

RECAPP Facility Evaluation Report

Edmonton RCSSD #7



St. Gerard Catholic Elementary School

B3302A
Edmonton

Facility Details	
Building Name:	St. Gerard Catholic Element
Address:	12415 - 85 Street
Location:	Edmonton
Building Id:	B3302A
Gross Area (sq. m):	2,618.20
Replacement Cost:	\$7,114,000
Construction Year:	1953

Evaluation Details	
Evaluation Company:	Robert Bosnyak Architect
Evaluation Date:	November 7 2011
Evaluator Name:	Robert Bosnyak

Total Maintenance Events Next 5 years: \$1,943,500
5 year Facility Condition Index (FCI): 27.32%

General Summary:

The original single storey 695m² school was constructed in 1953. A two-storey 1,840m² addition was constructed to the north of the original building in 1958. Many of the original elements of the building have been retained. One free standing portable (wood frame construction) was installed in 1999 at the northeast corner of the 1958 Addition. The building is non-sprinklered and in fair condition. Student enrolment is currently 177.

Structural Summary:

The 1953 Building and the 1958 Addition have reinforced concrete wall foundations on continuous concrete spread footings.

The roof structure of the 1953 Building is plywood deck on wood joists and wood beams supported by concrete masonry walls and wood frame walls.

The roof structure of the 1958 Addition is structure concrete deck on concrete masonry walls, cast-in-place reinforced concrete walls and concrete columns. The roof structure of the gymnasium and the stage of this phase have metal deck on steel joists supported by concrete masonry walls and cast-in-place reinforced concrete walls. The 2nd floor and mezzanine floors are structural concrete slab on concrete masonry bearing walls, cast-in-place concrete walls and concrete columns.

Some hairline settlement cracks were noted at the northwest corner column of the 1958 Addition as well as cracks in the adjacent concrete masonry north wall. The floor slab at the southwest corner of the gymnasium has also settled. The structure of the building is other wise in good condition.

Envelope Summary:

The 1953 Building envelope includes some painted concrete masonry walls, face brick, metal siding and stucco. The 1958 Addition is predominantly brick clad with some exposed concrete columns and metal siding above the windows installed in 1986 and 1988.

All windows were replaced with clear anodized aluminum windows in 1986 and 1988. The windows of the 1958 addition was replaced with aluminum windows in 1986 and 1988. Exterior entrance doors are solid core wood doors c/w wire glass at view panels.

The BUR of the 1953 Building was installed in 1989. The Modified Bituminous Membrane Roofing (SBS) at the 1958 Addition was installed in 2006.

Replacement of the existing stucco at the 1958 Addition (northeast vestibule) is recommended, as well as replacement of some exterior wood entrance doors and all joint sealant. The paint at the north concrete masonry wall is also failing.

The envelope is in good condition.

Interior Summary:

The 1953 Building has vinyl floor tiles in corridors and classrooms installed in 1990, carpet flooring at the Library and Music Room and terrazzo flooring at the student washrooms.

The 1958 Addition has original 9x9 vinyl asbestos tiles in all classrooms, administration area and service rooms, original linoleum at all corridors, wood flooring at the stage and gymnasium and mosaic tile at washrooms and some service rooms.

Walls are generally painted concrete masonry or plaster on gypsum lath. The 1953 Building classrooms and corridors are finished with wood wainscot to approximately 2150mm high. Student washrooms are finished with glazed ceramic tile walls.

Most ceilings throughout are finished with perforated wood fiber acoustic ceiling tiles. There are some painted plaster ceilings at washrooms and service rooms and newer t-bar acoustic ceilings at renovated locations.

Replacement of some perforated acoustic ceiling tiles, some original linoleum and some damaged metal lockers is recommended. Also a fire door should be replaced, as well as all glazed wall tile in student washrooms.

The interior is in acceptable condition.

Mechanical Summary:

Floor mounted water closets, recess mounted stainless steel lavatories new in 1993, floor mounted tank type urinals, wall mounted urinals with flush valves new in 2008, and cast iron janitor sinks. Hot water heater new in 2008. Hot water heating system with force flow units, unit heater, convector units, fin tube radiation, and three RBI boilers new in 2004. Ventilating unit to gym complete with heating coil, unit ventilator to classrooms. Roof mounted and in-line exhaust fans. Window air conditioner units to computer room new in 1994. Pneumatic and BMS control systems. Fire hose cabinets. ABC multi-purpose fire extinguishers.

Mechanical in acceptable condition.

Electrical Summary:

Oil filled pad mounted utility transformer, 800A-120/240V/1PH/3W main distribution switchboard, branch circuit panelboards located throughout school, manual and combination motor starters, incandescent light fixtures, surface mounted and pendant hung fluorescent light fixtures with T12 lamps, recessed mounted fluorescent light fixtures with T8 lamps and electronic ballasts, wall mounted high pressure sodium light fixtures located along building and entry vestibules, DC emergency lighting, fire alarm system, security alarm system, video surveillance system, wall mounted AC clocks, telephone system, call system interfaced with telephone and paging speakers, Cat 5E data system, and cable TV 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***

Cast-in-place reinforced concrete foundation walls on spread footings throughout. Intermediate concrete columns on concrete footings supporting concrete floor slab at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

A1030 Slab on Grade*

Reinforced concrete slab (104mm) at basement level and at crawlspace (50mm concrete over 76mm fill) at 1953 Building.

Reinforced concrete slab at Gymnasium at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	JAN-12

Event: Foam jack concrete floor slab.**Concern:**

Significant settlement noted at floor slab at southwest corner of gymnasium at 1958 Addition. Approximately 38mm gap between finished floor and bottom of wood base.

Recommendation:

Foam jack as required to bring concrete floor slab to proper elevation (approximately 25m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$7,500	Medium

Updated: JAN-12

A2020 Basement Walls (& Crawl Space)*

Cast-in-place reinforced concrete foundation walls on spread footings full perimeter of crawlspace at 1953 Building. Crawlspace is 1220mm deep from slab to finished floor above.

Cast-in-place reinforced concrete foundation walls on spread footings full perimeter of crawlspace at 1958 Addition. Crawlspace is approximately 1650mm deep.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B1010.01 Floor Structural Frame (Building Frame)*

1953 Building has 2x10 wood joist floors supported on built-up beams and concrete intermediate supporting walls at the crawlspace. Some concrete beams supporting wood joist floor.

1958 - The main floor is structural concrete slab supported by cast-in-place concrete walls and concrete columns except the gymnasium and the chair storage under the stage. Gymnasium and the chair storage under the stage have concrete slab on grade. The stage is plywood deck on wood joists. The 2nd floor and mezzanine are structural concrete slabs supported by concrete masonry interior partitions, cast-in-place concrete walls and a grid of concrete columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

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

Some cast-in-place concrete interior supporting walls as well as concrete masonry partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B1010.03 Floor Decks, Slabs, and Toppings*

Cast-in-place structural concrete slab and concrete beams above Boiler Room of 1953 Building.

1958 Addition main floor (above crawlspace), 2nd floor and mezzanine are reinforced concrete slabs (104mm). The stage is plywood deck on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B1010.05 Mezzanine Construction*

1958 Addition mezzanine has structural concrete slab supported by concrete masonry partitions and concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

B1010.07 Exterior Stairs*

One concrete stair at south entrance of 1953 Building (egress stair from Daycare classroom. Refer to G2030.06 Exterior Steps and Ramps*.

Concrete stair at west gymnasium egress from 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B1020.01 Roof Structural Frame*

1953 Building roof structure consists of plywood deck on wood joists and steel breams supported by concrete masonry walls and wood frame walls.

1958 Addition roof structure consists of a concrete slab (62mm) over hollow tile between concrete ribs except gymnasium and stage. The gymnasium and stage have metal deck on steel joists supported by concrete masonry walls and cast-in-place concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B1020.04 Canopies*

1953 Building west entrance has a conventional wood frame canopy.

1958 Addition main entrance and west entrance have concrete canopies (cantilevered 152mm concrete slab supported by concrete masonry and concrete columns at both sides of entrance).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

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

Original 90mm face brick throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete masonry construction throughout except where noted. Painted concrete masonry wall at north side of 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

B2010.01.06.03 Metal Siding - 1986**

Metal siding over framed infill panels over original glass block above all windows at 1953 Building and 1958 Addition installed in 1986 except west facade of 1958 Addition adjacent main entrance (Boy's Washroom and Girl's Washroom) installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	JAN-12

Event: Replace metal siding (215m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$62,400	Unassigned

Updated: JAN-12

B2010.01.06.03 Metal Siding - 1988**

West facade of 1958 Addition adjacent main entrance (Boy's Washroom and Girl's Washroom) installed in 1988. Glass block at 1958 Gymnasium replaced with framed infill wall with lower profile metal siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-12

Event: Replace metal siding (39m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$11,200	Unassigned

Updated: JAN-12

B2010.01.08 Cement Plaster (Stucco): Ext. Wall*

Cement stucco at north and east walls of northeast single storey vestibule of 1958 Addition. Stucco finish over 2x6 framed exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	JAN-12

Event: Replace stucco finish.

Concern:

Several cracks throughout stucco finish were noted. Some bulging and potentially loose sections. Paint finish also inconsistent.

Recommendation:

Remove existing stucco finish at re-install stucco panels c/w rainscreen cavity (29m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$11,600	Medium

Updated: JAN-12

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

Joint sealer (caulking) applied to all windows (including aluminum sills) and doors as part of window replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	20	JAN-12

Event: Replace all window and door caulking

Concern:

Window caulking has failed. Caulking is hard and brittle with several cracks and gaps.

Recommendation:

Remove and re-apply caulking at all window openings (424M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$11,800	Medium

Updated: JAN-12

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

Painted concrete masonry exterior wall at north side of 1958 Addition. Exterior wall was painted in 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	JAN-12

Event: Prep and paint north wall of 1958 Addition.

Concern:

Paint is failing. Paint is blistering and peeling. Some settlement cracks at mortar joints to be re-pointed (refer to B2010.02.03 Masonry Units: Ext. Wall Const.). Remove all paint and prep for new paint throughout north wall (88m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$8,800	Medium

Updated: JAN-12

B2010.02.01 Cast-in-place Concrete: Ext. Wall Const*

Some cast-in-place concrete exterior walls at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

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

Concrete masonry construction throughout except where noted. Painted concrete masonry wall at north side of 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	JAN-12

Event: Re-point masonry joints at exterior.

Concern:

Step cracks noted at northwest corner of 1958 Addition. Hairline cracks also noted at concrete column at northwest corner.

Recommendation:

Settlement or shifting at northwest corner of 1958 Addition should be monitored. Re-point all masonry joints as required and prepare for paint.

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

Updated: JAN-12

B2010.02.05 Wood Framing: Ext. Wall Const.*

Northeast stair at 1958 Addition wall assembly includes 2x6 wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Aluminum louvers and grilles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B2010.09 Exterior Soffits*

Painted plywood soffits at all overhangs at 1953 Building.

Painted concrete (cantilevered structural slab) soffits over entrance canopies and gymnasium overhang over former glass block windows at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1986**

Clear anodized aluminum replacement windows installed in 1986. Sealed units complete with sliders and insect screens. Grilles installed over exterior windows at east and south sides.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	JAN-12

Event: Replace aluminum windows (86m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$103,200	Unassigned

Updated: JAN-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1988**

Aluminum windows installed at student washrooms and school kitchen at east facade adjacent main entrance main floor (Boy's Washroom and Kitchen) and second floor (Girl's Washroom). Three strip windows include two sets of sliders at both ends.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	JAN-12

Event: Replace aluminum windows (9.8m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$11,700	Unassigned

Updated: JAN-12

B2020.02 Storefronts: Windows - 1953 Building**

Storefront windows at southwest entrance (wood frame c/w wire glass transoms at 2 x 900W x 1000H).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12

Event: Replace wood storefront windows (1.8m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,200	Unassigned

Updated: JAN-12

B2020.02 Storefronts: Windows - 1958 Addition**

Storefront windows at all entrances including main entrance (wood frame c/w wire glass transoms at 4 x 900W x 750H), west student entrance (2 x 900W x 1000H).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	JAN-12

Event: Replace wood storefront windows (4.5m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,400	Unassigned

Updated: JAN-12

B2030.01.10 Wood Entrance Door - 1953 Building**

Painted solid core wood double doors at west entrance of 1953 Building set in wood frames. View panels complete with wired glass. Panic hardware has been replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	JAN-12

Event: Replace wood entrance doors (2 total).**Concern:**

Wood veneer is chipped and stiles damaged at base of door.

Recommendation:

Replace both wood entrance doors at west entrance to 1953 Building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,350	Medium

Updated: JAN-12

B2030.01.10 Wood Entrance Door - 1958 Addition**

Original solid core wood entrance doors at main entrance (4 doors) and south entrance to 1953 Building installed in 1958. All doors are set in the original wood frames except south doors at 1953 Building are set in pressed steel frames. All doors have view panels c/w wired glass. Some original hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Replace wood entrance doors (6 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,100	Unassigned

Updated: JAN-12

B2030.01.10 Wood Entrance Door - 1982**

Solid core wood entrance doors at east entrances (2 x double doors) installed in 1982. All doors are set in the original wood frames. All doors have view panels c/w wired glass. Some original hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	JAN-12

Event: Replace wood entrance doors (4 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,700	Unassigned

Updated: JAN-12

B2030.02 Exterior Utility Doors - 1953 Building**

Solid core wood exterior utility door at Daycare egress at southeast corner of 1953 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12

Event: Replace utility door (one total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$900	Unassigned

Updated: JAN-12

B2030.02 Exterior Utility Doors - 1958 Addition**

Painted solid core wood doors (double doors) set in pressed steel frames at gymnasium west egress vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	JAN-12

Event: Replace utility doors (2 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,800	Unassigned

Updated: JAN-12

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

1953 - BUR was re-roofed in 1989.

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

Event: Replace BUR roof at 1953 Building (695m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$125,100	Unassigned

Updated: JAN-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)**

1958 Addition was re-roofed in 2006 with Modified Bituminous Membrane Roofing (SBS), except for sloped portion above northeast stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	JAN-12

Event: Replace SBS roofing (1213m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$218,300	Unassigned

Updated: JAN-12

B3010.08.02 Metal Gutters and Downspouts**

Scupper and downspout at northeast corner and south wall of 1953 Building.
 Scupper and downspouts at gymnasium canopy of 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	JAN-12

Event: Replace scuppers and downspouts (12M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$1,000	Unassigned

Updated: JAN-12

B3010.11 Roof Covering Other* - Roll Roofing

Sloped roof over 1953 Building south vestibule and 1958 Addition sloped roof over northeast stair finished with roll roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	JAN-12

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

Roof access hatch at 1958 Addition accessible from Fan Room on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

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

Interior fixed partitions are generally concrete masonry or wood frame. Some cinder block (tile) at basement level of 1953 Building. Terrazzo panel partitions at washrooms surrounding shower area at student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C1010.03 Interior Operable Folding Panel Partitions - 1953**

Original accordion type folding partition between Custodian Office and adjacent Work Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	JAN-12

Event: Replace folding partition (11m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,000	Unassigned

Updated: JAN-12

C1010.03 Interior Operable Folding Panel Partitions - 2000**

Operable folding panel partition between the library and the music room installed in 2000.
Operable folding panel partition subdividing Classroom 207 which has been fixed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	JAN-12

Event: Replace folding partitions (18m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$18,000	Unassigned

Updated: JAN-12

C1010.05 Interior Windows*

1953 Building: large clerestory (transom) windows between classrooms and corridor at 1953 Building. Clear finish wood frames and wired glass. One window complete with tempered glass set in original wood frame between General Office and corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C1010.06 Interior Glazed Partitions and Storefronts*

Original wired glass and wood frame transom and sidelights at main entrance interior vestibule. Wired glass and pressed steel frame transom and sidelights at second floor stairwell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

C1020.01 Interior Swinging Doors (& Hardware)*

1953 - Solid core wood doors in wood frames throughout on main floor. Hollow metal doors set in pressed metal frames throughout in the basement.

1958 - Solid core wood doors pressed metal frames in administration area, classrooms, washrooms, storage rooms, gymnasium, gym. storage room, janitor room, fan room and utility room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C1020.03 Interior Fire Doors*

Metal clad solid wood doors at 1953 Building lower level boiler room, storage room and transformer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	JAN-12

Event: Replace door and frame at basement storage room (1 total)

Concern:

Wood door and frame at Storage Room east of Boiler Room in poor condition. Water damage at base (sump has since been installed adjacent this door). Open access to crawlspace from this room. Door and frame should be labeled.

Recommendation:

Remove wood door and frame and replace with fire-rated labeled hollow metal door and frame.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$2,600	Medium

Updated: JAN-12

C1020.04 Interior Sliding and Folding Doors*

Veneer panel bi-fold doors at Library/Music Room stacking operable partition storage alcove.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-12

C1030.01 Visual Display Boards**

White boards and vinyl tack boards at all classrooms, some corridors and at Administration Suite. Tackboards and whiteboards at classrooms have been custom fit into existing original chalkboard wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-12

Event: Replace visual display boards (55 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,800	Unassigned

Updated: JAN-12

C1030.02 Fabricated Compartments (Toilets/showers) - 1953**

Original floor mounted terrazzo panel toilet partitions at student washrooms (7 stalls total including a barrier free stall) c/w wood doors at 1953 Building.

School desires to preserve terrazzo partitions. The wood doors were replaced in 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	JAN-12

Event: Replace terrazzo panel toilet partitions (7 stalls).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$30,900	Unassigned

Updated: JAN-12

C1030.02 Fabricated Compartments (Toilets/showers) - 1958**

Original floor mounted terrazzo panel toilet partitions at student washrooms (8 stalls total) c/w wood doors at 1958 Addition.

School desires to preserve terrazzo partitions. The wood doors were replaced in 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Replace terrazzo panel toilet partitions (8 stalls).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,400	Unassigned

Updated: JAN-12

C1030.06 Handrails*

Painted steel pipe handrails at interior ramp at stair to the basement level of 1953 Building.

Wall mounted solid wood handrails at all stairs from main floor to 2nd floor at 1958 Addition. Floor mounted steel handrail for the wheelchair lift from main floor to 2nd floor. Also painted steel pipe handrails at the stair to the storage mezzanine and stair to the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C1030.08 Interior Identifying Devices*

Plastic signs in most areas. Some metal door plates with raised letters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	JAN-12

C1030.10 Lockers**

Single tier metal lockers at second floor corridor of 1958 Addition (105 lockers total). Not original to the school. Sloped tops.

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

Event: Replace 25 metal lockers.

Concern:

Some metal lockers are damaged. Hardware missing or damaged.

Recommendation:

Replace approximately 20% of metal lockers (25 lockers total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$11,900	Low

Updated: JAN-12

Event: Replace balance of lockers (80 total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$38,000	Unassigned

Updated: JAN-12

C1030.12 Storage Shelving*

Painted and clear finish plywood storage shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Institutional grade washroom accessories include soap and towel dispensers and garbage receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	JAN-12

C2010 Stair Construction*

Cast-in-place concrete stair to basement level at 1953 Building.
Cast-in-place concrete stairs throughout 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C2020.05 Resilient Stair Finishes - 1958**

Mostly original rubber treads and coved rubber risers at south stairs and stairs adjacent gymnasium to Storage Mezzanine. Some rubber treads have been replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	JAN-12

Event: Replace rubber treads and risers (48 treads).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,800	Unassigned

Updated: JAN-12

C2020.05 Resilient Stair Finishes - 1990**

VCT treads and coved rubber base at northeast stair of 1958 Addition installed in 1990. Aluminum nosings. Rubber treads and risers at stair to stage at 1958 Addition replaced in 1990.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-12

Event: Replace resilient stair finish (30 treads).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,400	Unassigned

Updated: JAN-12

C2020.08 Stair Railings and Balustrades*

Concrete masonry balustrade at 1958 Addition south stair with solid wood cap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C2030 Interior Ramps*

Interior ramp to transition from south vestibule of 1953 Building to corridor elevation (2 risers). Wood construction. Carpet finish. Painted steel pipe handrail/guardrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	JAN-12

C3010.01 Concrete Wall Finishes (Unpainted)*

Some unpainted exposed cast-in-place concrete foundation walls at basement level of 1953 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C3010.02 Wall Paneling - 1953**

Clear finish veneer ply dado to 2150mm high at all 1953 classrooms including coat room opposite corridor (185m2 total), Library (71m2), Music Room (47m2) and Custodian Office (only 900mm high - 15m2)..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	JAN-12

Event: Replace wall paneling (318m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,600	Unassigned

Updated: JAN-12

C3010.02 Wall Paneling - 1958**

Painted ply panel dado all around gymnasium to approximately 2150mm high over concrete masonry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Replace ply panel at gymnasium (172m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$21,500	Unassigned

Updated: JAN-12

C3010.02 Wall Paneling - 2005**

Removable insulated birch ply panels on floor and ceiling tracks between gymnasium and stage (Kindergarten).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	JAN-12

Event: Replace insulated ply panels at stage (55m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$47,000	Unassigned

Updated: JAN-12

C3010.06 Tile Wall Finishes - 1953**

104mm x 104mm glazed ceramic wall tile dado to 2150mm high at 1953 Building Boy's Washroom and Girl's Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	40	JAN-12

Event: **Replace wall tile at student washrooms.**

Concern:

Several cracks through tile. Some tiles missing. Some open grout lines.

Recommendation:

Replace wall tile with new glazed wall tile (77m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$22,400	Low

Updated: JAN-12

C3010.06 Tile Wall Finishes - 1958**

104mm x 104mm glazed ceramic wall tile dado to 2150mm high at 1958 Addition Boy's Washroom and Girl's Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	JAN-12

Event: **Replace glazed wall tile at student washrooms.**

Concern:

Several cracks through tile. Some tiles missing. Some open grout lines. More substantial cracks at north exterior wall (refer to B2010.02.03 Masonry Units: Ext. Wall Const.).

Recommendation:

Replace glazed wall tile at 1958 Building student washrooms with new glazed wall tile (99m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$28,700	Low

Updated: JAN-12

C3010.06 Tile Wall Finishes - 1990**

Furred wall behind upgraded urinals at 1953 Building Boy's Washroom finished with 152mm x 152mm glazed ceramic wall tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-12

Event: Replace wall tile at urinals (6.6m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$1,900	Unassigned

Updated: JAN-12

C3010.11 Interior Wall Painting*

All concrete masonry, cast-in-place concrete and plaster over gypsum lath partitions are painted. Painted in 2001. Some unpainted clay masonry block partitions at 1953 Building basement level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	JAN-12

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors throughout basement level including stair at 1953 Building. Painted in 2001. Painted concrete floor at the Fan Room and northeast vestibule at 1958 Addition. Painted in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	JAN-12

C3020.02 Tile Floor Finishes - 1958 Addition**

Original mosaic floor tile at student washrooms, janitor room and two vestibules (around recessed entry mat) at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	JAN-12

Event: Replace 1958 mosaic tile flooring (74m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$18,800	Unassigned

Updated: JAN-12

C3020.02 Tile Floor Finishes - 1990**

Small quantity of mosaic tile at base of urinals at Boy's Washroom at 1953 Building upgraded in 1990.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-12

Event: Replace mosaic tile at Boy's Washroom (1.6m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$1,000	Unassigned

Updated: JAN-12

C3020.03 Terrazzo Floor Finishes*

Terrazzo flooring at 1953 Building student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C3020.04 Wood Flooring**

T&G wood flooring at Stage (Daycare) at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Replace wood floor at stage area (70m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,300	Unassigned

Updated: JAN-12

C3020.04 Wood Flooring - Granwood Floor**

Original "Granwood" floor at Gymnasium of 1958 Addition. Granwood is a wood composition flooring tile, visually similar to parquet, composed of wood granules, fillers, pigments and linseed oil. Some minor damage near gymnasium main entrance doors and other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JAN-12

Event: Replace "Granwood" flooring with parquet (408m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$82,800	Unassigned

Updated: JAN-12

C3020.07 Resilient Flooring - Linoleum 1958**

Original linoleum sheet flooring at 1958 Addition corridors, Work Room, Gymnasium Storage Room, stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	20	JAN-12

Event: Replace 10% of linoluem flooring.

Concern:

Generally original linoleum is in acceptable condition. Some worn and chipped linoleum noted at second floor stairwell and some service rooms.

Recommendation:

Replace approximately 10% of existing linoleum flooring with new sheet linoleum flooring (44m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,500	Medium

Updated: JAN-12

Event: Replace balance of original linoleum (397m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$31,800	Unassigned

Updated: JAN-12

C3020.07 Resilient Flooring - VAT 1958**

Original 9x9 VAT resilient flooring at most classrooms, offices and service rooms at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	JAN-12

Event: Replace 9x9 VAT flooring at 1958 Addition (472m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$24,100	Unassigned

Updated: JAN-12

C3020.07 Resilient Flooring - VCT 1995**

Replacement VCT installed at 1953 Building corridor and classrooms in 1995 complete with new underlay. Also at Custodian Office and Work Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	JAN-12

Event: Replace VCT flooring at 1953 Building (300m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,300	Unassigned

Updated: JAN-12

C3020.07 Resilient Flooring - VCT 2008**

305mm x 305mm VCT flooring at Kitchen and adjacent storage installed in 2008 as part of Kitchen renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	JAN-12

Event: Replace kitchen VCT flooring (21m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,100	Unassigned

Updated: JAN-12

C3020.07 Resilient Flooring VCT 2004**

Replacement VCT flooring installed at Computer Lab in 2004 as part of Computer Lab conversion.

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

Event: Replace Computer Lab VCT flooring (85m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$4,300	Unassigned

Updated: JAN-12

C3020.08 Carpet Flooring - 1997**

Replacement carpet installed at Library at 1953 Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	15	JAN-12

Event: Replace Library carpet (110m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,150	Unassigned

Updated: JAN-12

C3020.08 Carpet Flooring - 2000**

Carpet installed at Music Room in 2000 as part of Music Room conversion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	JAN-12

Event: Replace Music Room carpet (56m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,600	Unassigned

Updated: JAN-12

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Painted concrete ceilings at basement level boiler room, storage room transformer room and at 1953 Building.
Painted concrete ceilings at Gymnasium Storage Room and Fan Room at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	JAN-12

C3030.03 Plaster Ceiling Finishes (Unpainted)*

Most ceilings in service rooms and staff and student washrooms are plaster over gypsum lath. Ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1995**

Suspended t-Bar ceiling grid system with acoustic tiles in the basement level vestibule and storage room at 1953 Building. Some ceiling panels missing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	JAN-12

Event: Replace suspended t-bar ceiling (36m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,600	Unassigned

Updated: JAN-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2004**

New suspended t-bar acoustic ceiling installed at Computer Lab in 2004 as part of Computer Lab conversion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	JAN-12

Event: Replace t-bar ceiling at Computer Lab (85m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$3,800	Unassigned

Updated: JAN-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2008**

Suspended t-bar ceiling at Kitchen and adjacent storage, Work Room and Principal's Office installed in 2008 as part of Kitchen renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	25	JAN-12

Event: Replace suspended t-bar ceiling (54m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$2,400	Unassigned

Updated: JAN-12

C3030.07 Interior Ceiling Painting*

All plaster and concrete ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	JAN-12

C3030.09 Other Ceiling Finishes* - Wood Fibre Tiles

Original perforated wood fiber acoustic ceiling tiles throughout at 1953 Building and 1958 Addition including corridors, classrooms, library, music room, gymnasium, stage, infirmary and administration suite. Approximately 445m2 at 1953 Building and 1336m2 at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	JAN-12

Event: Replace 20% of perforated ceiling tiles.

Concern:

Many ceiling tiles are loose or missing. Some tiles have been replaced with mismatched tiles.

Recommendation:

Replace approximately 20% of all perforated wood fiber ceiling tiles with matching tiles (356m2) throughout 1953 Building and 1958 Addition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$23,100	Medium

Updated: JAN-12

D1010.02 Lifts**

1958 - A wheelchair lift was installed in 2005 on new steel handrails in the south stairway to travel between main floor and 2nd floor. The lift manufacturer is Garaventa, model No. GSL ARTIRA for 250 kg..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	JAN-12

Event: Replace inclined wheelchair lift (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$26,000	Unassigned

Updated: JAN-12

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

1953, 1958. Wall mounted cast iron janitor sink and recess mounted stainless steel kitchen sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	JAN-12

Event: Replace sinks. (5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: JAN-12

D2010.05 Showers**

Gang showers in washrooms have been abandoned and are used for storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Remove Showers (2 shower rooms)**Concern:**

Showers are used for general storage. Storage in washrooms is not appropriate.

Recommendation:

Remove showers and reallocate the space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$10,000	Low

Updated: JAN-12

D2010.08 Drinking Fountains/Coolers**

1953 & 1958. Stainless steel drinker fountains and wall mounted china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	JAN-12

Event: Replace Drinking Fountains. (5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

Updated: JAN-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1953**

1953, 1958. Floor mounted water closets with flush valve, floor mounted water closets with flush tank, and floor mounted urinals with flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	14	N/A	

Event: Replace washroom fixtures (18) WC, (5) Urnl

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$46,000	Unassigned

Updated: JAN-12

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

Stainless steel lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	JAN-12

Event: Replace lavatories (11)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$16,000	Unassigned

Updated: JAN-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2008**

Wall mounted urinals with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	35	JAN-12

Event: Replace urinals (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$8,000	Unassigned

Updated: JAN-12

D2020.01.01 Pipes and Tubes: Domestic Water*

1953, 1958. Copper water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D2020.01.02 Valves: Domestic Water**

1953, 1958. Isolating valves on main water service and service to hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12

Event: Replace isolating valves (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$14,000	Unassigned

Updated: JAN-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow preventor on boiler water makeup and fire hose service line.

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

Event: Replace backflow preventers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$3,500	Unassigned

Updated: JAN-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Circulation pump on domestic hot water return line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	JAN-12

Event: Replace circulating pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,700	Unassigned

Updated: JAN-12

D2020.02.06 Domestic Water Heaters**

A.O. Smith natural gas hot water heater, 31.67 kw input, 268 L storage capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	32	kw	

Event: Replace hot water heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$11,000	Unassigned

Updated: JAN-12

D2020.03 Water Supply Insulation: Domestic*

1953, 1958. Fiberglass pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D2030.01 Waste and Vent Piping*

1953, 1958. Cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D2030.02.04 Floor Drains*

1953, 1958. Floor drains in mechanical room and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D2030.03 Waste Piping Equipment*

Sump pumps in basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D2040.01 Rain Water Drainage Piping Systems*

1953, 1958. Cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D2040.02.04 Roof Drains*

1953, 1958. Dome style roof drains with average two roof drains per roof section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-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	1998	0	JAN-12

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

3 - RBI natural gas boilers model FB1500 series, each with 395.83 kw input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	35	JAN-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
1026	kW

Event: Replace heating boilers (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$132,000	Unassigned

Updated: JAN-12

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

Stainless steel liner in brick chimney and galvanized steel breeching to boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	35	JAN-12

Event: Replace chimney (20 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$13,000	Unassigned

Updated: JAN-12

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

Chemical pot feeder, side stream filter, and flow indicator. Heating fluid chemically treated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	JAN-12

D3040.01.01 Air Handling Units: Air Distribution**

The gymnasium unit is a Canadian Sirocco 2V18, complete with mixing box, filter section, heating coil, and supply fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	3000	L/s	

Event: Replace gymnasium air handing unit (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,000	Unassigned

Updated: JAN-12

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

Ventilation fan in basement providing air to classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D3040.01.04 Ducts: Air Distribution*

1953, 1958. Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Round ceiling diffusers in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

D3040.03.01 Hot Water Distribution Systems**

1953, 1958. Galvanized steel and copper heating lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12

Event: Replace hot water distribution system (2,594.3 square meters/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$245,000	Unassigned

Updated: JAN-12

D3040.04.01 Fans: Exhaust**

Roof mounted exhaust fans for washrooms, science classroom, janitor's exhaust, and general exhaust systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Replace Exhaust Fans. (7 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,000	Unassigned

Updated: JAN-12

D3040.04.03 Ducts: Exhaust*

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Ceiling mounted grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

D3050.01.01 Computer Room Air Conditioning Units**

Window mounted unitary cooling unit used in the Computer Lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	JAN-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
3.5	kW

Event: Replace computer room air conditioning units (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$3,000	Unassigned

Updated: JAN-12

D3050.05.01 Convectors**

1953, 1958. Convectors in used for heating in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	11	number	

Event: Replace convectors (50 convectors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,000	Unassigned

Updated: JAN-12

D3050.05.02 Fan Coil Units**

Force flow at one building entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12

Event: Replace force flow unit (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,100	Unassigned

Updated: JAN-12

D3050.05.03 Finned Tube Radiation**

1953, 1958. Finned tube radiation is used for heating in the vice principals office and some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	4	meters	

Event: Replace Finned Tube Radiation. (300 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$130,000	Unassigned

Updated: JAN-12

D3050.05.07 Unit Ventilators**

Nesbitt hot water unit ventilator are used for classroom heating and ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	8	number	

Event: Replace Unit Ventilators. (8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$80,000	Unassigned

Updated: JAN-12

D3060.02.02 Pneumatic Controls**

1953, 1958. Pneumatic control system complete with pneumatic thermostats, control valves, and air compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	JAN-12

Event: Replace pneumatic control system (2,594.9 square meters/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,000	Unassigned

Updated: JAN-12

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

Andover AC256 DDC system provided to control boilers and building ventilation system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	60	points	

Event: Replace building BMS system (2,594.9 square meters/GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$57,000	Unassigned

Updated: JAN-12

D4020 Standpipes*

1953, 1958. Fire hose cabinets and racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Multi-purpose ABC fire extinguishers on hooks located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	JAN-12

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

Oil filled pad mounted utility transformer located on South side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	40	JAN-12

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

800A-120/240V/1PH/3W main distribution switchboard as manufactured by Cutler-Hammer. Switchboard located in Vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	40	JAN-12

Event: Replace main distribution switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$30,000	Unassigned

Updated: JAN-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1953 & 1958**

(1953 & 1958) Federal Pioneer panelboards located throughout 1953 section of school. Bulldog panelboards located throughout 1958 section of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	JAN-12

Event: Replace branch circuit panelboards (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$30,000	Unassigned

Updated: JAN-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 2004**

Cutler Hammer panelboard located in basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	JAN-12

Event: Replace branch circuit panelboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$5,000	Unassigned

Updated: JAN-12

D5010.07.02 Motor Starters and Accessories**

7 combination motor starters as manufactured by Cutler Hammer, 1 combination motor starter as manufactured by Square D, and 8 manual motor starters to small motor loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	JAN-12

Event: Replace motor starters (16)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$22,000	Unassigned

Updated: JAN-12

D5020.01 Electrical Branch Wiring*

Copper wiring installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

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

Lighting control is provided by line voltage switches. Each classroom has own switches to control lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent light fixtures located in entry vestibules, washrooms, and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

D5020.02.02.02 Interior Fluorescent Fixtures - 1977**

Mixture of surface mounted and pendant hung fluorescent light fixtures with T12 lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-12

Event: Replace fluorescent light fixtures (550 fixtures)**Concern:**

Repair parts no longer available and T12 fluorescent light fixtures no longer provide reliable operation. In addition, light fixtures have cracked and yellowed lenses.

Recommendation:

Replace fluorescent light fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$205,000	High

Updated: JAN-12

D5020.02.02.02 Interior Fluorescent Fixtures - 2009**

Recessed mounted fluorescent light fixtures with T5 lamps and electronic ballasts. Light fixtures located in renovated kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	JAN-12

Event: Replace fluorescent light fixtures (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$2,000	Unassigned

Updated: JAN-12

D5020.02.03.02 Emergency Lighting Battery Packs**

BDC emergency lighting system with wall mounted battery packs and remote heads. Heads illuminate paths of egress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	JAN-12

Event: Replace emergency lighting battery packs (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,000	Unassigned

Updated: JAN-12

D5020.02.03.03 Exit Signs*

Combination incandescent exit signs with battery packs located at exit doors and to identify paths to exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	JAN-12

D5020.02.05 Special Purpose Lighting*

Incandescent stage spot lights provided in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted high pressure sodium light fixtures located along building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

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

Exterior lighting controlled by a photo cell with a manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

D5030.01 Detection and Fire Alarm**

Edwards Model 6500 fire alarm panel with alarm bells and fire detection devices. Fire alarm panel located at main front entrance.

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

Event: Replace fire alarm system (2,595 square meters/GFA)

Concern:

Repair parts are no longer available and fire alarm system no longer provides reliable operation.

Recommendation:

Replace fire alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$76,000	High

Updated: JAN-12

D5030.02.02 Intrusion Detection**

DSC security system complete with keypads and motion detectors. System is monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	JAN-12

Event: **Replace intrusion detection system (2,595 square meters/GFA)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$76,000	Unassigned

Updated: JAN-12

D5030.02.04 Video Surveillance**

Video surveillance system complete with one camera located at main front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	JAN-12

Event: **Replace video surveillance (1 camera)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$6,000	Unassigned

Updated: JAN-12

D5030.03 Clock and Program Systems*

AC wall mounted clocks located in classrooms and corridors.

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

D5030.04.01 Telephone Systems*

Nitsuko-NEC telephone system with telephones in each classroom and general office. Telephone system interfaced with call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	0	JAN-12

D5030.04.03 Call Systems**

Bogen MCP 35A call system interfaced with telephone system. Installation includes paging speakers in corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	JAN-12

Event: Replace call system (15 stations)

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

Updated: JAN-12

D5030.04.04 Data Systems*

Cat 5E data system with outlets located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	JAN-12

D5030.06 Television Systems*

Cable TV system with outlets located in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

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

Some rudimentary stage lights at gymnasium side adjacent stage. No longer in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

E1090.04 Residential Equipment*

Residential grade refrigerator, range, dishwasher and microwave oven at the Staff Room kitchenette. School Kitchen adjacent main entrance includes a range, refrigerator, dishwasher and microwave oven. Adjacent storage/pantry has two upright freezers.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Six basketball backboards with goals and a wall mounted climbing structure at the gymnasium. Sports lines complete with post anchors for nets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	JAN-12

E2010.02 Fixed Casework - 1953**

Veneer ply storage closets at A. V. Storage Room (3 x 1500W x 1800H x 300D).
Veneer ply storage shelving at Work Room (11 x 1000W x 2150H x 300D).
Veneer ply storage shelving at Storage Room (7 x 900W x 2150H x 300D).
Veneer ply storage shelving at Storage Closet (3 x 1200W x 600D).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	JAN-12

Event: Replace 1953 casework (23M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,300	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - 1958**

1500W x 2150H x 300D painted ply shelving unit at Janitor Room.
 Painted ply coat closets at main floor corridor c/w hat and boot shelf, coat hooks and back ply panel (16 x 1220H x 300D).
 Painted plywood perimeter casework at Staff Room (4 x 1200L x 400D). Painted plywood mail slots casework at Staff Room (800L x 800H x 300D).
 Painted plywood perimeter casework at General Office (2 x 1200L x 900H x 400D).
 Veneer ply storage closets at Storage Room (2 x 900W x 2150H x 400D).
 Veneer ply storage shelving at storage mezzanine (8 x 900W x 1500H x 400D).
 Veneer ply storage shelving at Gymnasium Storage Room (4 x 900W x 1500H x 300D).
 Veneer ply storage shelving at second floor Utility Room (7 x 1000W x 1800H x 400D).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	JAN-12

Event: Replace 1958 casework (48M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$36,200	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Classrooms 1953**

Oak casework c/w solid oak countertop at each classroom (3000L x 900H x 900D) c/w uppers (300D).
 6 x 300 x 400 x 1500H cubicles.
 Three rows of coat hooks on solid wood rail (6000L each).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	JAN-12

Event: Replace classroom casework (21.6M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$19,400	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Classrooms 1958**

Original painted plywood open perimeter shelving at exterior wall either side of heating unit (6 x 1220mm x 400mm) at typical classrooms. 3 x 1200L x 600D painted ply shelving at typical classroom closet.
 3000L perimeter shelving at Classroom 207. Additional sink unit (2400L x 600D x 900H with uppers and plastic laminate countertop).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	JAN-12

Event: Replace 1958 classroom casework (39M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$29,000	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Computer Lab 2004**

Plywood computer work stations complete with plastic laminate cladding (9 x 1220L x 750D).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	35	JAN-12

Event: Replace computer lab casework (11M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$8,300	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Kitchen 2008**

Birch ply kitchen casework complete with plastic laminate plywood tops installed in 2008 at school kitchen adjacent main entrance (approximately 8.4M long base and upper cabinets). Also 3.6M birch ply shelf at storage/pantry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	35	JAN-12

Event: Replace kitchen casework (8.4M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$12,600	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Library - 1953**

Original veneer ply storage casework c/w uppers (4000L x 900H x 600D).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	JAN-12

Event: Replace original Library casework (4M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Library 1998**

Veneer ply storage casework c/w uppers and plastic laminate clad plywood countertops (4000L x 900H x 600D).
 Veneer ply storage casework c/w uppers and plastic laminate clad plywood countertops (1800L x 900H x 600D).
 11 modular bookshelves on casters (free standing).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	JAN-12

Event: Replace Library casework (5.8M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$8,700	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Staff Room 1996**

Approximately 6400L kitchen casework c/w base cabinets and uppers. Stained veneer plywood and plastic laminate clad plywood countertops. Installed in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	JAN-12

Event: Replace kitchen casework at Staff Room (6.4M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$9,600	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - Vanities**

Vanities at all student and staff washrooms replaced with plastic laminate clad plywood vanities on metal legs in 1990. Four student vanities at approximately 1600L x 600D. Two staff vanities at 900W x 600D.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	JAN-12

Event: Replace vanities at student washrooms (8.2M).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$4,900	Unassigned

Updated: JAN-12

E2010.03.01 Blinds - Horizontal Blinds**

Horizontal aluminum blinds at Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	JAN-12

Event: Replace horizontal blinds (9.0m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,800	Unassigned

Updated: JAN-12

E2010.03.01 Blinds - Vertical Blinds**

Vertical fabric blinds at Custodial Office at 1953 Building and Staff Room at 1958 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	JAN-12

Event: Replace vertical blinds (5.3m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$1,100	Unassigned

Updated: JAN-12

E2010.03.03 Shades*

Roll shades at all classroom windows and offices. Also at 1953 Building Work Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	JAN-12

F1010.02.04 Portable and Mobile Buildings - 1982**

ARCHITECTURAL: One free standing portable was installed at this location in 1999. This is a Series A portable identified as Portable No. 191, manufactured in 1982 and with a total area of 85.8m2. Portable 191 is of wood frame construction. The building envelope consists of wood siding, original 2 ply SBS roofing membrane installed in 1982, clear finish wood windows (2 x 1500H x 1800W c/w aluminum awning type operators) with wire mesh security grilles and painted wood exterior door set in a PSF frame at the south entrance and a metal clad wood door set in a wood frame at the north side egress. Both exterior doors are also equipped with roll type retractable screen doors mounted on interior jambs. Exterior finishes also include painted plywood skirting c/w grilles for ventilation. Exterior stairs and landings are constructed of lumber except the north egress has a metal stair and landing c/w steel tube guardrails and expanded metal mesh floor and stair treads.

Interior components include VCT resilient flooring installed in 1996, gypsum wall board walls with battens at joints and the original 2x4 suspended acoustic ceilings. Classroom casework includes 10,800L x 900H x 300D veneer ply perimeter shelving. The coat room includes approximately 7000L coat hooks with hat shelf. Windows are covered with horizontal aluminum blinds. Each portable is equipped with 3 x 1220mm x 2440mm and 2 x 1220mm x 1220mm vinyl tackboards and 2 x 1220mm x 2440mm whiteboards.

MECHANICAL: Palm Aire natural gas furnace with distribution ductwork at exterior wall complete with sidewall grilles, and wall hung multi-purpose fire extinguisher.

Condition Rating: 4

Electrical: Surface mounted fluorescent light fixtures with T12 lamps, wall mounted DC clock, wall mounted telephone, recessed mounted paging speaker, fire alarm heat detector, and 120/240V/1PH/3W power panel.

Condition Rating: 3

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	30	JAN-12

Event: Replace branch circuit panel (1).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,500	Unassigned

Updated: JAN-12

Event: Replace building envelope (85.8m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$84,200	Unassigned

Updated: JAN-12

Event: Replace fluorescent light fixtures.

Concern:
T12 lamps no longer manufactured. Existing fixtures lens cracked and yellowing.

Recommendation:
Replace fixtures with new (20 fixtures).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$7,400	Medium

Updated: JAN-12

Event: Replace furnace (1).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: JAN-12

Event: Replace interiors (85.8m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$34,500	Unassigned

Updated: JAN-12

Event: Replace original SBS roofing (85m2).

Concern:

Some problems with leakage reported at SBS roof. Some blisters observed.

Recommendation:

Replace original SBS roofing (85m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$15,300	Medium

Updated: JAN-12

Event: Replace water damaged ceiling tiles.

Concern:

Ceiling tiles are stained and damaged in a number of areas due to roof leakage.

Recommendation:

Replace the stained and damaged acoustic ceiling tiles (30m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,200	Medium

Updated: JAN-12

F1020.02 Special Purpose Rooms

One time-out room on 2nd floor of 1958 Addition. Approximately 5.3m2 in area. Accessed from the public corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	50	JAN-12

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

No change in elevation between southeast parking lot and south entrance doors. No designated barrier free parking stall. Gravel surface parking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	JAN-12

Event: Provide designated barrier free parking stall.**Concern:**

No designated barrier free parking stall. Gravel surface parking.

Recommendation:

Provide designated barrier free parking stall adjacent south entrance doors (north side of parking lot). Provide asphalt paving (firm, slip-resistant and level surface) and ensure stall is clearly marked. Provide smooth transition from parking surface to sidewalk leading to south doors of 1953 Building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$4,300	Low

Updated: JAN-12

K4010.02 Barrier Free Entrances*

South entrance nearest staff and visitor parking. Main doors on west side facing 85th. Street. All entrances are at grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	JAN-12

Event: Provide automatic door operator (1 total).**Concern:**

Automatic door operator not provided at the south entrance doors.

Recommendation:

Provide automatic door operator at the south entrance exterior doors. Only one required since interior vestibule doors have been removed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$12,800	Low

Updated: JAN-12

K4010.03 Barrier Free Interior Circulation*

Multi-level facility. A short ramp provides barrier free access from the south vestibule to the main floor corridor elevation (2 risers). An inclined platform lift provides barrier free access to the second floor. With the exception of the boiler and service rooms at the basement level, barrier free access is provided to all areas except the raised stage (currently a Kindergarten classroom).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	JAN-12

Event: Provide portable inclined platform lift at stage.

Concern:

No barrier free access to elevated stage for the physically disabled.

Recommendation:

Provide portable inclined platform lift at stage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$23,000	Medium

Updated: JAN-12

K4010.04 Barrier Free Washrooms*

No barrier free washroom provided for students, staff or the public. One stall at the 1953 Building Girl's Washroom was expanded. Barrier free accessories not provided at this location.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	JAN-12

Event: Install barrier free washroom.

Concern:

No barrier free washroom provided.

Recommendation:

Install barrier free washroom to current standards accessible from public corridor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2013	\$39,517	Medium

Updated: JAN-12

K4030.01 Asbestos*

A hazardous building materials survey conducted by Golder Associates Ltd. In December 2006 identified ACM (asbestos containing materials) in the facility, including the following: drywall joint compound and floor tile. Asbestos is encapsulated and not accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

K4030.04 Mould*

No visible signs of suspected mold growth were observed or reported during the site review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

K4030.09 Other Hazardous Materials*

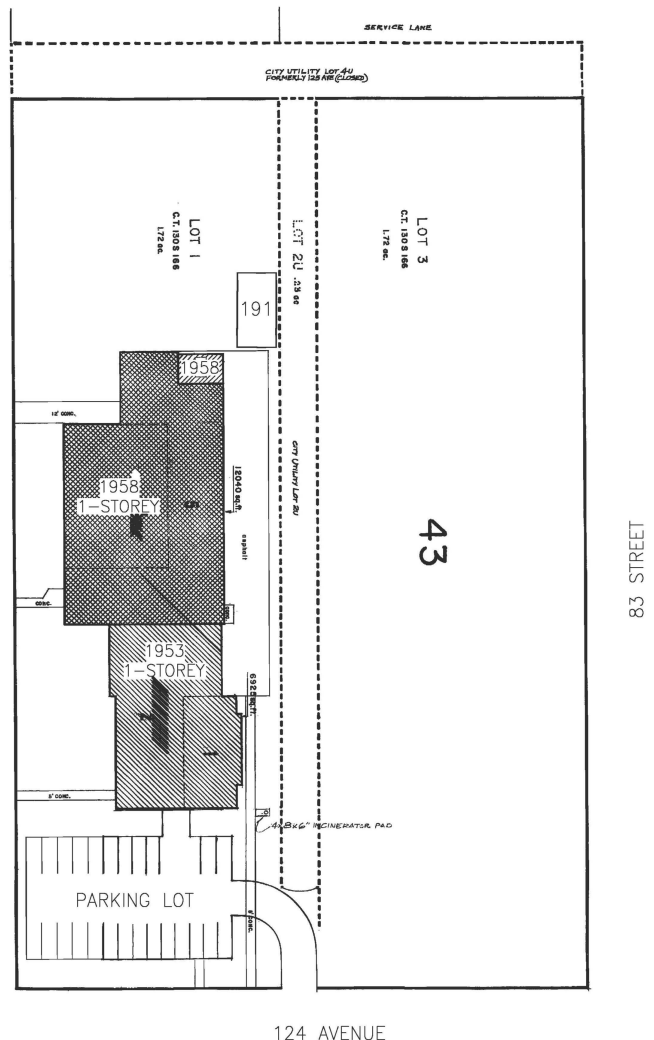
A hazardous building materials survey conducted by Golder Associates Ltd. In December 2006 identified the following: ceramic tile in the student washrooms was found to be lead-based; lead acid batteries were identified in three emergency lighting units in various locations; lead sheeting was suspected around roof drains and lead packing identified to be in the cast drain lines throughout the site; no light ballasts were found to contain PCBs; 4 smoke detectors are suspected to contain radioactive materials and one refrigerator was inspected to determine the presence of ozone depleting substance ODS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	JAN-12

K5010.01 Site Documentation*

Site Plan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	JAN-12



Site Plan.

K5010.02 Building Documentation*

Basement, Main Floor and Second Floor Floor Plans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	JAN-12



Basement, Main Floor and Second Floor Plans.