

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Ormsby Elementary School

B3238A
Edmonton

Facility Details

Building Name: Ormsby Elementary School
Address: 6323 - 184 Street
Location: Edmonton

Building Id: B3238A
Gross Area (sq. m): 4,024.91
Replacement Cost: \$11,579,000
Construction Year: 1980

Evaluation Details

Evaluation Company: Robert Bosnyak Architect
Evaluation Date: September 25 2012
Evaluator Name: Robert Bosnyak

Total Maintenance Events Next 5 years: **\$2,604,360**
5 year Facility Condition Index (FCI): **22.49%**

General Summary:

Ormsby Elementary School is a one story, K-6 school building with flat roof and brick exterior with T&G cedar board fascias. The original school was built in 1980, including two classroom pods of 402m² each, located to the northeast and southeast of the school. The current total gross area of the building is 4,070m². The building is of non-combustible construction and is non-sprinklered. Current enrolment is 191 students.

Structural Summary:

Foundations are generally reinforced concrete strip footings supporting reinforced concrete foundation walls. Floors are concrete slab on grade. Roofs are open web steel joists and steel deck roof structure supported on load bearing concrete masonry exterior walls and interior partitions. Mechanical Room mezzanine is a structural concrete floor slab, supported by concrete masonry partitions. The slab on grade at the southwest corner has settled. Cracks in the floor slab and step cracks at the adjacent interior concrete masonry partitions were noted. Overall condition of building structure: 4 (Acceptable).

Envelope Summary:

Exterior walls are a cavity wall system with exterior brick, air space, rigid insulation and load bearing concrete masonry back-up walls. Stained cedar board T&G cladding is located at the upper walls of the gymnasium and mechanical mezzanine, the library clerestory and entrance canopies. The classroom pods are clad with vertical metal siding except for a continuous fascia band of wood T&G siding. Crawlspace skirting is also vertical metal siding. Exterior windows are bronze anodized aluminum frame with double glazing on spacer blocks or clear anodized sliders (classroom pods). Exterior entrance doors and utility doors are Insulated hollow metal set in hollow metal frames. The main entrance doors include hollow metal sidelites. The roofing membrane is the original 4 ply built-up roofing throughout except for the sloped clerestory roll roofing over the Library. Replacement of some wood and metal cladding is recommended. The roll roofing over the Library should also be replaced. Steel framed entry doors at the southeast classroom pod are in poor condition and should be replaced.

Overall condition of building envelope: 4 (Acceptable).

Interior Summary:

Approximately 70% of interior partitions are painted concrete masonry. Steel stud partitions with painted vinyl clad gypsum board are used at administration suite and several classrooms. All interior doors are painted solid core wood set in hollow metal frames. Classroom doors incorporate sidelites. Fire doors are hollow metal or solid core wood set in hollow metal frames. Interior windows are hollow metal with single glazing. Ceilings are generally suspended acoustic tile except for some gypsum board ceilings with texture finish in storage and utility rooms. New carpet was installed in 2001 throughout the school. Original quarry tile flooring is used at entrance vestibules and the entrance lobby. Ceramic mosaic floor and wall tiles are used at student washrooms and change/shower rooms. Corridors, service rooms and storage floors are finished with vinyl tile flooring. All components of building interior are original, except the following:

Most plywood vanities in washrooms were upgraded in 2002.

Existing vinyl floor tiles are recommended to be replaced with marmoleum flooring at the classroom pods and with VCT elsewhere. Some additional firestopping is recommended at the southwest corner of the school. Barrier free access should be upgraded at the Music Room and the entrance doors. Some original plastic laminate clad classroom casework should also be replaced.

Overall condition of building interior: 4 (Acceptable).

Mechanical Summary:

Floor mounted water closets, floor mounted urinals, recess mounted lavatories, stainless steel sinks, and floor

mounted janitor sinks. Portion of lavatories replaced in 1999. Copper domestic water piping. Cast iron and copper sewer and vent piping. Cast iron storm piping. Backflow preventer on heating system water make-up. Circulating pump on domestic hot water return line. Two domestic hot water heaters with one new in 1996. Dome type cast iron roof drains. Schedule 40 steel natural gas piping. Two hot water heating boilers - new in 2010. Natural gas fired furnaces - new in 2001 and 2007. Hot water heating system to main school with perimeter radiation, force flow units, reheat coils, and unit heaters. Steam boiler for humidification no longer used. Exhaust fans on roof for building exhaust. Pneumatic, DDC, and electric control systems. DDC system new in 2006. ABC multi-purpose fire extinguishers.

Projects include capping off services lines to steam humidification boiler.

Mechanical in acceptable condition.

Electrical Summary:

600A-120/208V/3PH/4W main power service to school complete with branch circuit panelboards located throughout school. Manual and AC magnetic motor starters to motor loads. Copper wiring in building. Mixture of recess and surface mounted fluorescent fixtures retrofitted to T8 lamps and ballasts in 2003. Incandescent theater lights in music room. Exterior lighting is high pressure sodium. Edwards hard wired fire alarm system. Intrusion detection system replaced in 1996. AC and DC clocks in school. Nortel phone system along with Bogen public address and music system - new in 2006. Cat 5e data system new in 2002. Cable TV system in school. Natural gas fired emergency generator provides emergency power in school for lighting and essential loads.

Projects include replacing of fire alarm system.

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***

Reinforced concrete strip footings and foundation walls. Concrete pads and concrete piers at interior steel column locations.

Classroom pods are wood foundation on piles and conventional wood frame floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

A1030 Slab on Grade*

Concrete slab on grade throughout. Evidence of minor settlement along corridor and classroom transitions. West portion of corridor link to classroom pods is reinforced concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

A1030 Slab on Grade* - Southwest Corner

Concrete slab on grade at southwest corner area, incorporating Outdoor Storage, Utility and Storage Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	DEC-12

Event: Mudjack slab at SE corner.**Concern:**

The concrete slab in SE corner supports non-load bearing concrete block partitions. The slab has hair line cracks which coincide with step cracks in concrete masonry and some open joints at inside corners.

Recommendation:

Determine hollow spots and fill voids with lean concrete mix and mud jack the concrete slab in SE corner area, as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,253	Low

Updated: DEC-12

B1010.01 Floor Structural Frame (Building Frame)*

Classroom pods have conventional wood frame floors above a crawlspace supported on concrete piles. Some movement and deflection noted. Seams at VCT flooring are opening up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Some load bearing concrete masonry partitions support open web steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

B1010.05 Mezzanine Construction*

A 250mm thick reinforced concrete structural slab, supported by concrete masonry partitions at Mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

B1010.09 Floor Construction Fireproofing*

The mezzanine floor is a structural concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

B1020.01 Roof Structural Frame*

Open web steel joists, steel beams and channels, and steel deck; supported by concrete masonry walls and interior steel columns. The sloped roof at clerestory in Library is also steel frame structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

B1020.04 Canopies*

Wood frame canopies, suspended from steel roof framing at the main entrance. Wood framing at recessed entrances. Steel framing at fascia bands above windows on the west side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

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

90mm brick exterior wall skin (as part of the exterior wall system) throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

B2010.01.06.03 Metal Siding**

Link to classroom pod exterior of west portion has aluminum vertical cladding and stained cedar banding. Flat profile vertical aluminum siding and continuous band of stained cedar boards on top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	40	DEC-12

Event: Replace 50% of metal siding at classroom pods. (279m2)

Concern:

Damaged, deformed siding at several locations. Some closure panels at base of exterior wall missing or damaged. Mice reported in some classroom pods. Some loose sections.

Recommendation:

Replace approximately 50% of metal siding at classroom pods (279m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$57,000	Low

Updated: DEC-12

Event: Replace balance of metal siding (279m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$57,000	Unassigned

Updated: DEC-12

B2010.01.06.04 Wood Siding**

Cedar boards on the upper portions of exterior walls of Gymnasium; the main entrance canopy and on fascia bands above windows on the west side. Cedar boards on the above roof portions of side walls and plywood panels on the front (window) portion of clerestory window well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	40	DEC-12

Event: Replace balance of wood siding (514m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$156,700	Unassigned

Updated: DEC-12

Event: Replace clerestory wood siding with metal siding. (42m2)**Concern:**

Wood siding at east and west sides of Library clerestory is lifting and splitting. Some rot at base nearest flat roof. Painted plywood panels at above and below clerestory windows are splitting and delaminating.

Recommendation:

Replace clerestory wood siding with pre-finished metal siding (42m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$12,800	Low

Updated: DEC-12

B2010.01.09 Expansion Control: Ext. Wall*

Exterior brick expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Rod and caulking at exterior brick expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	DEC-12

Event: Replace door and window caulking (149M).

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

Updated: DEC-12

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

Solid stain on cedar board surfaces - see B2010.01.06. Solid stain on cedar boards and plywood panels of clerestory window well. Re-painted in 2011. Some paint over graffiti at brick on south side. Poor match.

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

Event: Restain all cedar board and plywood siding(588m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$11,800	Unassigned

Updated: DEC-12

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

Load bearing concrete block back-up walls (part of the exterior cavity wall system). Some exposed brick masonry at interior of west wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1980 Section

Trowel applied adhesive vapour barrier on exterior walls. Building paper at cedar siding locations. 38mm rigid insulation at exterior cavity walls. Spray type airseal at exterior wall/roof junction. Batt insulation in stud space and ploy vapour barrier at classroom pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Metal louver on the north wall of Mechanical penthouse, painted to match adjacent solid stain colour.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

B2010.09 Exterior Soffits*

Main entrance canopy: cedar boards, clear varnish finish, on building paper, wood framing and batt insulation (warm soffit).

Recessed soffit at north entrance: cedar boards, clear varnish finish, on wood framing (cold soffit).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

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

Bronze anodized, aluminum frame windows with central mullions and rails in larger windows. Narrow windows on west wall incorporate insulated metal transom panels below glazing. Single exterior pane of fixed safety or wired glazing and interior pane is installed in hinged sections that are screwed to frames. Prefinished aluminum sills or original plastic laminate clad plywood sills at most classrooms. Awning or casement sections were added in 2004 to windows on the west facade. Expanded metal mesh security grilles on north windows. Bronze anodized aluminum frame window with intermediate mullions and sealed double glazing at Library clerestory. Translucent plastic sheets have been added from inside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace aluminum windows (40m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$48,000	Unassigned

Updated: DEC-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - Classroom Pods**

Clear anodized aluminum sliders at classroom pods. Two 1200mm x 1200mm windows per classroom. Site sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace aluminum sliders (23m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$27,600	Unassigned

Updated: DEC-12

B2020.02 Storefronts: Windows**

Steel framed sidelights and transom at the main entrance door with insulated metal panels in lower portions. Expanded metal mesh security grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace steel framed storefronts (2.6m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$2,500	Unassigned

Updated: DEC-12

B2030.01.02 Steel-Framed Storefronts: Doors**

Main and north entrances: Insulated hollow metal doors with glazed upper half (sealed double glazing). Hollow metal frame with central mullion. Varnished fir rails. Expanded metal mesh security grilles.

South entrance: Insulated hollow metal doors with vision panels, complete with expanded metal mesh security screens. Hollow metal frame with central mullion.

Classroom pods link: insulated hollow metal doors with vision panel (infilled at south doors) set in hollow metal frames at southeast and northeast classroom pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	DEC-12

Event: Replace balance of steel framed storefront doors (4 pairs).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,200	Unassigned

Updated: DEC-12

Event: Replace pair of steel-framed entrance doors at southeast classroom pod link (2 doors).

Concern:

Pair of steel-framed storefront doors at southeast classroom pod link damaged. Sheet steel faces damaged. Hardware in poor condition.

Recommendation:

Replace pair of steel-framed doors at southeast classroom pod link including hardware (1 pair of doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$6,800	Medium

Updated: DEC-12

B2030.02 Exterior Utility Doors**

Single leaf, insulated hollow metal doors set in hollow metal frames at roof access from Mechanical Penthouse; all classroom exterior doors, Outdoor Storage and Meter Room doors. Insulated, hollow metal double exterior doors in Gymnasium. Painted hollow metal frames with central mullion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace exterior utility doors (18 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$18,026	Unassigned

Updated: DEC-12

B3010.01 Deck Vapour Retarder and Insulation*

Rigid insulation and two layers of 40mm fiberboard. Vapour retardant on exterior gypsum board sheathing - both for flat roof and small section of sloped roof of clerestory well. All components are original and to be replaced with new roofing - see B3010.04 and B3010.04.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Original 4 ply asphalt and gravel built-up roofing throughout. Internal roof drains. Some baskets missing over drains. Some sleepers under gas line missing. Gravel cover light in some areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	DEC-12

Event: Replace BUR roof throughtout (3939m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$689,300	Unassigned

Updated: DEC-12

B3010.04.03 Roll Roofing**

Built-up "Selvage Edge" roofing membrane on the sloped roof of clearstory structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	DEC-12

Event: Replace roll roofing at Library clerestory roof. (54M2)

Concern:

The original membrane roofing on the sloped section has deteriorated. It is torn along roof edges and has delaminated, bubbled and curled.

Recommendation:

Replace membrane roof on the sloped portion of clerestory window with 2 ply SBS membrane roofing (54m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$9,500	Medium

Updated: DEC-12

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

Approximately 70% of interior partitions are concrete masonry including load bearing and non-load bearing partitions. Non-load bearing concrete masonry partitions at south west corner of the building have developed step cracks and open vertical joints at inside corners, likely due to slab settlement. Refer to A1030 Slab on Grade* - Southwest Corner. Approximately 20% of interior partitions are metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C1010.02 Interior Demountable Partitions*

Approximately 10% of partitions are demountable including at Classrooms dividing walls and Administration Suite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C1010.05 Interior Windows*

Interior window between Resource Room and Library, Classroom #7 and Library, Gymnasium and P.E. Office. Hollow metal frames and GWG glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

C1010.06 Interior Glazed Partitions and Storefronts*

Steel frame storefront between Administration and main entrance lobby. Clear fir rails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

C1010.07 Interior Partition Firestopping*

Concrete masonry fire rated partitions at service rooms. Rock wool insulation at flutes between rooms Exterior Storage, Electrical Room, Meter Room and Mechanical Room at southwest corner of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	DEC-12

Event: Firestop all penetrations and at flutes.**Concern:**

Rock wool insulation missing at some metal deck flutes at fire separations at service rooms. Numerous mechanical and electrical penetrations through fire separations are unprotected.

Recommendation:

All open flutes and penetrations at Exterior Storage, Electrical Room, Meter Room and Mechanical Room to be properly firestopped. Provide firestop material over rock wool insulation both sides.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2014	\$1,000	Medium

Updated: DEC-12

C1020.01 Interior Swinging Doors (& Hardware)*

Majority of doors are solid core wood, painted, set in hollow metal frames.

Classroom doors incorporate wired glass sidelites.

Doors to Computer Room, Arts/Science Room and Computer Room incorporate wired glass vision panels. Interior entrance doors are double leaf hollow metal with glazing in upper half; in hollow metal frames with central mullions, clear fir rails. Frame at the main entrance interior door incorporate sidelites and transom with wired glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C1020.03 Interior Fire Doors*

Painted solid core wood doors and hollow metal doors set in pressed steel frames. Double leaf hollow metal doors to Gymnasium and Gymnasium Storage, on steel frames with central mullions at Gymnasium doors.

Most doors and frames are labeled.

Corridor fire doors are double leaf hollow metal and solid core wood on steel frames. Electronic closers, tied to fire alarm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C1030.01 Visual Display Boards**

(1980) Original white boards in all classrooms, Computer, Arts/Science and Music Rooms; Staff and Conference Rooms. Chalkboards in Computer, Resource and Music Rooms. Original tack boards in all classrooms, Arts/Science, Music/Drama, Resource, Staff and Conference Rooms.

(2003) Two new tack boards added in Computer Room and one in P. E. Instructor's Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	DEC-12

Event: Replace white boards (18 total) and tackboards (36 total) .

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,600	Unassigned

Updated: DEC-12

C1030.02 Fabricated Compartments (Toilets/Showers) - 1980**

Original metal toilet partitions in Boy's Washroom 26 (one barrier free stall), Girl's Washroom 27 (3 stalls including one barrier free stall), Girl's Washroom 19 (3 stalls), Boy's Washroom 20 (1 stall), student locker rooms (2 stalls total) and staff washrooms (3 stalls and one urinal screen total).

Toilet partitions in washrooms were repainted in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace metal toilet partitions (13 stalls and 1 screen).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,700	Unassigned

Updated: DEC-12

C1030.02 Fabricated Compartments (Toilets/Showers) - 2002**

Replacement metal toilet partitions installed in 2002 at Boy's Washroom 6 (2 stalls) and Girl's Washroom 7 (5 stalls).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	DEC-12

Event: Replace metal toilet partitions (7 compartments).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$8,200	Unassigned

Updated: DEC-12

C1030.06 Handrails*

Painted pipe handrail and guard rails around stair opening at stair to mezzanine Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C1030.08 Interior Identifying Devices*

Painted door signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-08

C1030.10 Lockers**

Prefabricated, 2-tier metal lockers in Girls' Change Room (5 total, not used), Work Room 35 (10 total), Female Staff Washroom (1 total).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace metal lockers (16 lockers total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,700	Unassigned

Updated: DEC-12

C1030.12 Storage Shelving*

Melamine and painted plywood shelving at storage and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Institutional grade tissue paper holders, paper napkin dispensers, soap dispensers, mirrors and waste baskets in all washrooms. Air dryers at typical student washrooms. Paper napkins and soap dispensers in Art/Science Classroom, Staff Room, Infirmary and Special Needs Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C2010 Stair Construction*

Single flight concrete stair to mezzanine Mechanical Room. Paint finish.
Metal grate steps and landing to roof access door from Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C2020.08 Stair Railings and Balustrades*

Wall mounted, painted pipe rail at concrete stair. Painted steel pipe rails at metal steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C2020.10 Stair Painting*

Concrete stair and metal steps and landing are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-08

C2030 Interior Ramps*

Wood ramp on one end of tiered seating in Music/Drama Room. Carpet was replaced in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	DEC-12

Event: Provide a wall mounted handrail.**Concern:**

No handrail at ramp in Music/Drama.

Recommendation:

Provide a wall mounted handrail at the ramp in Music/Drama Room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$1,127	Low

Updated: DEC-12

C3010.02 Wall Paneling**

Stained cedar boards both sides of low partitions/screens between Library and adjacent corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace wall panelling at Library partitions/screens (45m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,100	Unassigned

Updated: DEC-12

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board on all steel stud and demountable partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-08

C3010.06 Tile Wall Finishes**

25mm x 25mm ceramic mosaic tile (full height) at Boys' Shower, student change rooms (not used); Infirmary washroom and shower and all student washroom walls to ceiling.

25mm x 25mm ceramic mosaic tiles around urinal in Mens' Staff Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace mosaic tile wall finishes (454m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$112,100	Unassigned

Updated: DEC-12

C3010.09 Acoustical Wall Treatment - Acoustic Panels**

Original site-built acoustic wall treatment on the upper portions of Gymnasium walls, consisting of batt insulation, fabric and stained wood boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	DEC-12

Event: Replace acoustic panels at Gymnasium (256m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$57,600	Unassigned

Updated: DEC-12

C3010.09 Acoustical Wall Treatment - Carpet**

Standard carpet (full height) at end wall of Music/Drama Room installed in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	DEC-12

Event: Replace carpet acoustic wall treatment (30m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,200	Unassigned

Updated: DEC-12

C3010.11 Interior Wall Painting*

All gypsum board (including vinyl surfaces) and concrete block surfaces were repainted in 2002. A large painted mural on the wall at east end of the main entrance hallway. Painted surfaces at the lower portions of walls of several service are stained.

Gymnasium block walls were repainted in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	DEC-12

C3010.12 Wall Coverings*

Painted vinyl covered gypsum boards at demountable and steel stud walls at Administration Suite, Arts/Science Classroom and several classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C3020.01.02 Painted Concrete Floor Finishes*

Original paint on concrete floors in Electrical (Generator) Room, Outdoor Storage and Meter Room at SE corner of building and Mechanical Room at mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	DEC-12

Event: Repaint concrete floors.

Concern:

Original paint on concrete floors has faded.

Recommendation:

Repaint concrete floors in Mechanical Room, Generator and Meter Rooms and Outdoor Storage (160m2). Prepare concrete surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$4,507	Low

Updated: DEC-12

C3020.02 Tile Floor Finishes - Mosaic Tile**

25mm x 25mm ceramic mosaic tiles in Boys' and Girls' Change Rooms, Boy's Shower, all student washrooms, Infirmary washroom and shower and around urinal in Male Staff Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	DEC-12

Event: Replace mosaic ceramic tile floors (102m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$17,000	Unassigned

Updated: DEC-12

C3020.02 Tile Floor Finishes - Quarry Tile**

100mm x 200mm quarry tile at main entrance vestibule, main entrance lobby and north-west entrance vestibule. 100mm high quarry tile base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	DEC-12

Event: Replace quarry tile flooring (68m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$18,300	Unassigned

Updated: DEC-12

C3020.04 Wood Flooring - Maple Sports Floor**

Maple sports floor at Gymnasium c/w standard vented base and sports lines. Surface was buffed in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace maple sports floor at gymnasium (492m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$125,500	Unassigned

Updated: DEC-12

C3020.07 Resilient Flooring - 1980**

Original vinyl tile flooring at corridors, in front of sink casework at typical classrooms, Conference Room, Coffee Room, Server Room, Resource Room, Kitchen, Arts/Science Classroom, Arts Storage/Science Prep., Gymnasium Storage, P.E. Office, Staff Washrooms; service, storage and janitor rooms.

Replacement sheet vinyl flooring was installed in Kindergarten Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	DEC-12

Event: Replace original vinyl floor tiles (760m2).

Concern:

Original vinyl tiles in Storage, Janitor and utility rooms are in poor condition. Tile areas have already been patched at several locations. In south-east portion, water damage is evident. Tiles contain asbestos.

Tiles generally worn. Joints are opening up in high traffic areas and wet areas. Tiles contain asbestos.

Recommendation:

Replace original VAT throughout. Low risk abatement required (approximately 1236m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$38,800	Medium

Updated: DEC-12

C3020.07 Resilient Flooring - 2001**

VCT flooring at Special Needs Washroom (former Girl's Shower) installed in 2001.
VCT flooring throughout classroom pods, except storage rooms, installed in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2001	20	DEC-12

Event: Replace VCT flooring at Special Needs Washroom (10.2m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$1,000	Unassigned

Updated: DEC-12

Event: Replace VCT flooring at classroom pods (690m2).**Concern:**

Vinyl floor tile joints at corridors are opening up in spite of recent repairs as a result of sub-floor movement.

Recommendation:

Remove VCT flooring and replace with linoleum sheet flooring to withstand minor substrate movement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$55,200	Medium

Updated: DEC-12

C3020.08 Carpet Flooring**

Carpet in all classrooms (except at classroom pods), Administration Suite including Staff Room and Resource Room, Library, Music/Drama Room (including tiered seating area, ramp and end wall) and Computer Lab. Carpet replaced throughout in 2001.

Carpet is stained in Classroom #5.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	15	DEC-12

Event: Replace carpet flooring (1,209m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$88,300	Unassigned

Updated: DEC-12

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

Suspended acoustical tile ceiling at majority of ceilings (70%).
Sloped tiles in Music/Drama Room. Several ceiling tiles are damaged or stained (Girl's Locker Room) and should be replaced as part of regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	DEC-12

Event: Replace suspended acoustic ceilings (3,040m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$142,900	Unassigned

Updated: DEC-12

C3030.09 Other Ceiling Finishes*

Spray textured finished gypsum board ceilings in Generator Room and Storage Rooms.
Plaster on concrete slab ceilings in Special Needs, Boy's Shower Room and Infirmary.
Painted gypsum board ceiling above Kitchen area of Staff Room.
Painted steel decks and open web steel joists in Gymnasium, Gym Storage, mezzanine Mechanical Room, Storage Rooms in SE corner, Meter and Outdoor Storage Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

C3030.09 Other Ceiling Finishes* - Linear Wood Ceiling

Varnished fir board ceilings in entrance vestibule, main entrance hallway (Lobby), Staff Room and Library (including on clearstory well surfaces). Varnished fir boards on lighting bulkheads in Music/Drama Room. Chalky substance on surfaces of Staff Room ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Stainless steel kitchen sinks, some fitted with bubbles, and floor mounted janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace stainless steel sinks (17), and janitor sinks (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,500	Unassigned

Updated: DEC-12

D2010.05 Showers**

Wall mounted stainless steel shower heads and wall mounted shut off valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace shower controls (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,500	Unassigned

Updated: DEC-12

D2010.08 Drinking Fountains/Coolers**

Wall mounted china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace drinking fountains (2)

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

Updated: DEC-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1980**

Floor mounted water closets with flush valves, floor mounted tank type water closets, recess mounted china lavatory, and floor mounted urinal with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace water closets (22), urinals (9), and lavatories (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$70,000	Unassigned

Updated: DEC-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1999**

Stainless steel lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	DEC-12

Event: Replace lavatories (19)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$25,000	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	1980	0	DEC-12

D2020.01.02 Valves: Domestic Water**

Shut off valves provided to main water service and hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace domestic water valves, (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$24,000	Unassigned

Updated: DEC-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow on boiler water make-up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	DEC-12

Event: Replace backflow preventer (1)

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

Updated: DEC-12**D2020.02.02 Plumbing Pumps: Domestic Water****

Pump on return line to hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	DEC-12

Event: Replace circulating pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,200	Unassigned

Updated: DEC-12**D2020.02.06 Domestic Water Heaters** - 1980**

Jetglas Model No. A85-200-JSB-2N-1-H natural gas fired hot water heater, 63.34 KW input, and 314L storage capacity. Tank currently has gas shut off to unit and is being used as a spare.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	DEC-12

Event: Replace hot water heater (1)

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

Updated: DEC-12

D2020.02.06 Domestic Water Heaters - 1996**

State Model No. SBT 75250 NB1 DCGA natural gas fired hot water heater with 65.98 KW input, 284L storage capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	DEC-12

Event: Replace hot water heater (1)

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

Updated: DEC-12

D2020.03 Water Supply Insulation: Domestic*

Fiberglass pipe insulation. Exposed insulation has canvas recovering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D2030.01 Waste and Vent Piping*

Cast iron and copper lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D2030.02.04 Floor Drains*

Cast iron floor drains with bronze stainers in mechanical room and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	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	1980	0	DEC-12

D2040.02.04 Roof Drains*

Dome type cast iron roof drains, average of two roof drains per roof section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	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	1980	0	DEC-12

D3020.01.01 Heating Boilers & Accessories: Steam**

There is a steam boiler "Burnham American" which has been abandoned for many years. This boiler was used for building humidification. Nameplate was not available for boiler capacity. School no longer wished to use boiler. Boiler could be removed during next major school renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	35	DEC-12

Event: Cap off service lines to boiler**Concern:**

Existing steam boiler is no longer used and is in no longer in operating service. Gas, water, breeching, and steam lines to boiler and for steam system should be capped for safety concerns.

Recommendation:

Remove and cap off services to steam boiler and humidification system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$5,000	Medium

Updated: DEC-12

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

Two Lochinvar Power Fin boilers, model number PBN1501, natural gas fired with input of 439.88 KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	35	DEC-12

Event: Replace heating boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$95,000	Unassigned

Updated: DEC-12

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

Class A chimney provided from each boiler. Galvanized steel combustion air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	35	DEC-12

Event: Replace chimney (20 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$13,100	Unassigned

Updated: DEC-12

D3020.03.01 Furnaces - 2001**

2001, 2002. Lennox furnace to pod classroom 13 in 2001, and Carrier furnace in pod classrooms 10, 15, and 16 in 2002. Lennox furnace is model 58TMA105, natural gas fired with input of 30.79 KW. Carrier furnace is model 58CTA070, natural gas fired with input of 20.53 KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	DEC-12

Event: Replace furnaces (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$13,000	Unassigned

Updated: DEC-12

D3020.03.01 Furnaces - 2007**

Carrier model 58CTA070, natural gas fired with input of 20.53 KW, install in 4 pod classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	DEC-12

Event: Replace furnaces (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$13,000	Unassigned

Updated: DEC-12

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

Galvanized steel chimney and combustion air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D3040.01.01 Air Handling Units: Air Distribution**

There are two central constant volume built up air handling units located in the mezzanine mechanical room. One unit serves gymnasium and music room, and second unit serves remainder of school. Each unit comprises of a return air fan, mixing section, filter section, heating coil, and supply air fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	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	1980	0	DEC-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square air diffusers in classrooms and Music room. Drum louvers are installed in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D3040.03.01 Hot Water Distribution Systems**

Schedule 40 steel and copper heating lines for service to hot water heating system in main school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace heating piping system (3265 sm/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$310,000	Unassigned

Updated: DEC-12

D3040.04.01 Fans: Exhaust**

Cabinet type exhaust fans on roof, residential type range hood in kitchen, and small cabinet exhaust fan in server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace exhaust fans (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$24,000	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	1980	0	DEC-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Square type ceiling and wall mounted grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D3050.02 Air Coils**

Reheat coils in supply air ductwork serving classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace air coils (11)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,500	Unassigned

Updated: DEC-12

D3050.05.02 Fan Coil Units**

Force flow units in entrances and force flow unit to heat combustion air in mezzanine mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace fan coil units (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,000	Unassigned

Updated: DEC-12

D3050.05.03 Finned Tube Radiation**

Finned tube radiation in metal cabinets installed in classrooms and exterior rooms of main school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace finned tube radiation (3265 sm/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$152,000	Unassigned

Updated: DEC-12

D3050.05.06 Unit Heaters**

Hot water unit heater in mezzanine mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace unit heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,600	Unassigned

Updated: DEC-12

D3060.02.01 Electric and Electronic Controls**

Electric controls to furnaces, force flow units, and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace electric controls (4070 sm/gfa)

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

Updated: DEC-12

D3060.02.02 Pneumatic Controls**

Pneumatic control system complete with controls air compressor and refrigerated air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

Event: Replace pneumatic control system (3265 sm/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$48,000	Unassigned

Updated: DEC-12

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

Reliable DDC control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	DEC-12

Event: Replace DDC Control System (3265 sm/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$86,000	Unassigned

Updated: DEC-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC multi-purpose fire extinguishers in cabinets and hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Pad mounted utility transformer at exterior south side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Federal Pioneer main distribution switchboard, 120/208V/3PH/4W complete with 600 ampere main circuit breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	DEC-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
800	amps

Event: Replace main distribution switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$31,000	Unassigned

Updated: DEC-12

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

Federal Pioneer branch circuit panelboards located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
100-225	amps

Event: Replace branch circuit panelboards (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$72,000	Unassigned

Updated: DEC-12

D5010.07.02 Motor Starters and Accessories**

Manual and AC magnetic motor starters serving motor loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace motor starters (25)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$37,500	Unassigned

Updated: DEC-12

D5020.01 Electrical Branch Wiring*

Copper wiring in conduit and copper cables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	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	1980	0	DEC-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Mixture of recess mounted and surface mounted fluorescent fixtures, retrofitted to T8 lamps and ballasts in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	DEC-12

Event: Replace fluorescent light fixtures (600 fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$240,000	Unassigned

Updated: DEC-12

D5020.02.03.01 Emergency Lighting Built-in*

Designated fixtures throughout building controlled from emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D5020.02.03.03 Exit Signs*

Exit signs with LED lamps, located at exit doors and paths to exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D5020.02.07 Dimming Control*

Standard dimmer switches in a recessed cabinet to control theatrical lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D5020.02.10 Theatrical Lighting*

Incandescent spot lights on light bars in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted and soffit mounted high pressure sodium light fixtures located at entry doors and around building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	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	1980	0	DEC-12

D5030.01 Detection and Fire Alarm**

Edwards 6500 main fire alarm control panel c/w manual pull stations, heat/smoke detectors, bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	25	DEC-12

Event: Code Upgrade

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$10,442	Unassigned

Updated: SEP-12

Event: Replace fire alarm system (4070 sm/gfa)

Concern:

Repair parts no longer available for fire alarm system control panel.

Recommendation:

Replace fire alarm system with new system including strobe lights, all to comply with present code standards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$135,000	Medium

Updated: DEC-12

D5030.02.02 Intrusion Detection**

Magnum Alert 3000 intrusion system c/w keypad located in electrical room, motion detectors throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	DEC-12

Event: Replace Intrusion Detection (4070 sm/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$118,000	Unassigned

Updated: DEC-12

D5030.03 Clock and Program Systems*

DC and AC clocks located in classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

D5030.04.01 Telephone Systems*

Nortel Meridian phone system c/w handsets throughout, integrated with Bogen.

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

D5030.04.04 Data Systems*

Cat 5e data system with data outlets throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	DEC-12

D5030.05 Public Address and Music Systems**

Bogen Multicom 2000 system integrated with phone system. Paging speakers in corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	DEC-12

Event: Replace public address and music system (4070 sm/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$80,000	Unassigned

Updated: DEC-12

D5030.06 Television Systems*

Cable TV service with a few cable TV outlets in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Onan 15KW 120/208V/#PH/4W natural gas generator complete with transfer switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace emergency generator (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$60,000	Unassigned

Updated: DEC-12

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

Music/Drama Room: ceiling mounted theatre lighting and portable sound system; mobile folding tiered seating platforms for band - aluminum frame with carpet top.

Stage/ Change Room Alcove in Gymnasium: velvet curtain (manual operation) is torn but the alcove is not used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-08

E1020.05 Audiovisual Equipment*

(1980)(2000) TV and projection screens in most classrooms, Arts/Science Room, Computer Room and Library.

(2003) Electronic (Smart) boards in four classrooms and Computer Room.

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

E1020.07 Laboratory Equipment*

Kiln, complete with exhaust in Arts/Science Storage. Kiln is not in use. Exhaust installed in 1991.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

E1090.04 Residential Equipment*

Staff Room: deep freezer, refrigerators (2), dishwasher, stove and range with hood, coffee machine, microwaves (2).

Kitchen: refrigerator, dishwasher, stove and range hood, microwave.

Kindergarten: Fridge and a microwave oven.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Four basketball backstops (two fixed at side courts and two manually operated ceiling folding backstops at main court), wood wall climbing apparatus, floor exercise mats, floor hockey and badminton equipment and nylon Gym divider curtain.

Post anchors for nets at sports floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

E2010.02 Fixed Casework - Administration Suite**

Plastic laminate clad plywood casework at Infirmary (1800L sink unit with uppers), Storage/Work Room (5400L shelving and 2200L base storage cabinet), CNS 32 (1200L painted plywood cabinet with plastic laminate top) and Workroom 35 (2700L painted plywood base cabinet with plastic laminate clad plywood top).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace Administration Suite casework (13.3M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,900	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Art/Science Classroom**

Plastic laminate clad perimeter casework c/w bar sinks. Acid resistant plastic laminate clad plywood countertops. Base cabinets approximately 23.5M total and upper cabinets approximately 3.6M. Some cabinet doors are damaged. Science Prep/Storage Room includes 4800L base cabinets and 5400L x 1830H x 300D storage shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	35	DEC-12

Event: Replace Art/Science Classroom casework (35M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$31,500	Unassigned

Updated: DEC-12

Event: Replace all plastic laminate countertops.(28.3M)

Concern:

Plastic laminate countertops are delaminating. Edging missing. Some gable edging missing.

Recommendation:

Replace plastic laminated clad plywood countertops throughout Art/Science Room and Science Prep/Storage (approximately 28.3M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$8,400	Low

Updated: DEC-12

E2010.02 Fixed Casework - Classroom Pods**

Eight classrooms at classroom pods include 3600L coat shelf/rod, 9100L x 600D x 600H perimeter casework with clear fir base and plastic laminated clad plywood countertop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	35	DEC-12

Event: Replace all classroom pod casework (102M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$61,200	Unassigned

Updated: DEC-12

Event: Replace plastic laminate at countertops (73M).**Concern:**

Plastic laminate delaminating at perimeter casework. Some chipped laminate.

Recommendation:

Replace all plastic laminate countertops (9.1M x 8 classrooms).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$21,900	Medium

Updated: DEC-12

E2010.02 Fixed Casework - Classrooms**

Typical classroom (6 total) includes a plastic laminate clad sink unit (2800L x 600H x 600D), plastic laminate clad shelving (6300L x 1200H x 300D), tote storage (2400L x 1200H x 300D), coat rood and shelf (3650L) and plastic laminate clad window sills.

ECS Room has larger sink unit (5500L). Computer Lab has 4000L sink unit.

Plastic laminate edge banding has delaminated on some counter tops. Plastic laminate tops damaged in ECS Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace typical classroom casework (124M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$74,400	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Display Cabinet**

Recessed display case adjacent to main entrance. Solid wood construction, painted, with sliding glass doors. Approximately 2400W x 1850H.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace recessed display cabinet (2.4M)..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,400	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Kitchen**

Plastic laminate clad plywood kitchen casework at Kitchen 31. Includes 18 x 400W x 900H x 600D base cabinets and 14 x 400W x 600H x 300D upper cabinets. Stainless steel sink. One drawer missing. Some plastic laminate edging missing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace kitchen casework (7.2M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,800	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Kitchenette**

Small plastic laminate clad kitchenette at Staff Room (6 x 400W x 900H x 600D base cabinets and 4 x 400W x 600H x 300D wall hung uppers). Stainless steel sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace Staff Room kitchenette (2.4M).

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

Updated: DEC-12

E2010.02 Fixed Casework - Library**

Painted and plastic laminated clad plywood stacks and storage including: 23 x 900W x 1200H x 300D painted ply book shelves, 6 x 800W x 2150H x 400D painted ply shelving, 18 x double-sided 1200W x 1200H x 450D painted laminate book shelves on casters and 3000L plastic laminated clad counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Repalce Library casework (51M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,100	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Music Room**

Original plastic laminate clad plywood sink unit (2800L x 600H x 600D) and folio storage (6 x 1000W x 1200H x 300D). Two metal shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace Music Room casework (8.8M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,600	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Washroom Vanities 1980**

Original plastic laminate clad plywood vanities at Special Needs Washroom (1.2M), Boy's Change Room (1.2M), Girl's Change Room (1.2M), Infirmary (.9M), Male Staff W. C. (1.8M) and Female Staff W. C. (1.2M).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	DEC-12

Event: Replace original plywood vanities (7.5M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,400	Unassigned

Updated: DEC-12

E2010.02 Fixed Casework - Washroom Vanities 2002**

Plastic laminate clad replacement plywood vanities at Boy's Washroom 6 (4.0M), Girl's Washroom 7 (4.0M), Girl's Washroom 19 (2.4M), Boy's Washroom 20 (2.4M), Boy's Washroom 26 (0.9M) and Girl's Washroom 27 (1.8M).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	DEC-12

Event: Replace plywood vanities (15.5M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$7,000	Unassigned

Updated: DEC-12

E2010.03.01 Blinds**

Horizontal aluminum blinds at all windows except at classroom pods. Installed in 2007

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	DEC-12

Event: Replace all horizontal blinds (40m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$4,000	Unassigned

Updated: DEC-12

E2010.03.03 Shades*

Roller shades at all classroom windows in pods (2 x 1200mm x 1200mm x 8 classrooms).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

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

Barrier free drop-off locations are south-east corner and on the street, at front entrance. Direct access to entrances. Designated H/C parking stall at south side of building adjacent southwest entrance. Pictogram and parking lines required. Refer to G2020.06.04 Pavement Markings*.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	DEC-12

K4010.02 Barrier Free Entrances*

Barrier free entrances are at SW corner and the main (west) entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	DEC-12

Event: Install automatic door operators at main and southwest entrances.**Concern:**

Entrance doors at south-east and main entrance are not equipped with automatic door operators.

Recommendation:

Install auto openers on doors at barrier free entrances at south-east and the main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$22,533	High

Updated: DEC-12

K4010.03 Barrier Free Interior Circulation*

All areas of the school are accessible. Handrail is recommended at ramp in Music/ Drama. Refer to C2030 Interior Ramps*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

K4010.04 Barrier Free Washrooms*

The south-east Boys' and Girls' Washrooms have one handicapped stall each. No outswinging doors or tilted mirrors at vanity.

Infirmery washroom has barrier free components.

Special Needs Washroom is code compliant in regard to accessibility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

K4030.01 Asbestos*

Asbestos Building Material Survey Report, dated June 29, 2001 was prepared by PHH environmental Limited. Asbestos noted in the following materials:

some 300x300mm vinyl tiles contain small amount of asbestos (0.25% chrysotile), pipe fittings and boiler breaching insulation materials - found to be in good condition; mechanical elbow fitting was found to be in poor condition in Meter Room - this fitting was removed in November of the same year and reinsulated with non-asbestos containing material.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	DEC-12

K4030.04 Mould*

No mould observed or reported.

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

K4030.09 Other Hazardous Materials*

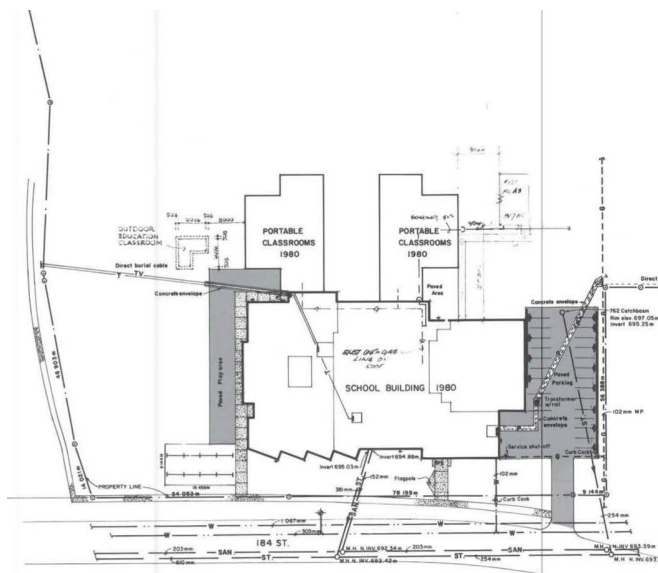
Presence of PCBs, mercury or other hazardous materials not documented or reported.

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

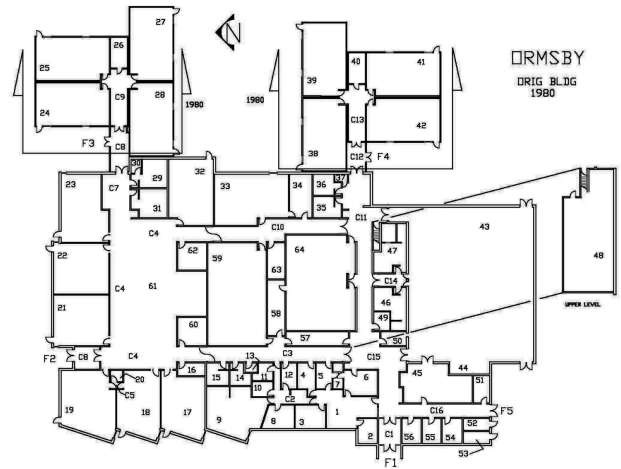


Site Plan

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



Main Floor Plan