

RECAPP Facility Evaluation Report

Edmonton RCSSD #7



St. Angela Catholic Elementary School

B3280A
Edmonton

Facility Details

Building Name: St. Angela Catholic Element
Address: 13430 - 132a Street
Location: Edmonton

Building Id: B3280A
Gross Area (sq. m): 5,128.20
Replacement Cost: \$13,750,755
Construction Year: 1958

Evaluation Details

Evaluation Company: Robert Irlam Consulting Inc.
Evaluation Date: November 9 2010
Evaluator Name: J. R. Irlam

Total Maintenance Events Next 5 years: **\$3,620,700**
5 year Facility Condition Index (FCI): **26.33%**

General Summary:

The 5106m2 St. Angela School was constructed in three phases: original single storey school of 2432m2 in 1958 for class rooms, gym and administration; 1014m2 single storey addition in 1961 for class rooms in two sections to the north and east of the school; a 1403m2 addition in 1963 for class rooms in two stories to the north of the school. Two portable class rooms were installed to the south of the school in 2004. There is a current student compliment of 457 in grades 1 to 6 and a early childhood education program. There is a staff of 30.

Structural Summary:

The foundations of the 1958 and 1961sections consist of reinforced concrete perimeter foundation walls on reinforced concrete strip footings. Internal foundation walls are reinforced concrete on strip footings. The building frames for these sections are open web welded steel joists spanning steel columns in the 1958 gym; steel beams spanning 73mm diameter pipe columns visible in the class rooms and steel columns in the interior walls. The foundations of the 1963 section consist of 405mm diameter reinforced concrete plies with bells ranging from 835mm to 1250mm carrying 915mm wide x 915mm deep reinforced concrete grade beams. The building frame of the 1963 two storey section consists of open web steel joists at 660mm centres spanning steel perimeter beams and columns and interior concrete block walls. Overall the structural condition is acceptable.

Envelope Summary:

The building envelope consists of brick on a back wall of insulating concrete block in the 1958 and 1961sections and concrete block and brick end walls in the 1963 section. There is metal siding in all sections of the school on wood stud walls with batt insulation and vapour barrier. Roofs are built up membrane in the 1958 and 1963 sections. Roofs are SBS in the 1961sections. Windows were replaced at the same time as the metal siding was installed in 1984 using aluminum frames with horizontal sliders and fixed sealed units. Overall the building envelope is acceptable.

Interior Summary:

Wall finishes are typically painted profiled brick in corridors and concrete block in class rooms and gym. There are acoustic ceiling tiles in T-bar grid in corridors, offices and some class rooms. Flooring is predominantly vinyl asbestos tiles which have been recommended for abatement and replacement. The ceilings are also acoustic tiles on gypsum board or wood strapping. Overall the interior condition is acceptable.

Mechanical Summary:

A cast iron branch water main from the municipal service south of the school enters the facility Mechanical Room where it is metered. Services from this room extend throughout the facility to service the domestic and process loads.

Plumbing fixtures are floor mounted flush valve and tank type water closets, floor mounted urinals, countertop

lavatories and stainless steel sinks.

Waste from the various plumbing fixtures drains to cast iron underslab piping. A cast iron sanitary line exits the south face of the Library and also near the Vestibule connecting the 1961 and 1963 additions. Both lines connect to a municipal manhole.

Storm drainage from the various roof hoppers drain to cast iron storm mains located under the floor slab. A cast iron storm main exits the east face of the building and connects to the municipal service at the 134th Avenue service lane. A cast iron storm main also exits the west face and connects to the municipal service.

Municipal fire hydrants are located north and south of the facility.

Natural gas enters the north face of the Mechanical Room where it is metered and is routed to service the natural gas fired equipment in the Mechanical Room.

The 1958/61/63 portions of the building are heated by perimeter hot water radiation and unit ventilators from the three glycol heating boilers located in the Mechanical Room.

A separate air handling unit is provided for heating and ventilating the Gymnasium. The Classroom areas are ventilated with glycol heated unit ventilators providing tempered fresh air to the individual rooms. The air is exhausted via natural draft vents and exhaust fans located at the roof. There is no ventilation air provided to the Administrative area of the building.

Fire protection consists of a hose and standpipe system. Fire extinguishers are also provided throughout.

Overall, the school is well maintained, and the mechanical systems are currently in an acceptable condition, although many components have reached their life expectancy.

Electrical Summary:

The school is provided with 13.8kV primary service entering a transformer located in the electrical room. The Square D transformer (13.8kV to 120/208V) is well past its life expectancy. The service should be replaced with a new one, where the primary service comes to an on-site outdoor pad mounted transformer. The Square D main distribution panel is located in the electrical room and Square D/Taylor Electric Mfg Co. Panel boards are located throughout the school. The main distribution panel and panel boards are also past their life expectancy and near capacity. The lighting has been retrofitted in 2001 with T8 lamps and electronic ballasts. The emergency lighting and exit signs are in poor condition as some paths of egress are not adequately illuminated. The Dukane Petcom 2200 call system is obsolete and needs to be replaced as parts for this system are no longer available. The Simplex 4002 fire alarm panel is a hard wired system and last tested in July 8, 2010.

Overall, the electrical systems are in marginal 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***

The foundations of the 1958 and 1961 sections consist of 225mm wide x 1200mm deep reinforced concrete perimeter foundation walls on 305mm deep x 610mm wide reinforced concrete strip footings. Internal foundation walls are 200mm thick x 385mm deep reinforced concrete on 225mm deep x 455mm wide reinforced concrete strip footings.

The foundations of the 1963 section consist of 405mm diameter reinforced concrete piers with bells ranging from 835mm to 1250mm carrying 915mm wide x 915mm deep reinforced concrete grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

A1030 Slab on Grade*

There is a 100mm thick slab on grade with 150mm x 150mm mesh reinforcing on 150mm to 225mm compacted gravel throughout the school. The 1963 slab has a poly vapour barrier. There are sections of slab on grade which have settled resulting in uneven floors. The settlement seems to have stabilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)*

The single storey building frame consists of: open web welded steel joists spanning steel columns in the 1958 gym; steel beams spanning 73mm diameter pipe columns visible in the class rooms and steel columns in the interior walls in the 1958 and 1961 section class rooms.

The building frame of the 1963 two storey section consists of open web steel joists at 660mm centres spanning steel perimeter beams and columns and interior concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

There are 250mm wide load bearing interior concrete block walls supporting the open web steel floor and 200mm wide concrete walls supporting the open web steel roof joists in the 1963 section of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

B1010.03 Floor Decks, Slabs, and Toppings*

Main floor decks throughout the school are troweled concrete slab on grade. The second floor deck in the 1963 section consists of a troweled 62mm thick concrete slab on SteelTex floor lath.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B1010.07 Exterior Stairs*

There are 3 poured concrete steps with steel hand rails down into the north side of the main floor of the 1961 section of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	0	APR-11

Event: Replace 3 rise 3m wide concrete stair

Concern:

Concrete stairs have deteriorated and are breaking up

Recommendation:

Replace poured concrete stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,000	Medium

Updated: APR-11

B1010.09 Floor Construction Fireproofing*

The second floor of the 1963 two storey section has a 1 hour suspended fire guard acoustic ceiling for fire proofing the open web steel floor joists.

Main floors in all sections are concrete slab on grade and noncombustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B1010.10 Floor Construction Firestopping*

There was no floor construction missing fire stopping observed or reported during the building audit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B1020.04 Canopies*

The hexagonal main entrance canopy consists of a steel perimeter frame spanning 62mm diameter pipe columns with 75mm wood deck and a built up membrane roof. Exterior doors have canopies consisting of steel beams cantilevered from the main structure carrying wood deck and built up membrane roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B1020.06 Roof Construction Fireproofing*

The roof of the two storey 1963 section has a 1 hour suspended fire guard acoustic ceiling for fire proofing the open web steel roof joists. The roofs of the 1961 sections have gypsum board on wood strapping under the 50mm x 250mm wood roof joists at 405mm centres. The roofs in the 1958 section have no fire proofing to the 75mm x 150mm wood roof decking. It is assumed that all sections of the school complied with the Code of the day.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

There are brick skin panels on the 1963 section consisting of 100mm brick, air space and concrete block back wall. There is brick skin under the widows in the 1961 sections consisting of 100mm brick, 50mm Ytong insulation and a concrete block back wall. There are brick bands under windows in the 1958 section consisting of 100mm brick with Ytong insulating block back wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11



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B2010.01.06.03 Metal Siding**

There is vertical prefinished metal siding over building paper on plywood sheathing on wood studs with fibre glass insulation and an interior finish of gypsum board on poly vapour barrier on all sections of the school. This was part of the school division's energy efficiency project which reduced window areas in all their schools.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	APR-11

Event: Replace 55m2 siding

Concern:

The metal siding on the west face of the south part of the 1958 section is damaged and requires replacement.

Recommendation:

Replace damaged siding with heavier gauge metal.

Consequences of Deferral:

Damage to siding will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$15,000	Low

Updated: APR-11

Event: Replace 600m2 metal siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$175,000	Unassigned

Updated: APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

There are straight vertical control joists in the exterior brick face with flexible caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

There is flexible caulking at frames to windows, doors and grilles where they abut brick work and other materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	APR-11

Event: Replace 1500m caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$42,000	Unassigned

Updated: APR-11

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

Exterior concrete block walls are painted in the 1963 and 1958 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	15	APR-11

Event: Repaint 120m2 concrete block walls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,500	Unassigned

Updated: APR-11

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

There are concrete block exterior walls on the upper level of the gym and in sections of the 1963 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	APR-11

Event: Replace 30m flashings to gym wall**Concern:**

There is water penetration into the school through the flashings at the junction of the gym exterior wall with the lower level roof.

Recommendation:

Replace and caulk flashings at gym wall and lower roof.

Consequences of Deferral:

Water penetration will persist with consequent damage to interior finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$10,000	High

Updated: APR-11

B2010.02.99 Other Exterior Wall Construction*

There are hollow clay tiles with a back wall of insulating Utang block on exterior walls in the 1958 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

Exterior walls in the 1958 and 1961 sections are constructed with back walls of insulating Utang blocks with no vapour barrier. Exterior concrete block walls in the 1963 section have a backing of 50mm rigid fibreglass insulation and no vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Exterior louvers are aluminum in aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B2010.09 Exterior Soffits*

Exterior soffits in recessed entrances are painted plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

Windows were reduced in size and replaced in all sections of the school as part of the school division's energy efficiency project. This project reduced heat loss by reducing window areas in all their schools. The windows are aluminum with horizontal sliders and fixed sealed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	APR-11

Event: Replace 320m2 aluminum windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$320,000	Unassigned

Updated: APR-11

B2030.01.10 Wood Entrance Door**

All entrance doors are solid core wood in wood frames. The main entrance doors are wood with upper and lower glazed panels in a wood store front assembly with two sets of double doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	APR-11

Event: Replace 6 double/1 triple/1 quadruple entrance doors

Concern:

Doors are damaged and faces are delaminating.

Recommendation:

Replace damaged wood entrance doors with insulated hollow metal doors.

Consequences of Deferral:

Doors will receive further damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$40,000	Medium

Updated: APR-11



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B2030.02 Exterior Utility Doors**

Utility doors are painted solid core wood in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	APR-11

Event: Replace 1 double & 4 single utility doors**Concern:**

Doors are damaged and faces are delaminating.

Recommendation:

Replace damaged wood doors with insulated hollow metal.

Consequences of Deferral:

Doors will receive further damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,000	Medium

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

The roof deck on the 1958 and 1961 sections is typically 75mm x 150mm tongue and groove wood deck with 37mm rigid insulation and a vapour barrier.

The roof deck in the 1963 sections is troweled concrete with 37mm rigid insulation and no vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1958 Section**

The roofing over the 1958 section is built up membrane with rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	25	APR-11

Event: Replace 2400m2 roof with SBS**Concern:**

The roof has deteriorated with bleeding bitumen, gravel migration and blisters requiring ongoing repair.

Recommendation:

Replace deteriorated built up roof with SBS.

Consequences of Deferral:

Roof will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$420,000	High

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1963 Section**

The roofing over the 1963 section is built up membrane with rigid insulation and no vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	APR-11

Event: Replace 700m2 roofing with SBS**Concern:**

The roof has deteriorated with bleeding bitumen, gravel migration and blisters requiring ongoing repair.

Recommendation:

Replace deteriorated built up roof with SBS.

Consequences of Deferral:

Roof will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$125,000	Medium

Updated: APR-11

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1961 Section**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	25	APR-11

Event: Repair 100m2 SBS roof**Concern:**

There are sections of roof with blisters which indicate a potential problem with the vapour barrier.

Recommendation:

Repair SBS roof where blistered.

Consequences of Deferral:

Roof will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$10,000	Low

Updated: APR-11

Event: Replace 1000m2 SBS roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$175,000	Unassigned

Updated: APR-11

B3020.01 Skylights**

There are plastic domed skylights over the main entrance lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	25	APR-11

Event: Replace 8 skylights

Concern:

Skylights are leaking with consequent damage to interior finishes.

Recommendation:

Replace skylights.

Consequences of Deferral:

Skylights will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$16,000	Medium

Updated: APR-11

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

The roof is accessed by a door in the upper level mechanical room. There are roof penetrations for vents and exhausts with prefinished metal flashings and cappings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

Interior fixed partitions are typically concrete block in class rooms and brick with raked joists in corridors. There are glazed blocks in wash rooms and corridors. There are also wood stud partitions where class rooms have been subdivided and the stage area enclosed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C1010.05 Interior Windows*

There are interior windows in the general office and library (wired glass in wood frames), principal's office (clear glass in wood frame), corner offices in class rooms in the 1963 section (wired glass in pressed steel frames) and coat rooms in the 1958 section (wired glass in wood frames).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C1010.07 Interior Partition Firestopping*

There are penetrations with missing fire stopping in walls in mechanical rooms where conduits and cabling have been installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	APR-11

Event: Install fire stopping in 15 locations**Concern:**

There are wall penetrations with no fire stopping.

Recommendation:

Install fire stopping in walls where missing.

Consequences of Deferral:

The risk of spread of fire in a fire event will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$1,000	Low

Updated: APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors into class rooms and other areas are typically painted solid core wood in a mix of wood and pressed metal frames. Doors in the 1958 section have upper panels of wired glass

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	APR-11

Event: Replace 20 solid core wood doors

Concern:

There are doors throughout the school which are damaged and marked.

Recommendation:

Replace damaged doors.

Consequences of Deferral:

Doors will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$20,000	Low

Updated: APR-11

C1020.03 Interior Fire Doors*

Doors into mechanical rooms are hollow metal in pressed steel frames. Doors into stairways are solid core with upper panels of wired glass in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C1030.01 Visual Display Boards**

There are white boards, tack boards and electronic Smart boards in class rooms and other areas throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-11

Event: Replace 100 visual display boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$50,000	Unassigned

Updated: APR-11

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

1958 building- boys and girls washrooms, Some doors hinges do not operate properly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	APR-11

Event: Replace 26 toilet partitions**Concern:**

Fabricated compartments are damaged and the hardware is unoperable.

Recommendation:

Replace damaged toilet compartments.

Consequences of Deferral:

Compartments will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$26,000	Medium

Updated: APR-11

C1030.08 Interior Identifying Devices*

There are metal and plastic room numbers and designations on doors throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C1030.10 Lockers**

There are open wood veneer lockers with coat hanging space underneath in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-11

Event: Replace 455 open wood lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$90,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

There is wood storage shelving in class rooms and store rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

There are mirrors, soap and paper towel dispensers, toilet roll holders and waste receptacles in staff and student wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C2010 Stair Construction*

The two stairs to the upper floor in the 1963 section consist of concrete filled steel pan treads with rubber finish, steel risers with rubber finish and steel hand rails. The soffit of the stair consists of lath and plaster.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	APR-11

Event: Modify 2 stairway rails to comply with Code

Concern:

The spacing of the vertical steel rails and the height of the guard rails do not comply with Code.

Recommendation:

Modify hand rails and guard rails to comply with Code.

Consequences of Deferral:

Stair rails will continue to be non-compliant with Code.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$10,000	Medium

Updated: APR-11

C3010.03 Plaster Wall Finishes (Unpainted)*

Steel columns in the 1963 section are encased in metal lath and plaster.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

There are gypsum board walls in all sections of the school on wood stud walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C3010.06 Tile Wall Finishes**

There are glazed brick tiled walls in the 1958 wash rooms and main lobby. There are also glazed ceramic tiles behind urinals in the boys wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	APR-11

Event: Replace 80m2 ceramic wall tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

All gypsum board, brick, concrete block walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-11

C3020.01.02 Paint Concrete Floor Finishes*

Floors in mechanical rooms and janitor rooms are painted concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	APR-11

Event: Repaint 60m2 concrete floors

Concern:

Paint on concrete floors has deteriorated and is damaged.

Recommendation:

Repaint concrete floors.

Consequences of Deferral:

Floors will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,200	Low

Updated: APR-11

C3020.02 Tile Floor Finishes**

There are ceramic floor tiles in wash rooms and entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	APR-11

Event: Replace 250m2 ceramic tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring**

There is a Granwood wood composition floor in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	APR-11

Event: Replace 420m2 gym floor with wood sports floor

Concern:

The Granwood floor is damaged and unsuitable for physical activities.

Recommendation:

Replace Granwood floor with wood sports floor.

Consequences of Deferral:

An unsuitable floor finish will persist in the gym.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$100,000	Medium

Updated: APR-11

C3020.07 Resilient Flooring - General**

The resilient flooring in class rooms, corridors and other areas throughout the school is primarily vinyl asbestos tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	APR-11

Event: Abate 2000m2 vinyl asbestos floor tiles

Concern:

Vinyl asbestos tiles recommended for replacement need to be removed under controlled conditions by a qualified contractor.

Recommendation:

It is recommended that the floor tiles be abated by a qualified contractor.

Consequences of Deferral:

Risk of asbestos contamination for students and staff will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2011	\$20,000	High

Updated: APR-11

Event: Replace 2000m2 resilient flooring

Concern:

Resilient flooring tiles throughout the school are damaged and worn requiring replacement.

Recommendation:

Replace worn and damaged flooring.

Consequences of Deferral:

Flooring will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$100,000	Low

Updated: APR-11

C3020.07 Resilient Flooring- 2000**

Vinyl tiles have replaced vinyl asbestos tiles in areas of upgrading including class rooms 105 and 111 as well as stage conversion to class room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	APR-11

Event: Replace 200m2 resilient flooring

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

Updated: APR-11

C3020.08 Carpet Flooring**

There is carpet in the music room, library, general office and staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	APR-11

Event: Replace 150m2 carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

Updated: APR-11

Event: Replace 30m2 carpet**Concern:**

The carpet in the general office is worn and stained.

Recommendation:

Replace worn carpet.

Consequences of Deferral:

Carpet will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,000	Medium

Updated: APR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

There are gypsum board ceilings in wash rooms, janitor rooms and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2000**

There are acoustic ceiling tiles in a T-bar grid in upgraded areas of the school including class rooms 105 and 111 as well as stage conversion to class room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	APR-11

Event: Replace 200m2 acoustic ceiling tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$10,000	Unassigned

Updated: APR-11

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

There are acoustic tiles in a T-bar grid including corridors and general office in the 1958 and 1961 sections of the school. Class rooms and corridors in the 1963 section have fireguard acoustic tiles in a T-bar grid.

There are also acoustic tiles adhered to gypsum board or fixed to wood strapping in the 1958 and 1961 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	25	APR-11

Event: Replace 1000m2 acoustic tiles

Concern:

Tiles are stained and damaged requiring replacement.

Recommendation:

Replaced damaged ceiling tiles.

Consequences of Deferral:

Ceiling tiles will deteriorate further.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$45,000	Low

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Plaster soffits and gypsum board ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

There are 4 single compartment stainless steel sinks, 2 double compartment stainless steel sinks and 4 janitor mop service basins installed in the school. Two mop service basins do not have a vacuum breaker installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	APR-11

Event: Provide 2 Faucets with Integral Vacuum Breakers**Concern:**

There are no vacuum breakers installed for the hose connections to two mop service basins.

Recommendation:

Install new faucets with integral vacuum breakers.

Consequences of Deferral:

Possibility of backflow of water from the mop service basin into the domestic water line will remain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$1,000	Medium

Updated: APR-11

Event: Replace 10 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$17,000	Unassigned

Updated: APR-11

D2010.05 Showers**

There is one shower installed in the facility. Showers for the 2 Change Rooms have been removed and the rooms converted to storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	APR-11

Event: Replace 1 Shower

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,500	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

There are 8 drinking fountains installed in corridors in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	APR-11

Event: Replace 8 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$27,000	Unassigned

Updated: APR-11

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

There are 4 floor mounted tank type waterclosets, 28 floor mounted flush valve water closets, 17 floor mounted stall type urinals and 3 ceramic wall hung lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	APR-11

Event: Replace 52 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$103,000	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1995 Lavatories**

There are 23 stainless steel oval counter top lavatories installed in the various wash rooms replacing the original lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	35	APR-11

Event: Replace 23 Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$35,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Where observed, domestic water lines are copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D2020.01.02 Valves: Domestic Water**

Isolation valves are provided for the domestic hot, cold and recirculation lines as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	APR-11

Event: Replace 150 1/2" to 2" Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,000	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

A backflow preventor is installed on the fire standpipe line from the domestic water meter. The hot water heating system is glycol based with no direct connection to the domestic water system and no backflow preventor required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	APR-11

Event: Replace Backflow Preventor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,000	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

There are three small domestic hot water in line recirculation pumps installed for the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	APR-11

Event: Replace 3 DHW Recirculation Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,500	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

There is one A.O. Smith Model BTRC120-118 domestic hot water heater installed in the Mechanical Room. The unit is rated for 71 gallons of storage, 104.7 gph recovery with an input of 108,000 btuh on natural gas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	APR-11

Event: Replace 1 Domestic Hot Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$11,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Where observed domestic water insulation is canvas jacketed fiberglass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

Event: Repair 6m Insulation

Concern:

Where repairs have been made or equipment replaced insulation has not been replaced.

Recommendation:

Replace insulation where missing.

Consequences of Deferral:

Unnecessary heat loss will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,500	Low

Updated: APR-11

D2030.01 Waste and Vent Piping*

Where observed, waste piping is bell & spigot cast iron and vent piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D2030.02.04 Floor Drains*

Floor drains have been provided throughout as required in showers and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Where observed, rain water leaders are bell & spigot cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D2040.02.04 Roof Drains*

Cast iron roof drains with cast iron strainers are provided as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D3010.02 Gas Supply Systems*

Natural gas from the buried municipal main in the service lane north of the school enters the north face of the Mechanical Room where it is metered and connects to the natural gas fired boilers and hot water heater in the room. A branch line exits the Mechanical Room and via the rooftop extends to service the Portables at the south end of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

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

There are three glycol based hot water heating boilers installed in the Mechanical Room. The two 1958 boilers are Weil McLean Model J-16 boilers with 1,875,000 btuh input each on natural gas. For the 1961 addition, a Anthes Model 7-66 boiler was added to the system with 1,500,000 btuh input on natural gas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	APR-11

Event: Replace 3 Hydronic Heating Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$200,000	Unassigned

Updated: APR-11

D3020.02.01 Heating Boilers and Accessories: H.W. - HWH Pumps**

There are three in-line hot water heating pumps installed in the Mechanical Room. Each is an Armstrong Model 3D 4360 rated for 173.9 gpm at 37.6 feet with a 2.0 HP motor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	35	APR-11

Event: Replace 3 HWH Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$20,000	Unassigned

Updated: APR-11

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

The 1958 boilers each have 18" insulated and canvas jacketed breechings to a common 24" header that connects to the masonry chimney. The 1961 boiler has 2 at 16" breechings that combine into a 20" Type 'B' gas vent up through the roof of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	APR-11

Event: Replace 50m Insulated Breeching and Type 'B' Gas Vent

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

Updated: APR-11

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

A chemical feeder is provided. In addition, 2 at 500 gallon glycol storage tanks were installed in 2000 for draining and testing the system. An in-house water treatment program is adhered to with regular sampling of the boiler water, testing and recommendations for the addition of the appropriate chemicals to the systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution**

There is one air handling unit installed for the Gymnasium area. The unit is complete with an American Standard Model 2L-15 1 HP return air fan, a motorized mixing box section, 2" disposable filter section. Glycol heating coil, and an American Standard Model 2-VB-15 2 HP supply air fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	APR-11

Event: Replace Gymnasium Heating and Ventilating Unit

Concern:

The heating and ventilation unit is in need or excessive servicing to maintain, is dirty, piping is corroded, and overall has well exceeded its life expectancy.

Recommendation:

Replace the existing heating and ventilation unit for the Gymnasium with a new unit and the addition of a humidification system..

Consequences of Deferral:

Unit will fail and there will be no method to heat or ventilate the Gymnasium area of the facility.

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

Updated: APR-11

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

There are nine roof mounted dome type exhaust fans for the 1961 and 1963 classroom additions provided for ventilation purposes to exhaust classroom air with the intake air provided via the classroom unit ventilator fresh air intakes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

D3040.01.04 Ducts: Air Distribution*

Underslab galvanized steel supply air ductwork is provided to the Gymnasium portion of the facility. Galvanized steel ductwork is provided from the classroom areas to the roof mounted exhaust fans or the roof mounted gravity vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Sidewall supply air registers are provided for the Gymnasium areas. Classroom air is exhausted via high sidewall grilles, or fire dampered door grilles to the corridors. Classrooms 110 and 111 have high sidewall relief air transfer grilles to the corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

Event: Install Fire Dampers In Two Classroom Transfer Grilles

Concern:

Transfer grilles between the classrooms and corridor have been added and there are no fire dampers installed.

Recommendation:

Install fire dampers in the openings.

Consequences of Deferral:

This is a code violation and that compromises the integrity of the fire separation between the corridor and classroom.

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

Updated: APR-11

D3040.03.01 Hot Water Distribution Systems**

A perimeter steel hot water heating distribution system is provided to the classroom unit ventilators, Gymnasium heating coil, and vestibule force flow units. Previous problems with freezing of the lines at the unit ventilators has been resolved with the addition of glycol to the system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	APR-11

Event: Replace Hot Water Distribution System (5000m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$465,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

There are 5 roof mounted exhaust fans serving the washroom and general exhaust areas of the facility. There is one interior mounted centrifugal fan located in the Penthouse Gymnasium Mechanical Room to serve the Gymnasium Washroom areas. There are two residential type rangehoods installed in the Served Room. (Roof-mounted fans for Classroom ventilation are included under D3040.01.02 Fans: Air Distribution (Remote from AHU)*)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	APR-11

Event: Replace 6 Exhaust Fans and 2 Rangehoods

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Above ceiling galvanized sheet metal exhaust ductwork is provided from the respective rooms to the exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate type wall and ceiling exhaust grilles are provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D3050.01.01 Computer Room Air Conditioning Units**

There are two exterior wall mounted self contained air conditioning units installed in Computer Lab 109.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	APR-11

Event: Replace 2 Wall Mounted Self Contained Air Conditioning Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$4,000	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

There are 9 ceiling and wall mounted force flow units installed in the vestibule entrances to the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	APR-11

Event: Replace 9 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$46,000	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Finned-tube radiation is provided throughout with exception of the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	APR-11

Event: Replace finned tube radiation (4500 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$210,000	Unassigned

Updated: APR-11

D3050.05.07 Unit Ventilators**

There are 30 unit ventilators installed in the facility. Units are rated for 750 to 1000 cfm each and are complete with disposable filters, exterior sidewall fresh air intake, 6 or 8 row heating coils, and 1/4 HP fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	APR-11

Event: Replace 30 Unit Ventilators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$265,000	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls**

There are 9 line voltage thermostats to cycle the fan coil unit fans in the vestibule entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	APR-11

Event: Replace 9 Line Voltage Controllers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

A pneumatic control system is provided throughout the school to control room thermostats, the Gymnasium ventilation unit heating coil, dampers, and controllers. A new Simplex air compressor with refrigerated after dryer was installed circa 2002 and a new motor was installed on the compressor in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	APR-11

Event: Replace Pneumatic Controls (5000 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$29,000	Unassigned

Updated: APR-11

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

An Andover 256M digital control interface is provided with I/P transducers to the pneumatics.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	APR-11

Event: Replace Digital Controls (5000 m2 gfa)

Concern:

The system is obsolete and spare parts are no longer manufactured and need to be salvaged from other panels removed from upgraded schools.

Recommendation:

Replace Digital Control system.

Consequences of Deferral:

Existing control system will break down and compromise mechanical equipment function.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$100,000	Medium

Updated: APR-11

D4020 Standpipes*

A hose and standpipe system is provided throughout the facility with recessed fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Universal Type ABC fire extinguishers are installed throughout the facility as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-11

S5 ELECTRICAL**D5010.01 Main Electrical Transformers****

A Square D dry type step down transformer is located in the electrical room with the primary voltage being 13.8 kV and the secondary voltage being 120/208V.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	APR-11

Event: Install pad mounted transformer**Concern:**

Primary service (13,800 Volts) has been brought into the building and stepped down to 120/208 Volts. This practice is obsolete and not a common practice. The transformer is also past its life cycle expectancy.

Recommendation:

Provide new service to the school fed from an on-site exterior pad mounted transformer.

Consequences of Deferral:

The transformer may fail, leaving the school without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$60,000	Medium

Updated: APR-11

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

A Square D primary disconnect switch, coupled to the transformer has been provided. The Square D main distribution panel is rated at 1600 Amps, 120/208 Volts, 3 phase, 4 wire. The main distribution panel is hard bussed to the transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	APR-11

Event: Replace main distribution panel**Concern:**

The main distribution panel is original to the building and past its life cycle expectancy. The distribution panel is at near capacity and spare parts are not available.

Recommendation:

Replace the main distribution panel with a new one.

Consequences of Deferral:

The main distribution may fail, leaving the school without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$40,000	Medium

Updated: APR-11

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

Square D and Taylor Electric Mfg Co. branch circuit panel boards have been provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	APR-11

Event: Provide 3 panelboards and 52 receptacles

Concern:

Classrooms are short of receptacles and panelboards are at near or full capacity.

Recommendation:

Provide an additional 2 receptacles in each classroom. Provide additional panelboards for the additional circuits in the classrooms.

Consequences of Deferral:

Classrooms will be left with a shortage of receptacles and extension cords will be continued to be used. Circuit breakers may trip.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$20,000	Low

Updated: APR-11

Event: Replace panelboards (6 units)

Concern:

Existing panelboards are past their life expectancy.

Recommendation:

Replace panelboards with larger capacity ones.

Consequences of Deferral:

Panelboards may fail, leaving the school without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$24,000	Medium

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Allen Bradley and Cutler Hammer motor starters are located in the vicinity of the equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	APR-11

Event: Replace motor starters (10 units)

Concern:

Motor starters are past their life expectancy and spare parts are unobtainable.

Recommendation:

Motor starters should be replaced.

Consequences of Deferral:

Motor starters may fail and mechanical equipment will not function.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$6,500	Low

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Wiring is copper in conduit throughout the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-11

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

Line voltage switches are installed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Fixtures are T8 lamps with electronic ballasts (retrofitted in 2001). Corridors are mainly surface mounted, with the exception of recessed fixtures in the 1963 addition. Classrooms are mainly suspended fixtures. In 2006, rooms 105 and 111 were fitted with new recessed lighting fixtures with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	APR-11

Event: Replace lighting (600 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$225,000	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting battery packs with remote heads are installed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	APR-11

Event: Install additional battery packs (5 units)

Concern:

Emergency lighting is very poor and does not meet the requirements of the building code.

Recommendation:

Provide additional emergency lighting.

Consequences of Deferral:

This is a safety issue as there is not enough illumination for paths of egress.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$5,500	Medium

Updated: APR-11

Event: Lifecycle Replacement (10 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$11,000	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

LED retrofit exit signs are installed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	0	APR-11

Event: LED relamping (6 units)

Concern:

Some exit signs are not illuminated very well.

Recommendation:

LED relamping should be done for these exit signs.

Consequences of Deferral:

This is a safety issue in that the exit signs are not visible for paths of egress.

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

Updated: APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High pressure sodium wall mounted fixtures and surface mounted fixtures under the canopies have been provided over each entrance. In 2004, a new wall mounted fixture was installed in the north west exterior wall of the 1963 two storey addition of the school. In 2009, a new wall mounted fixture was installed in the north east exterior wall of the 1963 two storey addition of the school. In 2010, a new surface mounted fixture was installed under the canopy in the north entrance of the 1961 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-11

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

Exterior lighting is controlled by photoelectric cells with a manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-11

D5030.01 Detection and Fire Alarm**

A Simplex 4002 hard wired fire alarm system has been provided. The main fire alarm control panel is located in the main entrance vestibule. The system is zoned and is complete with heat detectors, smoke detectors, pull stations, and bells. The system was last tested in July 8, 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	APR-11

Event: Add a heat detector in the storage room

Concern:

The north storage room in the second floor of the 1963 addition needs a heat detector which is required by Code.

Recommendation:

Add a heat detector in the storage room.

Consequences of Deferral:

Lack of a heat detector will continue to be noncompliant with Code.

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

Updated: APR-11

Event: Replace fire alarm (Panel, 10 bells, 15 pullstations, 15 heat detectors, 25 smoke detectors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$30,000	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

A Partner Premier Series, Model P-16128 intrusion alarm system has been provided. It is complete with motion sensors, door contacts, and two keypads at the main and parking lot entrance. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	APR-11

Event: Replace intrusion detection system (5000m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$23,500	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

Digital clocks have been provided throughout the school. The clock system is controlled from the School Board's Central Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-11

D5030.04.01 Telephone Systems*

Telephone service comes underground into the building and it terminates in a cabinet, located in the electrical room. Telephone system is Trillium and is located in the main administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-11

D5030.04.02 Paging Systems*

The paging system is Dukane Petcom 2200 located in the main office. The system is complete with microphone, ceiling speakers, and a call switch in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	APR-11

D5030.04.03 Call Systems**

The call system is linked to the Dukane Petcom 2200 paging system. Each classroom has been provided with a return call switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	APR-11

Event: Replace call system (30 handsets and 30 communication lines)

Concern:

The call system is obsolete. It is prone to frequent breakdowns and parts are no longer available.

Recommendation:

Replace the call system with telephone handsets in each classrooms.

Consequences of Deferral:

Frequent problems in communication with the classrooms and main office will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$25,000	Low

Updated: APR-11

D5030.04.04 Data Systems*

Cat 5 and Cat 5E data cabling has been provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-11

D5030.04.05 Local Area Network Systems*

The local area network system is located in the library. It is complete with a floor mounted data rack.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-11

D5030.06 Television Systems*

Cable television is available in all classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.03 Food Service Equipment***

The staff kitchenette is equipped with: GE fridge, Whirlpool fridge, Admiral range, Inglis dish washer, double stainless steel sink in laminate counter with cupboards above and below.

The special needs area in class room 103 is equipped with: Hot Point fridge, 2 ranges, microwave ovens, double stainless steel sink in a laminate counter with shelves above and below.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

The gym is equipped with 2 retractable basket ball hoops and back boards, 2 fixed basket ball hoops and back boards and markings for floor games.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

E2010.02 Fixed Casework**

There is fixed case work throughout the school including laminate vanities in wash rooms, wood shelves in class rooms and library, kitchen cabinetry in kitchenettes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	APR-11

Event: Replace fixed case work (5100m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$450,000	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

There are roller blinds in class rooms and vertical fabric blinds in offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-11

Event: Replace 300m2 blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$30,000	Unassigned

Updated: APR-11

F1010.02.04 Portable and Mobile Buildings**

There are two portable class rooms with a total gross area of 200m² to the south of the school. They were constructed in 1976 and installed on the school site in 2004.

Architectural:

There are precast concrete pad foundations carrying built up wood beams supporting wood floor joists, wood stud walls with wood siding, building paper, plywood sheathing, batt insulation and an interior finish of gypsum board on a poly vapour barrier. The roof is a built up membrane on a ply deck with batt insulation and vapour barrier. The windows are aluminum. Interior and exterior doors are solid core wood in wood frames.

Electrical:

The portable class rooms are equipped with power, data, telephone, and lighting. Power is fed from the main building into each portable equipped with a FPE Stab-lok 100 Amp, single phase, 3 wire, 120/208V panel. Data and telephone are tied to the main building systems. Lighting has T2 fluorescent lamps and magnetic ballasts. There is a potential of the total occupancy of the two portables to be more than 40, thus a fire alarm system needs to be in place. This can be done by either tying the portables into the existing fire alarm system in the main building or having a separate fire alarm system in place for the two portables.

Mechanical:

The portable class rooms are heated and ventilated with Keeprite Model C8MPN100F14A1 forced air furnaces installed in 2004 rated for 100,000 btuh input on natural gas. Air is distributed throughout the space via round cone ceiling diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	APR-11

Event: Install fire alarm

Concern:

There is a potential of the total occupancy of the two portables to be more than 40, thus a fire alarm system needs to be in place.

Recommendation:

Install fire alarm to tie the portables into the existing fire alarm system in the main building.

Consequences of Deferral:

Code violation and safety issue will be created if occupancy load exceeds 40 people.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$8,000	Medium

Updated: APR-11

Event: Replace building envelope (200m² gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$110,000	Unassigned

Updated: APR-11

Event: Replace building interior (200m² gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$22,000	Unassigned

Updated: APR-11

Event: Replace electrical systems (200m2 gfa)

Concern:

Door is warped does not latch properly, could be a security factor.

Recommendation:

Provide a new door and frame.

Consequences of Deferral:

Door requires more than normal pressure to engage latch, could damaged wall.
It is an air leak and not energy efficient.



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<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: APR-11

Event: Replace mechanical systems (200m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: APR-11

S8 FUNCTIONAL ASSESSMENT**K3020.04 Air Quality (Exhaust, Ventilation & Humidity)* - Administration ventilation**

There is no ventilation air provided to the Administrative area of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	0	APR-11

Event: Provide Ventilation Air to the Administration Area**Concern:**

There is no ventilation air provided to the Administrative area of the facility.

Recommendation:

Provide a stand alone ventilation system for this area with fresh air intake and glycol heating coil.

Consequences of Deferral:

Area will remain uncomfortable for the occupants.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2012	\$30,000	High

Updated: APR-11

K3020.04 Air Quality (Exhaust, Ventilation & Humidity)* - School humidification

Humidification has not been provided for the school in accordance with Alberta Infrastructure Guidelines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	APR-11

Event: Install steam grid humidifier**Concern:**

Humidification has not been provided for the school in accordance with Alberta Infrastructure Guidelines.

Recommendation:

Install electric steam grid humidifier in mechanical room.

Consequences of Deferral:

Lack of humidity in the school will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2011	\$10,000	Medium

Updated: APR-11

K4010.01 Barrier Free Route: Parking to Entrance*

There is a barrier free route with no obstacles from the parking area to the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	APR-11

K4010.02 Barrier Free Entrances*

Entrances are typically barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	APR-11

Event: Install automatic door opener**Concern:**

There are no automatic door openers at entrances.

Recommendation:

Install an automatic door opener with push plate at the main entrance.

Consequences of Deferral:

Complete barrier free access to school will be prevented.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$12,000	Medium

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

Access to the class rooms on the second floor of the 1963 section is not barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	APR-11

Event: Install stair lift**Concern:**

There is no barrier free access to the second floor.

Recommendation:

Install stair lift for the transport of wheelchairs to the second floor of the 1963 section.

Consequences of Deferral:

Barrier free access will not be available to the second floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$20,000	High

Updated: APR-11

K4010.04 Barrier Free Washrooms*

There is a barrier free wash room in the special needs class room 103 with steel grab bars. There is also a barrier free toilet enlarged compartment with steel grab bars in the boys wash room 1961 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-11

K4030.01 Asbestos*

In 2007 the school division retained a consultant to carry out a hazardous materials survey of the school. Asbestos was identified in pipe and pipe fitting insulation, boiler breeching insulation, duct insulation, floor tiles, caulking, gypsum board filler and ceiling tiles.

The report recommended an asbestos management plan to train staff in the handling and appropriate disposal of asbestos containing materials, ongoing repair of asbestos containing materials to eliminate asbestos fibres in the air, ongoing air monitoring and signage on these materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

K4030.02 PCBs*

The 2007 hazardous materials survey report indicated that there were no PSBs identified during the survey but it also warned that there may be some fluorescent light ballasts in the school that do contain PCBs. The report recommended that these ballasts should be disposed of in accordance with federal and provincial regulations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

K4030.04 Mould*

Mould was neither reported nor observed during the building audit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

K4030.09 Other Hazardous Materials*

In 2007 the school division retained a consultant to carry out a hazardous materials survey of the school. The subsequent report identified: lead in glaze on block wall in corridor, lead acid batteries in emergency lighting packs, lead flashings on roof; mercury containing thermostat and boiler controls, fluorescent lights tubes and metal halide light bulbs containing mercury; ozone depleting refrigerants in fridges; radioactive substances in smoke detectors.

The report made recommendations for the management and appropriate disposal of these materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

K5010 Reports and Studies*

The 5106m2 St. Angela School was constructed in three phases: original single storey school of 2432m2 in 1958 for class rooms, gym and administration; 1014m2 single storey addition in 1961 for class rooms in two sections to the north and east of the school; a 1403m2 addition in 1963 for class rooms in two stories to the north of the school. Two portable class rooms were installed to the south of the school in 2004. There is a current student compliment of 457 in grades 1 to 6 and a early childhood education program. There is a staff of 30.

This facility evaluation was conducted by Robert Irlam Consulting Inc. on November 9, 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-11

Event: Study

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2010	\$0	Unassigned

Updated: APR-11



Site Plan