

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Northmount Elementary School

B3233A
Edmonton

Facility Details

Building Name: Northmount Elementary Sch
Address: 14020 - 88a Street
Location: Edmonton

Building Id: B3233A
Gross Area (sq. m): 3,844.00
Replacement Cost: \$11,317,000
Construction Year: 1970

Evaluation Details

Evaluation Company: Robert Bosnyak Architect
Evaluation Date: September 11 2012
Evaluator Name: Robert Bosnyak

Total Maintenance Events Next 5 years: **\$3,294,672**
5 year Facility Condition Index (FCI): **29.11%**

General Summary:

Northmount Elementary School is a single storey Kindergarten to Grade 6 school built in 1970. The current total gross area of the building is approximately 3,844.00 m². The school is of non-combustible construction (concrete block, steel structure, brick & metal siding). Northmount Elementary School also accommodates a YMCA Before and After School Care Centre.

The building is non-sprinklered and is in good condition.
Current student enrolment is 201.

Structural Summary:

Foundations are concrete grade beams on concrete piles. The floor is a reinforced concrete slab on grade. The roof structural frame of the south circular portion is steel deck on steel joist & steel beams supported by steel columns and concrete masonry walls. The roof structural frame of the north portion is steel deck on OWSJ supported by concrete masonry walls.

Stress cracks were noted in the concrete masonry partitions in the gymnasium, gym storage room and shelter room. Some settlement in the floors along the west exterior walls in the gymnasium and shelter room slopes was also noted. Further investigation is recommended.

The structure is in acceptable condition.

Envelope Summary:

Exterior walls are clad with brick and site painted metal siding. The building has mill finish aluminum windows c/w sliders (or hopper type operators) and 3 small acrylic skylights. Entrance doors are newer steel framed storefronts installed in 2008. Utility doors are original hollow metal doors in pressed metal frames. The roof is the original BUR installed in 1970.

A roof inspection is recommended. Also recommended is re-painting of all metal fascias over entrances, re-sealing acrylic skylights and replacement of all original hollow metal utility doors.

The building envelope is in acceptable condition.

Interior Summary:

Interior partitions are framed gypsum wall board (painted or clad with a vinyl wall covering) or painted concrete masonry. Student washroom walls are finished with a glazed ceramic tile. Ceilings are suspended 610mm x 610mm t-bar grid with lay-in acoustic tile, direct glue-down wood fiber perforated acoustic ceiling tiles or plaster/concrete.

Floors are generally vinyl floor tile or carpet. The gymnasium floor is finished with the original maple sports floor c/w sports lines. Student washroom floors are finished with a mosaic ceramic tile. Replacement of some original countertops, some metal toilet partitions, the perforated acoustic tile in the gymnasium, and t-bar ceilings in student washrooms is recommended.

The interior is in acceptable condition.

Mechanical Summary:

Floor mounted water closets with flush valves, floor mounted urinals with flush valves, mixture of enameled steel, stainless steel, and china lavatories, cast iron janitor sinks, stainless steel sinks, and china drinking fountains. Copper domestic water piping. Backflow preventers on boiler water make-up, fire line, and domestic water line - new in 2010. Natural gas hot water heater and circulating pump on return line replaced in 2004. Fiberglass pipe insulation on heating and water lines. Metal sewer, storm and vent piping. Two natural gas fired hot water heating boilers. Two general ventilation units provide ventilation to gym and center core of building. Unit ventilators provide heat and ventilation to classrooms. Heating provided through reheat coils in ventilation system plus perimeter radiation, convectors, and force flow units. Roof top mounted dome type exhaust fans. Pneumatic control system and Reliable

BMS control system. The BMS control system was replaced in 2010. Fire hose cabinets with standpipes and siamese connection at front of building. ABC multi-purpose fire extinguishers.

Mechanical in acceptable condition.

Electrical Summary:

120/208V/3PH/4W - 600 ampere main fused distribution switchboard complete with branch circuit panelboards located throughout school. AC magnetic and manual motor starters to motor loads. Copper wiring in conduit. Line voltage light switches located in each room. Interior fluorescent fixtures retrofitted to T8 lamps and ballasts in 1988. DC emergency lighting system. Metal halide and incandescent lighting at building exterior - photocell controlled. Edwards fire alarm system with fire detectors and alarm bells. Basic security system with alarm keypad, door contacts, and motion sensors. Nortel telephone system integrated with school paging system - upgraded in 1997. Cat 5e data system.

Projects include replacing of interior fluorescent fixtures, replacing of DC emergency lighting system, and replacing of exit signs.

Electrical 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***

Concrete grade beams on concrete piles.

Stress cracks were note in the concrete masonry partitions at the gymnasium, gym storage room and shelter room. The concrete floor slab along the west exterior walls at the gymnasium and shelter room slopes down towards the exterior walls. Condition of Mechanical Room slab similar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	DEC-12

Event: Repair foundation piles**Concern:**

Stress cracks in concrete block walls in the gymnasium, gym storage room and shelter room. Floor slab on west side of gymnasium and Shelter Room slopes towards exterior wall.

Recommendation:

Conduct repairs as recommended by study results. Cost estimate is based on repairing 3 failed piles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$168,992	Low

Updated: DEC-12

Event: Study stress cracks in concrete block walls.**Concern:**

Stress cracks in concrete block walls in the gymnasium, gym storage room and shelter room.

Recommendation:

Engage structural consultant to investigate slab and perimeter foundations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$28,165	Medium

Updated: DEC-12

A1030 Slab on Grade*

Reinforced concrete slab on grade throughout. Some settlement noted at Classroom 2 and adjacent corridor. Cracks in VCT flooring and ridge at top of slab follow a straight line. Also settlement along north wall of corridor at north block. All door thresholds sloped/dropped. Refer to A1010 Standard Foundations regarding study event.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B1010.01 Floor Structural Frame (Building Frame)*

Structural reinforced concrete slab at elevated stage and mezzanines supported on reinforced concrete perimeter walls or concrete masonry partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

The roofs of the north rectangular portion of the school with the gymnasium and Shelter Room are supported by concrete masonry walls. Reinforced CIP concrete perimeter walls support the structural concrete stage floor slab. Concrete masonry walls support the structural concrete floor slabs at the mezzanines above gym storage room and P. E. Office. The roof assembly of the south circular plan portion of the school is metal deck over open web steel joists on a structural grid of steel beams supported on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B1010.03 Floor Decks, Slabs, and Toppings*

Structural reinforced concrete slab at elevated stage and ancillary room floor supported on reinforced concrete perimeter walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B1010.05 Mezzanine Construction*

CIP reinforced concrete floor slab supported by concrete masonry walls at the mezzanine above the Gym Storage room and the mezzanine above the P. E. Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B1010.07 Exterior Stairs*

CIP concrete exterior stairs at the southeast corner of the shelter room. Three risers c/w steel pipe handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B1020.01 Roof Structural Frame*

Steel deck on steel joists supported by concrete masonry walls for the north portion.
Steel deck on steel joists & steel beams supported by steel columns and concrete masonry walls at the south circular plan portion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B1020.04 Canopies*

Canopies are steel deck on steel joists supported by concrete masonry exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

Brick masonry cladding throughout at exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B2010.01.06.03 Metal Siding**

Prefinished vertical metal siding at clerestory exterior walls above the library (above roof level). Painted galvanized siding at fascias over entrance canopies (corrugated profile). Paint peeling at all fascias. Refer to B2010.01.13 Paints (& Stains): Ext. Wall**.

Original metal siding under all classroom windows from sill to floor slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace metal siding (48m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,600	Unassigned

Updated: DEC-12

B2010.01.09 Expansion Control: Ext. Wall*

Original masonry control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

It has the original joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	DEC-12

Event: Replace joint sealers (181M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,800	Unassigned

Updated: DEC-12

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

Paint wood sun screens over most (12 of 16) classroom windows. Painted metal siding at fascias at all entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	15	DEC-12

Event: Prep and paint metal fascias.**Concern:**

Paint peeling at all metal siding at fascias over entrances.

Recommendation:

Prep and paint all fascias (18m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$1,800	Medium

Updated: DEC-12

Event: Repaint wood sun screens over windows (12 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,600	Unassigned

Updated: DEC-12

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

Concrete block exterior backing walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

B2010.09 Exterior Soffits*

Prefinished metal soffits at entrance canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

Aluminum double glazed windows with bottom slider units for classrooms. Mill finish aluminum fixed double glazed windows at the library clerestory and at the Boiler Room. Wood sun screens at exterior of all windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace aluminum windows. (39)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$58,500	Unassigned

Updated: DEC-12

B2020.02 Storefronts: Windows**

Hollow metal framed transoms and sidelights at all entrance doors. Clear safety glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	DEC-12

Event: Replace steel framed storefront windows (18.7m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$16,800	Unassigned

Updated: DEC-12

B2030.01.02 Steel-Framed Storefronts: Doors**

All insulated hollow metal entrance doors, hollow metal frames and hardware replaced in 2008. Includes automatic door operator at main entrance. Glazed doors c/w clear safety laminated glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	DEC-12

Event: Replace steel framed hollow metal doors (12 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$28,800	Unassigned

Updated: DEC-12

B2030.02 Exterior Utility Doors**

Egress doors at Gymnasium, Ancillary Room and Mechanical Room are hollow metal doors in pressed metal frames. Also hollow metal doors to exterior from north corridor and Exterior Storage Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	40	DEC-12

Event: Replace all original utility doors.**Concern:**

All hollow metal utility doors are damaged. Skins are pitted (vandalism). Original hardware.

Recommendation:

Replace all utility doors and hardware (6 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$9,600	Medium

Updated: DEC-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)**

Original 4 ply membrane BUR roofing throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	DEC-12

Event: Provide roof inspection report.**Concern:**

No roof inspection undertaken since 1970 to assess condition of existing BUR roofing.

Recommendation:

Provide roof condition report.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$11,266	Medium

Updated: DEC-12

Event: Replace BUR roofing throughout (3,844m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$673,000	Unassigned

Updated: DEC-12

B3020.01 Skylights**

Three acrylic domed skylights approximately 1200 mm x 1200 mm. Water stains on some ceiling tiles below the skylights noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	DEC-12

Event: Re-seal existing skylights.**Concern:**

Water stains at ceiling tiles adjacent the skylights. Seals are worn out.

Recommendation:

Re-seal three acrylic skylights.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,380	Medium

Updated: DEC-12

Event: Replace acrylic skylights (3 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,300	Unassigned

Updated: DEC-12

B3020.02 Other Roofing Openings (Hatch, Vent, etc)* - 1970 Section

There are vents, chimneys, exhaust hoods and hatches on the roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

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

Concrete masonry partitions throughout.

Demountable partitions c/w vinyl wall covering on metal stud frame partitions, battens and rubber covered base originally installed in 1978. Demountables at north side of classroom block (circular plan) replaced in 1994. Some batten strips missing.

Some painted gypsum wall board on metal stud frame partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted steel railings above ships ladder to mezzanines above gym storage room and P. E. Office above and adjacent stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1010.05 Interior Windows* - Aluminum

Georgian wired glass and tempered safety glass set in aluminum frames at General Office office. Aluminum frame sidelights adjacent some classroom doors (in 1994 demountable partitions only).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1010.05 Interior Windows* - Steel

Windows with tempered glass set in pressed steel frames for Computer Lab (ANC19).

GWG in pressed steel frame between Mechanical Room and Custodian Office.

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

C1010.05 Interior Windows* - Wood

Wood frame vision panels with Georgian wired glass in solid core wood doors.

Wood frame window with tempered glass at former observation room (Inservice Room 14).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors in pressed metal frames. Some aluminum frames with PVC moldings at demountable partitions (1994).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1020.03 Interior Fire Doors*

Hollow metal doors and solid core wood doors in pressed metal frames. Hollow metal doors and pressed metal frames for boiler room, incinerator room, gym storage room and 1 janitor room with ULC label.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C1020.05 Interior Large Doors*

A metal sectional overhead door at the stage opening to the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1030.01 Visual Display Boards**

Some original chalkboards c/w rails. Whiteboards and tackboards throughout. Most classrooms equipped with smart boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	DEC-12

Event: Replace 30 whiteboards, 45 tackboards and 8 chalkboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$24,900	Unassigned

Updated: DEC-12

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

Original floor anchored metal toilet partitions at boy's washrooms, girl's washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	30	DEC-12

Event: Replace floor supported metal toilet partitions (6 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,000	Unassigned

Updated: DEC-12

Event: Replace toilet partitions.**Concern:**

Metal toilet partitions at Boy's Washroom 40 and Girl's Washroom 41 opposite gymnasium in poor condition. Doors are twisted, sprung or loose. Panels are damaged (some new skins riveted to old).

Recommendation:

Replace all metal toilet partitions at Boy's Washroom 40 (3 stalls) and Girl's Washroom 41 (6 stalls) only.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$10,500	Medium

Updated: DEC-12

C1030.06 Handrails*

Two wall-mounted steel handrails at stair from gym floor to stage. Vinyl caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1030.08 Interior Identifying Devices*

PVC sign plates on doors at most locations. Some original metal sign plates on doors c/w raised lettering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1030.12 Storage Shelving*

Painted plywood shelving throughout at storage rooms and service rooms. Some prefabricated metal shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Institutional grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders at all student and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C2010 Stair Construction*

A CIP reinforced concrete stair from gymnasium floor to stage.
A CIP reinforced concrete stair in shelter room covered by a wood ramp constructed in 1981.
Mezzanines are accessed by wall-mounted steel ladders from the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C2020.05 Resilient Stair Finishes**

Rubber treads and coved risers at the stair from gym floor to stage (approximately 1200mm wide).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	DEC-12

Event: Replace resilient stair finishes (6 risers).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,000	Unassigned

Updated: DEC-12

C2030 Interior Ramps*

A wood ramp at the entrance door in Shelter Room. This ramp was constructed in 1981 over an existing concrete stair.
Rubber mat (ribbed) over plywood ramp at the entrance door in Shelter Room.
Steel pipe railing at ramp at the entrance door in Shelter Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	100	DEC-12

C3010.06 Tile Wall Finishes**

104mm x 104mm glazed ceramic wall tile, floor to ceiling throughout student washrooms and staff washrooms. Some minor cracks noted. Stress crack behind cubicles at Girl's Washroom 41.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace ceramic wall tiles (209m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$51,600	Unassigned

Updated: DEC-12

C3010.11 Interior Wall Painting*

All gypsum board, concrete masonry and CIP concrete walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	DEC-12

C3010.12 Wall Coverings* - Vinyl Wall Covering

Approximately 95% of the interior partitions and walls of the south circular portion of the building have vinyl wall covering (demountable partitions).

The wall between infirmary room and storage room in the north rectangular portion of the building has vinyl wall covering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors at mezzanine above gym storage room, mezzanine above P. E. Office, boiler room, incinerator room, gym storage room adjacent to incinerator room and 1 janitor room.

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

C3020.02 Tile Floor Finishes**

Original mosaic ceramic floor tiles at student washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	50	DEC-12

Event: Replace mosaic tile floors (79.4m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$21,400	Unassigned

Updated: DEC-12

C3020.04 Wood Flooring**

Original maple sports floor at gymnasium. Some irregularities in floor. Refer to A1030 Slab on Grade* and A1010 Standard Foundations*. Post anchors damaged. Refer to E1090.07 Athletic, Recreational, and Therapeutic Equipment*. Sports lines. Standard vented base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace maple sports floor (354.9 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$90,500	Unassigned

Updated: DEC-12

C3020.07 Resilient Flooring - VCT 1970**

Original VCT at 8 classrooms, Science Classroom (ANC 17), service rooms, Gym Storage Room, janitor rooms, Stage, P. E. Office, Electrical Room, Lunch Office, Shelter Room, most vestibules and corridors. Some patching noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	DEC-12

Event: Replace original vinyl tile floors (1,694m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$86,400	Unassigned

Updated: DEC-12

C3020.07 Resilient Flooring - VCT 2010**

Replacement VCT at corridors, vestibules and classrooms at north half of classroom block. Also at Staff Room adjacent kitchenette. Some cracks due to slab settlement in corridor and classrooms. Refer to A1030 Slab on Grade*.

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

Event: Replace 2010 VCT flooring (953m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$48,600	Unassigned

Updated: DEC-12

C3020.08 Carpet Flooring - 2010**

All carpet flooring replaced in 2010 including at Library, Computer Lab, Administrative Offices, General Office, Staff Room, Inservice Classroom and Music Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	15	DEC-12

Event: Replace all carpet flooring (502m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$36,100	Unassigned

Updated: DEC-12

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

Original suspended acoustic ceiling with 610mm x 610mm T-Bar grid throughout except at some storage and service rooms, Gymnasium and Shelter Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	DEC-12

Event: Replace balance of suspended acoustic ceilings (2,820m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$135,400	Unassigned

Updated: DEC-12

Event: Replace suspended acoustic ceiling at student washrooms. (50.9 m2)**Concern:**

Original suspended acoustic tile ceiling at Boy's Washroom 40 and Girl's Washroom 41 in poor condition. Several stains and cracks. Some sagging tiles. Discolored grid.

Recommendation:

Replace suspended acoustic ceiling at Boy's Washroom 40 and Girl's Washroom 41 only, including suspension system. Replace with water resistant ceiling panels (50.9m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$2,900	Medium

Updated: DEC-12

C3030.07 Interior Ceiling Painting*

Suspended GWB ceilings are painted. All exposed concrete slab ceilings also painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	DEC-12

C3030.09 Other Ceiling Finishes* - Perforated Wood Fiber Acoustic Tiles

305mm x 305mm perforated wood fiber acoustic tiles adhered to GWB ceiling at gymnasium except at light fixture locations

305mm x 305mm perforated wood fiber acoustic tiles also at ceiling of Shelter Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	DEC-12

Event: Replace acoustic tiles at Gymnasium. (354m2)**Concern:**

Perforated Wood Fiber Acoustic Tiles at Gymnasium are stained and water damaged (2011 roof leak). Glue has dried and crystallized and no longer adheres to substrate. Mechanical fasteners (exposed screws) have been applied to keep tiles in place.

Recommendation:

Remove all acoustic tiles and replace with Tectum panels or acoustic spray (354m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$17,700	Medium

Updated: DEC-12

C3030.09 Other Ceiling Finishes* - Plaster

Plaster finish at Mechanical Room ceiling. Possibly a fire rated product.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

Stainless steel sinks in classrooms and staff room. Many classroom sinks include a drinking bubbler. Cast iron janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace stainless steel sinks (17) and janitor sinks (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,500	Unassigned

Updated: DEC-12

D2010.08 Drinking Fountains/Coolers**

Vitreous china drinking fountains in central corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace drinking fountains (5)

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

Updated: DEC-12

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

Floor mounted water closets, some with flush tanks but most with flush valves, floor mounted urinals with flush valves, wall mounted china lavatory, recess mounted stainless steel lavatories, and recess mounted enameled steel lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace waterclosets (14), lavatories (15), and urinals (8)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$63,500	Unassigned

Updated: DEC-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper domestic water piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D2020.01.02 Valves: Domestic Water**

Shut off valves on main water service, service to hot water tank, and isolating valves in building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace domestic water valves (30)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$36,000	Unassigned

Updated: DEC-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow preventers on boiler water make-up, fire line, and domestic water service.

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

Event: Replace backflow preventers (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$9,300	Unassigned

Updated: DEC-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Bell and Gossett circulating pump on hot water return line.

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

Event: Replace recirculating pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$1,200	Unassigned

Updated: DEC-12

D2020.02.06 Domestic Water Heaters**

AO Smith 270 L, 35 KW, natural gas fired hot water heater.

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

Event: Replace domestic hot water heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$5,500	Unassigned

Updated: DEC-12

D2020.03 Water Supply Insulation: Domestic*

Fiberglass pipe insulation. Exposed piping with canvas recovering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D2030.01 Waste and Vent Piping*

Copper and cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D2030.02.04 Floor Drains*

Floor drains in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D2040.02.04 Roof Drains*

Cast iron roof drain with dome and gravel guard - average of one roof drain per roof section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D3010.02 Gas Supply Systems*

Schedule 40 steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

Sunnyday 402 natural gas natural draft cast iron sectional boilers 694 KW each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace heating boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$108,000	Unassigned

Updated: DEC-12

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

Galvanized steel chimney and breeching. Galvanized steel combustion air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace chimney (15 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,000	Unassigned

Updated: DEC-12

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

Chemical pot feeder. Heating system is chemically treated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D3040.01.01 Air Handling Units: Air Distribution**

One Canadian Blower HVB-183-B 6090 l/s with 208 kW heating coil and 136.2 kW reheat coil is provided for the gym and shelter section, and one Canadian Blower HVB-183-A 3775 l/s with 146.5 kW heating coil is provided for the classroom section. Each unit is constant volume and complete with a mixing section, filter section, supply air fan, and hot water heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace air handling units (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$180,000	Unassigned

Updated: DEC-12

D3040.01.04 Ducts: Air Distribution*

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Ceiling and wall mounted grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D3040.03.01 Hot Water Distribution Systems**

Hot water distribution system comprising of schedule 40 steel piping and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace hot water distribution system (3844 SM/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$365,000	Unassigned

Updated: DEC-12**D3040.04.01 Fans: Exhaust****

Dome type roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace roof exhaust fans (8)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$16,000	Unassigned

Updated: DEC-12**D3040.04.03 Ducts: Exhaust***

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Ceiling mounted exhaust air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D3050.02 Air Coils**

Reheat coils in ductwork serving interior zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace reheat coils (13)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$33,000	Unassigned

Updated: DEC-12**D3050.05.01 Convectors****

Convector units at some exterior entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace convectors (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,000	Unassigned

Updated: DEC-12**D3050.05.02 Fan Coil Units****

Force flow units at most entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace force flow units (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,000	Unassigned

Updated: DEC-12

D3050.05.03 Finned Tube Radiation**

Wall mounted radiation cabinets with copper tube an aluminum fin radiation are in washrooms and remote rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace finned tube radiation, (200 M)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$90,000	Unassigned

Updated: DEC-12

D3050.05.07 Unit Ventilators**

Herman Nelson unit ventilators in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace unit ventilators (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$140,000	Unassigned

Updated: DEC-12

D3060.02.02 Pneumatic Controls**

Pneumatic control system to radiation, reheat coils, and unit ventilators. Devilbvis air compressor with Johnston Control air dryer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace pneumatic control system (3844 SM/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$100,000	Unassigned

Updated: DEC-12

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

Reliable DDC control system with monitor in custodian office and remote access connection.

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

Event: Replace EMCS control system (3844 SM/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$101,000	Unassigned

Updated: DEC-12

D4020 Standpipes*

Fire department standpipe hose cabinets located throughout building. Siamese connection at front of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC multi-purpose fire extinguishers on wall hooks, located throughout building.

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

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

120/208V/3PH/4W Square D fused main distribution switchboard complete with 600A main fuse and branch fused services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	DEC-12

Event: Replace main electrical switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$31,000	Unassigned

Updated: DEC-12

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

Square D branch circuit panelboards located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace branch circuit panelboards (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$29,000	Unassigned

Updated: DEC-12

D5010.07.02 Motor Starters and Accessories**

Manual and AC magnetic motor starters serving motor loads, manufactured by Allen Bradley, Square D, and Siemens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	DEC-12

Event: Replace motor starters (14)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,000	Unassigned

Updated: DEC-12

D5020.01 Electrical Branch Wiring*

Copper wiring in conduit and BX cables with copper conductors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

Line voltage switches in each room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Mostly surface mounted fluorescent fixtures with wrap around lens. Fixtures retrofitted with T8 lamps and ballasts in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	30	DEC-12

Event: Replace interior fluorescent lights (620 fixtures)**Concern:**

Many fixtures lens yellowing and in poor condition. Replacement lens no longer available. Fixture reflectors yellowing.

Recommendation:

Replace fixtures with new to restore lighting quality in building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$248,000	High

Updated: DEC-12

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency battery pack units with remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1989	20	DEC-12

Event: Replace emergency lighting system (40 Battery Packs)**Concern:**

Emergency lighting battery packs in poor condition and repair parts no longer available. Insufficient emergency lighting heads in corridors and public areas. Exit signs do not appear to be connected to emergency lighting system.

Recommendation:

Replace emergency lighting system with new designed to comply with current codes.

Consequences of Deferral:

Life safety requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$48,000	High

Updated: DEC-12

D5020.02.03.03 Exit Signs*

Exit signs, some with incandescent lamps and others retrofitted with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	0	DEC-12

Event: Replace exist signs (20)**Concern:**

Exit signs are falling apart and need to be replaced. In addition, exit signs do not appear to have a DC connection to the DC emergency lighting system.

Recommendation:

Replace exit signs with LED type exit sign battery pack units.

Consequences of Deferral:

Life safety requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$2,400	High

Updated: DEC-12

D5020.02.05 Special Purpose Lighting*

Gym stage has incandescent stage lighting system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D5020.03.01.01 Exterior Incandescent Fixtures*

Recess mounted incandescent light fixtures in soffits at building entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D5020.03.01.03 Exterior Metal Halide Fixtures*

Wall mounted metal halide light fixtures located along building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

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

Exterior lighting photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D5030.01 Detection and Fire Alarm**

Edwards 6616 fire alarm system panel is installed in general office c/w alarm bells, fire detectors, and fire pull stations. Remote annunciator installed at main entry

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

Event: Replace fire alarm system (3844 SM/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$125,000	Unassigned

Updated: DEC-12

D5030.02.02 Intrusion Detection**

Magnalert/Napco security system panel, with door contacts, motion sensors, and alarm keypad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	DEC-12

Event: Replace Intrusion Detection System (3844 SM/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$112,000	Unassigned

Updated: DEC-12

D5030.03 Clock and Program Systems*

Simplex time system to control class change and La Crosse Technology radio controlled resetting battery clocks in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

D5030.04.01 Telephone Systems*

Meridian telephone system with telephones in office and each classroom. System integrated with school intercom system.

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

D5030.04.04 Data Systems*

Cat 5e data system complete with data outlets in classrooms, data rack, and supernet connection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	DEC-12

D5030.05 Public Address and Music Systems**

Bogen Multicom 2000 system integrated with telephone system. Paging speakers installed throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	DEC-12

Event: Replace Public Address System (3844GFA/SM)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$77,000	Unassigned

Updated: DEC-12

D5030.06 Television Systems*

Coax cables are run into each classroom with an outlet at each classroom television. System connected to provide local in-school programming.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03 Theatre and Stage Equipment***

Stage curtain and some rudimentary stage lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

E1090 Other Equipment - Kiln

One kiln in multi-purpose room (anc 17).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

E1090.04 Residential Equipment*

Residential grade refrigerator, range, dishwasher, toaster oven and microwave oven at Staff Room kitchenette. Refrigerator at After School Care/Kindergarten classroom and at Lunch Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Four basketball backstops in gymnasium. Sports lines and post anchors at maple sports floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	DEC-12

Event: Replace all post anchors at Gymnasium. (8 total)**Concern:**

Post anchor flanges are cracked. Some covers do not sit flush. Some exposed sharp edges.

Recommendation:

Replace all post anchors (8 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$2,400	Low

Updated: DEC-12

E2010.02 Fixed Casework - Administration Suite**

Painted ply storage casework at Staff Work Room (10 x 900W x 2150H x 300D) and Server Room (10 x 900W x 2400H x 400D) and Storage Room (9 x 900W x 2150H x 300D).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace casework at Administration Suite (26.1M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,400	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Classrooms**

Painted plywood sink unit casework (3600L x 750H x 600D) at most classrooms c/w newer (2008) plastic laminate countertop. Stainless steel sinks also replaced in 2008. Some original linoleum tops c/w coved rubber base backsplash. Typical classroom also contains: 7200L continuous coat hooks on solid wood backing (1x6); clear finish veneer plywood 4000L x 1200H x 300D tote box storage casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace fixed casework at classrooms (222M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$133,200	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Computer Lab**

28 computer workstations c/w plastic laminate clad plywood top and painted ply base.

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

Event: Replace computer workstations (28M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$16,800	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Library**

Original Library casework includes painted ply casework:
 3 x 1000W computer workstations with plastic laminate top;
 19 x 1000W x 1000H x 450D painted ply shelving on casters;
 10 x 900W x 2150H x 300D painted ply shelving;
 2400L x 750H x 600D painted ply counter with plastic laminate top;
 3000L x 900H x 600D veneer ply reception counter with storage;
 4 x 750W x 2150H x 400D veneer ply shelving for tote boxes;
 2 x 600W x 2150H x 450D veneer ply storage closet c/w doors;
 1200L x 900H x 600D painted oly sink unit with new plastic laminate top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace Library casework (41.6M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,100	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Music Room**

Original painted plywood casework with original linoleum and painted wood tops (9700L x 750H x 600D, 2 x 900W x 2400H x 450D instrument storage and 1500W x 600H x 450D instrument storage).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace Music Room csework (13M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,700	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Science Classroom**

Original painted plywood science casework including two stainless steel bar sinks. Original plastic laminate tops. 8500L x 900H x 600D base storage cabinets and 5400 x 750H x 300D uppers. Two sink units approximately 1000L x 600H x 600D.

Also 6 x 900W x 2150H x 300D painted play storage shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	35	DEC-12

Event: Replace Science Classroom casework (16.9M.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,600	Unassigned

Updated: DEC-12

Event: Replace plastic laminate countertop. (8.5M)**Concern:**

Original plastic laminate countertops are chipped and delaminating.

Recommendation:

Replace all original plastic laminate countertops at Science Classroom (8.5M.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$1,000	Low

Updated: DEC-12

E2010.02 Fixed Casework - Staff Kitchenette**

Original painted ply kitchen casework complete with newer plastic laminate clad countertop (2008). Approximately 3000L with uppers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace kitchenette casework (3.0M.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,500	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Staff Washrooms**

Plastic laminate clad plywood vanities. Plastic laminate backsplash.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace vanities at staff washrooms (2.7M.).

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

Updated: DEC-12

E2010.02 Fixed Casework - Student Vanities 1970**

Original plastic laminated clad vanities at Boy's Washroom 40 and Girl's Washroom 41. Coved rubber base backsplash. Newer stainless steel lavs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	DEC-12

Event: Replace vanities at student washrooms (8.0M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,800	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Student Vanities 2008**

Plastic laminate clad plywood vanities at Boy's Washroom 22 and Girl's Washroom 26. Chrome post support.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	DEC-12

Event: Replace student vanities (1.8M.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$1,000	Unassigned

Updated: DEC-12

E2010.03.06 Curtains and Drapes**

All exterior windows at classrooms covered with drapes.

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

Event: Replace drapes at classrooms (16 x 2.25m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,400	Unassigned

Updated: DEC-12

S8 SPECIAL ASSESSMENT**K3020 Indoor Environment**

The art room has a kiln with no exhaust system installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

Event: Install new exhaust system. (1)**Concern:**

Art room kiln does not have an exhaust system installed.

Recommendation:

Install a retractable exhaust hood with a new fan on the roof.

Consequences of Deferral:

When the kiln is energized, the ceramic and glazing fumes and heat will enter the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$9,464	High

Updated: DEC-12

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier free route provided from parking lot to the main entrance and other entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

K4010.02 Barrier Free Entrances*

Exterior wheelchair access provided to main (north) entrance of 1970 Building. Automatic door operator installed at one door at main entrance in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	DEC-12

K4010.03 Barrier Free Interior Circulation*

Single level facility. Barrier free access to all areas except to the stage in gymnasium, stage in music room, floor level in music room, mezzanine above gym storage room and mezzanine above P. E. Office. Portable vertical wheelchair lift or inclined platform lift at stair to stage recommended but not required by Code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

K4010.04 Barrier Free Washrooms*

Barrier free student washrooms provided at Lunch Office. Wood screen in lieu of metal toilet partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	DEC-12

K4030.01 Asbestos*

A Hazmat Report provided by EDSB identifies asbestos (chrysotile Asbestos) in several materials including vinyl floor tiles & spray texture ceilings in various locations throughout the facility, pipe fittings on mechanical & domestic water lines located throughout the facility, boiler breaching insulation material in the boiler room, duct parging insulation in the boiler room. Asbestos abatement considered moderate to low priority and part of long term operation and maintenance program. Some asbestos containing flooring was removed and replaced in 2010 (\$62,334.00).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

K4030.04 Mould*

Hazardous Materials Assessment conducted did not included for mould. No mould reported or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

K4030.09 Other Hazardous Materials*

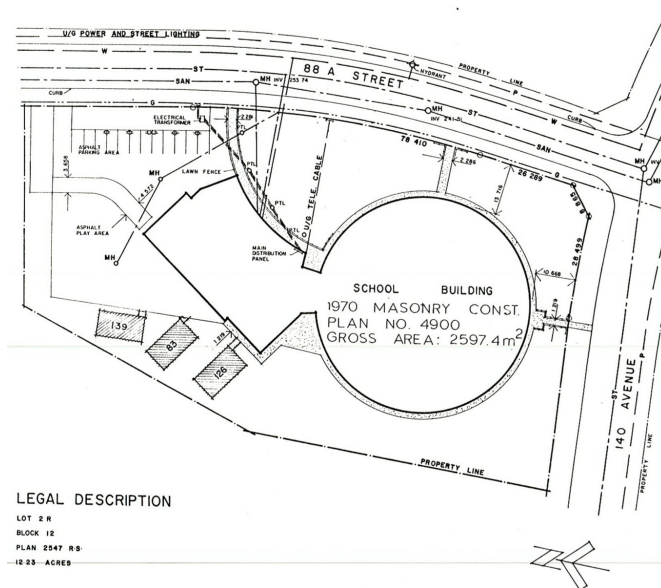
No other hazardous materials reported or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	DEC-12

K5010.01 Site Documentation*

Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	DEC-12



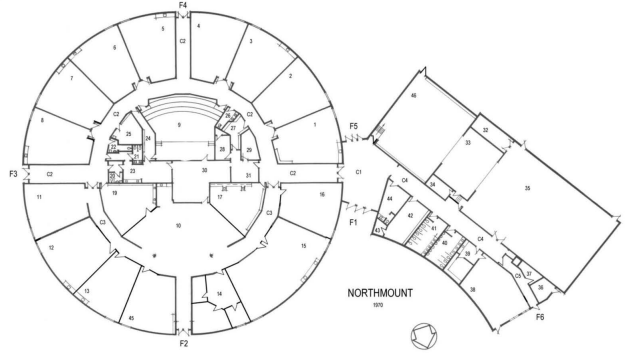
LEGAL DESCRIPTION
 LOT 2 R
 BLOCK 12
 PLAN 2547 R-9
 12.23 ACRES

Site Plan

K5010.02 Building Documentation*

Main Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	DEC-12



Floor Plan