution*

All ducts are galvanized steel ducts that distribute air to the whole school. South end of the school there is a basement portion in the Industrial Arts Classroom, where there are 4 newly constructed rooms, none of which have a supply or return air ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

Event: Provide supply and return air in basement rooms.

Concern:

Basement Rooms in Industrial Arts have no air supply or return.
All Classrooms have original grilles that do not allow the air in the classroom to be dispersed equally.

Recommendation:

Provide supply and return air, as well as fire separation at walls in the basement rooms. In the estimate the Grilles in the Classrooms are also included.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2012	\$57,200	Medium

Updated: MAR-13

Event: Repair damaged duct

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$30,274	Unassigned

Updated: NOV-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Wall mounted grilles and registers serving the perimeter finned tubed radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

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

The steam is circulated through the steam lines by two (2) Century 8-824662-07 pumps located in the south mechanical room. The system is controlled by a Westinghouse controller. All heating pipes are insulated. This distribution system is for the south building, 1952/1953 sections. Total area 5654m2.

The heating piping have signs of water leakage and are corroded. Recommend replacing with new hot water distribution system along with the steam boilers. Cost of pump and piping replacement included in D3020.01.01 Heating Boilers & Accessories: Steam**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	40	MAR-13

Event: Failure Replacement condensate return tank

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,109	Unassigned

Updated: JUN-12

D3040.04.01 Fans: Exhaust**

There are 3 exhaust fans serving the school's Washrooms and Locker Rooms. The South first and second floor washrooms are serviced by a Ventilating set MV 5 10G fans. There are two exhaust fans serving the Locker Rooms and washrooms on the North side of the building they are Canadian General Electric 3J522AX5 1/4 Hp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	MAR-13

Event: Install 2 new exhaust fans in 2 separate janitors rooms.

Concern:

There are 2 janitors rooms on the second floor with cleaning chemical storage that dont have any exhaust outlets.

Recommendation:

Recommend installed a exhaust fan in each janitors room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2012	\$7,200	Low

Updated: MAR-13

Event: Replace 3 washroom exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$17,160	Unassigned

Updated: MAR-13

Event: dust collector replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,691	Unassigned

Updated: DEC-12

D3040.04.01 Fans: Exhaust Home Economics**

The Home Economics Room is serviced by a Greenheck CUBE-141 roof exhaust fan that has an exhaust air capacity of 2,539 CFM at a static pressure of 1 inch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-13

Event: Replace 1 exhaust fan in home economics classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$11,440	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Exhaust ducts are galvanized sheet steel, installed in the ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust air outlets are egg crate grilles in the ceiling throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D3040.05 Heat Exchangers**

Steam to water Shell & Tube Heat Exchanger serving the North side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-13

Event: Replace 1 heat exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,300	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

The South side of the school has perimeter finned tube radiation heating, in the Classrooms, Office Areas and the Gym. Total approx. 350m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	40	MAR-13

Event: Replace 350m finned tub radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$157,900	Unassigned

Updated: MAR-13

D3060.01 Energy Management and Conservation System*

To be deleted. Could not delete due to failure replacement completed event attached.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	MAR-13

Event: replace emergy management system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$65,671	Unassigned

Updated: SEP-12

D3060.02.02 Pneumatic Controls**

Pneumatic Johnson Controls control the school's Boiler and Ventilation system with a Devilbiss 22c air compressor that is driven with a 0.73 kW electric motor. Zones are individually controlled by line voltage thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	40	MAR-13

Event: Replace pneumatic control system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$190,800	Unassigned

Updated: MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

There are two types of fire extinguishers in the school, 2-1/2 gallon pump tank extinguishers and 5 lbs ABC wall hung fire extinguishers. Installed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

The main distribution was installed in 1973 building addition. The system is 120/208V, 1200A, 3 phase and 4 wire. Panel manufacturer unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	MAR-13

Event: Replace 1 Main Electrical Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$91,520	Unassigned

Updated: MAR-13

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

8 new secondary 120V/208V, 3 phase, 4 wire panels were installed were installed during 1993 modernization in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	MAR-13

Event: Replace 8 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$41,200	Unassigned

Updated: MAR-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) 1973**

4 secondary 120V/208V, 3 phase, 4 wire panels were installed during 1973 building addition in storage rooms throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-13

Event: Replace 4 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,600	Unassigned

Updated: MAR-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) 2001**

2 new secondary 120V/208V, 3 phase, 4 wire panels were installed for computer lab upgrading.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace 2 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$10,300	Unassigned

Updated: MAR-13

D5010.07.02 Motor Starters and Accessories**

Magnetic start/stop stations for individual mechanical equipment controls located in the mechanical room. Total 14.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	30	MAR-13

Event: Replace 14 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,000	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

Wiring is copper wiring in conduit installed in ceiling spaces and surface mounted where exposed to view. Most 1951 wires were replaced during 1973 addition and 1993 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	MAR-13

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

Lighting controls are line voltage switching. The lights in the classrooms and office are controlled locally and the hallway lights are centrally controlled in the administration office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

The school fluorescent light fixtures have been upgraded to T8 lamp fixtures. Total 1180 fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	30	MAR-13

Event: Replace 1180 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$295,000	Unassigned

Updated: MAR-13

D5020.02.02.05 Other Interior Fixtures*

1973 entrance has recessed halogen light fixtures installed in ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Lumacell emergency lighting battery pack with twin heads located throughout the school. Total 30 units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	20	MAR-13

Event: Replace 30 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$34,700	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs*

The Exit signs were retrofit to LED type lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-13

D5020.02.10 Theatrical Lighting*

7 spot lights are installed along the ceiling in the drama room. Install year unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Fixtures were installed in 1988 and have fair lighting level coverage. Located along perimeter of school for parking lot and site lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	0	MAR-13

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

All exterior lighting is controlled by photoelectric cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1973	0	MAR-13

D5030.01 Detection and Fire Alarm**

Edwards 6632 hardwired zoned fire alarm system. The system includes heat and smoke detectors for detection, alarm pull stations at exterior doors and bells within the corridors for signaling. Total amount of devices unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	MAR-13

Event: Replace Fire Alarm System and devices

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$86,900	Unassigned

Updated: MAR-13

D5030.02.02 Intrusion Detection**

Magnum Alert 3000 system is installed for the security system and has motion sensors installed through entire building hallways. Total amount of motion sensors unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-13

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$22,880	Unassigned

Updated: MAR-13

D5030.02.04 Video Surveillance**

CCTV system installed to monitor the back outside area. Total amount of cameras unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	MAR-13

Event: Replace CCTV system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$24,500	Unassigned

Updated: MAR-13

D5030.03 Clock and Program Systems*

Simplex timer and program system was used and connected to school PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-08

D5030.04.01 Telephone Systems*

Nortel Meridian is used for telephone system. Telephones located in offices and classrooms, located at teachers desk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	0	MAR-13

D5030.04.05 Local Area Network Systems*

The major network cabling was installed in 1994; the new computer room was completed in 2001. There is data provided in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	0	MAR-13

D5030.05 Public Address and Music Systems**

The Bogen system is installed to perform PA and Music, call and paging functions through entire school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	20	MAR-13

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$40,000	Unassigned

Updated: MAR-13

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

Painted wood shelving and stand alone shelving units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

E1020.03 Theatre and Stage Equipment*

Stage curtains and theatrical lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

E1020.05 Audiovisual Equipment*

Smart boards installed along teaching wall of classrooms. 1 per classroom with at total of 17.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

4 wall mounted and 2 ceiling mounted basketball hoops, badminton equipment and floor mats in both gymnasiums.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

E2010.02 Fixed Casework**

Painted and stained millwork with plastic laminated counter tops in all sections. Total 400m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	35	MAR-13

Event: Replace 400 M Fixed Casework**Concern:**

Casework is worn, scratched and damaged. Plastic laminate tops are peeling away.

Recommendation:

Recommend replacing the casework throughout the school except in home economics room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$317,200	Low

Updated: MAR-13



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E2010.02 Fixed Casework Home Economics**

Clear finish plywood veneer with plastic laminate counter tops installed in home economics room. Total 25m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-13

Event: Replace 25m casework in home economics

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$19,900	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Roll up blinds at all exterior windows that covers windows and glass block above. Total 479m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	MAR-13

Event: Replace 479m2 of exterior window blinds.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$52,300	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT**K3020.03 Air Conditioning/Cooling***

The computer room and 2 printing offices has heat generation from the equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13

Event: Install 3 air conditioners**Concern:**

The server room and 2 printing offices have excessive heat generation from equipment.

Recommendation:

Recommend installing a ceiling mounted air conditioner with a condenser unit on the roof for each room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2012	\$15,000	Low

Updated: MAR-13

K4010.01 Barrier Free Route: Parking to Entrance*

Direct access from parking area to east vestibule of 1952 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

K4010.02 Barrier Free Entrances*

East vestibule doors power equipped meeting BFA requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-13

K4010.03 Barrier Free Interior Circulation*

Elevator provided and ramps in corridors between elevation changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

K4010.04 Barrier Free Washrooms*

Designated barrier free washrooms in 1952 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

K4030.01 Asbestos*

Hazardous material management report of December 2000 identified various areas containing asbestos materials. With exception of hazardous materials stored in the crawl space and material covering mechanical fittings the facility was found to be in good condition. Asbestos abatement has been undertaken in 1981, 1994, 1999, 2000, 2006 and 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

K4030.04 Mould*

No mould was viewed or reported at the time of inspection. Previous mould remedial action was undertaken in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	MAR-13

K5010.01 Site Documentation*

Prime Consultant Name - N53 Architecture Inc.
Date of Site Visit: December 11, 2012

Building and Portable Classrooms on Site:

Buildings:

B3213A:

(1952) Original Building - 4890 square meters

(1953) Addition - 764 square meters

(1973) Addition - 1895 square meters

Total building area is 7549 square meters

Portable Classrooms:

None on site at time of inspection

Areas Evaluated in this Report:

B3213A (7549 square meters). The site is evaluated with the building B3213A

Drawing attached - Mckernan School Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13



Mckernan School Site Plan

K5010.02 Building Documentation*

Prime Consultant Name - N53 Architecture Inc.

Date of Site Visit: December 11, 2012

Areas Evaluated in this Report:

(1952) Original Building - 4890 square meters

(1953) Addition - 764 square meters

(1973) Addition - 1895 square meters

Drawing attached - Mckernan School Main Floor Plan

Mckernan School Second Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13

Event: archibus

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$1,155	Unassigned

Updated: OCT-12