RECAPP Facility Evaluation Report

Edmonton School District No. 7

Westmount Junior High School

B3364A

Edmonton

Report run on: April 11, 2011 11:20 AM

Facility Details

Building Name: Westmount Junior High Sch
Address: 11125 - 131 Street
Location: Edmonton

Building Id: B3364A
Gross Area (sq. m): 6,453.00
Replacement Cost: $17,303,074
Construction Year: 1913

Evaluation Details

Evaluation Company: Bacz Engineering
Evaluation Date: October 4 2010
Evaluator Name: Shafraaz Kaba

Total Maintenance Events Next 5 years: **$1,817,100**
5 year Facility Condition Index (FCI): **10.50%**

General Summary:

The original 2 storey 4,281.00 sq.m. (masonry, wood frame, combustible & non-combustible construction) school was constructed in 1913. It has a basement, main floor and 2nd floor.
In 1970, a two storey 2,172.00 sq.m. (masonry, non-combustible construction) was constructed.
The student capacity is 255.
The building is in good condition.
A $ 2.30 million dollars modernization was done in 2003 in the 1913 original building. The new administration area and student washrooms are on the main floor. The Shop (Industrial Arts), music room, home economic classroom, art room, student washrooms and two classrooms are in the basement.

Structural Summary:

The 1913 original building has concrete wall foundation (continuous footing) and the basement is concrete slab on grade. The main floor and 2nd floor are assumed to be reinforced concrete decks on timber structure supported by solid masonry bearing walls.
The flat roof is assumed to be reinforced concrete deck on timber roof structure. The pitched roof is assumed to be wood deck on timber roof structure.
The 1970 addition has concrete wall foundation (continuous footing) and the main floor is concrete slab on grade. The 2nd floor and roof structures are concrete decks on precast concrete double T.
The structure is in good condition,

Envelope Summary:

The 1913 original building has ornate brick and stone on the exterior walls, PVC windows, wood exterior doors, BUR on the flat roof and asphalt shingles on the pitched roof. Restore the smashed animal busts and preserve the historical features of the 1913 building is recommended.
The 1970 addition has double wythe concrete block and concrete block on the exterior walls, aluminium windows, hollow metal doors and BUR on the roofs. The concrete blocks and canopies require re-painting. Re-seal the aluminium windows.

Interior Summary:

The 1913 original building has vinyl floor tile, vinyl sheet flooring, carpet and terrazzo floor finish for the floors. Walls are plaster and painted gypsum board. The ceilings are plaster ceilings and suspended T-bar grid system with acoustic tiles.
The 1970 addition has vinyl floor tiles, vinyl sheet flooring, carpet for the floors. The gymnasium has hardwood flooring. Walls are painted concrete concrete block, gypsum and plaster. The ceilings are suspended T-bar grid system with acoustic tiles and precast concrete T.
Replace some doors & frames, metal lockers, metal toilet partitions, carpet and vinyl floor tiles. Replace the blackboards with whiteboards. Re-paint some walls and ceilings. Replace some suspended T-bar gride system & acoustic tiles.

Mechanical Summary:

Washroom fixture are in good condition.
Heating for the 1913 school was upgraded in 2004.
2 heating boilers provide a primary/secondary piping system with pumps supplying heating water to baseboard and a glycol heat exchanger for the air system. This allows for full scheduling of the heating water temperature based on load conditions.
Hot water perimeter radiation is used throughout.
The original ventilation fan and distribution is used to provide fresh air.
These systems in general are operating effectively and air quality is acceptable.
A full BMCS was installed for the 1913 school.

The 1970 addition has a hot water heating system which used to heating water boiler and pumps that was installed in 1998.
The original ventilation units for the 1970 addition are operating effectively.

Electrical Summary:

Verify and re circuit emergency stop buttons for Home Economics and Sewing class. Install new fluorescent light fixtures c/w T8 lamps and electronic ballasts in 1970 section. School has a rating of acceptable.

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*

1913 - Concrete wall foundation (continuous footing).
1970 - Concrete wall foundation (continuous footing).

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

A1030 Slab on Grade*

1913 - Basement is concreteslab on grade.
1970 - Main floor is concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

A2020 Basement Walls (& Crawl Space)*

1913 - Basement has concrete foundation walls and solid masonry bearing walls on reinforced counter basement walls.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	0	APR-11

Event: Repair and retard moisture deterioration to the concrete and masonry walls in the basement of the 1913 original building. boe= 100 sm

Concern:
There is moisture deterioration to the concrete and masonry walls in the mechanical room, caretaker's office and the boiler room in the basement of the 1913 original building.

Recommendation:
Repair and retard moisture deterioration to the concrete and masonry walls in the mechanical room, caretaker's office and boiler room in the basement of the 1813 original building.

Type	Year	Cost	Priority
Repair	2011	$45,000	High

Updated: APR-11

B1010.01 Floor Structural Frame (Building Frame)*

1913 - Assume reinforced concrete floor on timber floor structure for main floor and 2nd floor. Edmonton Public School District to find the 1913 original drawings to verify the floor structure.
1970 - Precast concrete double T.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

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

1913 - Masonry walls.
1970 - Concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B1010.03 Floor Decks, Slabs, and Toppings*

1913 - Basement is concrete slab on grade. Assume reinforced concrete floor on timber floor structure for main floor and 2nd floor. Edmonton Public School District to find the 1913 original drawing to verify.
1970 - Main floor is concrete slab on grade. 2nd floor is concrete deck on precast concrete double T.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B1010.07 Exterior Stairs*

1913 - Concrete exterior stairs at all entrances.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	0	APR-11

Event: Repair the exterior concrete stairs of the 1913 building. boe= 2 stairs

Concern:
Joints between concrete components of the exterior stairs of the 1913 building are opening up.

Recommendation:
Repair joints of 2 exterior stairs (south and east) of the 1913 building.

Type	Year	Cost	Priority
Repair	2011	$10,000	High

Updated: APR-11

B1020.01 Roof Structural Frame*

1913 - Assume reinforced concrete deck on timber roof structure for the flat roof. Assummed wood deck on timber roof structure for the pitched roofs. Edmonton Public School District to find the 1913 original drawings to verify.
1970 - Precast concrete double T.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B1020.04 Canopies*

Canopies are wood frame.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	0	APR-11

Event: Repair sagging canopy. boe= 1 canopy.

Concern:
South canopy of 1913 Building sagging on one corner.
Recommendation:
Reinforce structure.

Type	Year	Cost	Priority
Repair	2012	$15,000	Medium

Updated: APR-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Ornate brick and stone. Minor damage to brick at base.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Double wythe concrete block and concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

B2010.01.03 Stone Assemblies: Exterior Wall Skin*

1913 - Fascias and ornate work appears to be in good condition. Ongoing maintenance has been required to ensure stability of ornate concrete trim. Two predominant animal busts were smashed several years ago. Repair has been cost prohibitive.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	0	APR-11

Event: Preserve the historical features of this 1913 building.

Concern:

Ornate brick and stone. Needs cleaning. Some damage to carved features adjacent to doors. The 1913 building has a lot of decorative gargoyles and features on the fascias. Two animal busts were smashed a few years ago. The details of the decoration elements are eroded after so many years.

Recommendation:

Restore the smashed animal busts and preserve the historical features of this 1913 building.

Type	Year	Cost	Priority
Repair	2013	$30,000	Low

Updated: APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

All phases have original expansion joints.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1913 Section

Joint sealants at windows and doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	20	APR-11

Event: Replace sealants. boe= 1,900 m.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$57,000	Unassigned

Updated: APR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall**- 1970 Section

Joint sealants at windows and doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	20	APR-11

Event: Replace sealants. boe= 1,900 m.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$3,000	Unassigned

Updated: APR-11

B2010.01.13 Paints (& Stains): Exterior Wall** - 1913 Section

Paint on wood entrance canopies.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	0	APR-11

Event: Repaint canopies. boe= 100 sm.

Concern:
Paint on wood entrance canopies.
Recommendation:
Repaint canopies.

Type	Year	Cost	Priority
Failure Replacement	2012	$5,000	High

Updated: APR-11

B2010.01.13 Paints (& Stains): Exterior Wall** - 1970 Section

Paint on exposed concrete structure and block and masonry cladding.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	15	APR-11

Event: Re-paint exterior. boe= 250 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$10,000	Unassigned

Updated: APR-11

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

1913 - Ornate brick and stone.
1970 - Double wythe concrete block and concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

All phases have aluminum louvers and grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B2010.09 Exterior Soffits*

The 1970 addition has painted plywood soffits at west, east and north entrances. 1913 Building has soffits on north and south entrances.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

Event: Repair fascias and soffits. boe= 24 sm.

Concern:
Soffits and fascias are deteriorating.
Recommendation:
Replace rotted wood and repaint.

Type	Year	Cost	Priority
Repair	2012	$24,000	Medium

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1970 Section

1970 - Aluminum windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	40	APR-11

Event: Replacealuminum windows. boe= 16 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$18,000	Unassigned

Updated: APR-11

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows** - 1913 Section

PVC replacement windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1993	40	APR-11

Event: Replace vinyl windows. boe= 680 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$680,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors** - 1970 Section

Hollow metal doors set in pressed steel frames at west, east and north entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	30	APR-11

Event: Replace storefronts and doors. boe= 6 doors.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$15,000	Unassigned

Updated: APR-11

B2030.01.10 Wood Entrance Door** - 1913 Section

1913 - Original oak doors in original frame at the east entrance facing 130 Street. The other 3 building entrances have painted wood doors in wood frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	30	APR-11

Event: Replace wood doors. boe= 11 doors.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$36,000	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors** - 1913 Section

Hollow metal door set in pressed steel frame at entrance to boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	40	APR-11

Event: Replace door. boe= 1 door.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$2,500	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors** - 1970 Section

Hollow metal doors set in pressed steel frames at gymnasium entrances, Industrial Arts entrance and one west entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	40	APR-11

Event: Replacemetal utility doors. boe= 12 doors.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$30,000	Unassigned

Updated: APR-11

B3010.02.01.01 Asphalt Shingles** - 1913 Section

The asphalt shingles on the sloped roofs were installed in 1988. (Note: The 1913 building has flat and pitched roofs.)

Rating	Installed	Design Life	Updated
4 - Acceptable	1988	25	APR-11

Event: Replace shingles. boe= 1,000 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$45,000	Unassigned

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1913 Section

1913 - The flat area was re-roofed with BUR in 1988. (Note: The 1913 building has flat and pitched roofs.)

Rating	Installed	Design Life	Updated
4 - Acceptable	1988	25	APR-11

Event: Replace with SBS roof. boe= 500 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$89,000	Unassigned

Updated: APR-11

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 1970 Section

Re-roofed with SBS in 1993.

Rating	Installed	Design Life	Updated
4 - Acceptable	1993	25	APR-11

Event: Replace SBS roof. boe= 1,880 sm

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$329,000	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts** - 1913 Section

There are downspouts for the 1913 entrance canopies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	30	APR-11

Event: Replaced ownspouts boe= 4 canopies

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$2,000	Unassigned

Updated: APR-11

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

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1913 - Masonry and gypsum board on wood stud frame partitions throughout. Areas in the 2003 modernization also have gypsum board on metal stud frame partitions.
1970 - Concrete block and gypsum board on metal stud frame partitions throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

C1010.05 Interior Windows*

1913 - Georgian wired glass and tempered glass set in metal frames in vision sidelites at doors and windows throughout.
1970 - Georgian wired glass and tempered glass set in metal frames in vision sidelites at doors and windows throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C1010.06 Interior Glazed Partitions and Storefronts*

There are glazed partitions with tempered glass set in metal frames between the 2003 modernized administration area and the corridor.

Rating	Installed	Design Life	Updated
5 - Good	1913	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

The 2003 modernization upgraded the classrooms & student washrooms in the basement, the administration area and student washrooms on the main floor. The upgraded areas have solid core wood doors set in pressed steel frames.
The classrooms on main floor & 2nd floor, lunch room, library and stairs are not upgraded by the 2003 modernization. The classrooms and lunch room have solid core wood doors and wood frames. The library has the original solid oak doors and frames. The stairs have solid core wood doors and pressed steel frames.
Solid core wood doors set in pressed steel frames throughout.

Rating	Installed	Design Life	Updated
3 - Marginal	2003	0	APR-11

Event: Replace the doors and frames in the 1913 original building. boe= 18 doors.

Concern:

The door and frame of the lunch room in the 1913 original building are damaged. The doors and frames of the old classrooms on main floor and 2nd floor in the 1913 building are original. They are old and some have damages.

Recommendation:

Replace the doors and frames of the lunch room and the old classrooms on main floor and 2nd floor in the 1913 original building with new solid core wood door, pressed steel frame and hardware.

Type	Year	Cost	Priority
Failure Replacement	2012	$18,000	High

Updated: APR-11

C1020.03 Interior Fire Doors*

Solid core wood and hollow metal doors set in pressed steel frames. Vision lites have Georgian wired glass.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	0	APR-11

C1030.01 Visual Display Boards**

Chalkboards, whiteboards, and tackboards located throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	2003	20	APR-11

Event: Replace all original chalkboards. boe = 78 boards.

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$51,000	Unassigned

Updated: APR-11

C1030.02 Fabricated Compartments (Toilets/Showers)** - 1913 Section

Floor supported metal toilet partitions in staff washroom on main floor. The 12 compartments in the unisex boy's and girl's washrooms on the Basement and Main Floors were replaced by gypsum board partition and wood door rooms in 2003.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	30	APR-11

Event: Replace all compartments. boe= 4 cubicles.

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$5,000	Unassigned

Updated: APR-11

C1030.02 Fabricated Compartments (Toilets/Showers)** - 1970 Section

Floor supported metal toilet partitions in the boys' washroom and the girls' washroom. Metal shower compartments in girl's gym change room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	30	APR-11

Event: Replace all compartments. boe= 14 cubicles + 10 shower stalls.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$40,000	Unassigned

Updated: APR-11

C1030.06 Handrails*

Wood and metal handrails.

Rating	Installed	Design Life	Updated
5 - Good	1913	0	FEB-06

C1030.08 Interior Identifying Devices*

Plastic signs in most areas.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	APR-11

C1030.10 Lockers** - 2003

Single tier lockers in basement.

Rating	Installed	Design Life	Updated
5 - Good	2003	30	APR-11

Event: Replace lockers. boe= 110 lockers.

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$64,000	Unassigned

Updated: APR-11

C1030.10 Lockers** - 2007

The single tier and 2 tier metal lockers in the boys' dressing room and the girls' dressing room of the gymnasium in 1970 section.

Rating	Installed	Design Life	Updated
5 - Good	2007	30	APR-11

Event: Replace all lockers. boe= 80 lockers.

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$47,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Painted and plastic laminated plywood storage shelving throughout.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	APR-11

C2010 Stair Construction*

1913 - All stairs are steel construction except the concrete stair in boiler room.
1970 - All stairs are steel construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C2020.02 Terrazzo Stair Finishes*

1913 - Terrazzo on stair landings. Some cracking observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

C2020.05 Resilient Stair Finishes** - 1913 Section

Rubber treads on stairs except the concrete stair in boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	20	APR-11

Event: Replace stair treads. boe= 100 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$8,000	Unassigned

Updated: APR-11

C2020.05 Resilient Stair Finishes** - 1970 Section

Rubber treads on stairs. One stair also has rubber risers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	20	APR-11

Event: Replace stair treads. boe= 20 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$2,000	Unassigned

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

1913 - Stairs have painted metal balustrades and railings. Wood handrails are mounted on top of the metal railings.
1970 - Stairs have painted metal balustrades and railings.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

Event: Replace guards. boe= 7 m.

Concern:
Guard for 1970 stair at main entry too low and not to code.
Recommendation:
Replace guard.

Type	Year	Cost	Priority
Code Upgrade	2011	$7,000	High

Updated: APR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

The upgraded shop and boiler room in the basement have painted concrete foundation walls. The caretaker's office and the mechanical room are not upgraded. These 2 rooms have painted and unfinished concrete foundation walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

C3010.01 Concrete Wall Finishes (Unpainted)* - Concrete Block

Painted concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

C3010.03 Plaster Wall Finishes (Unpainted)*

1913 - There are walls have plaster wall finish.
1970 - There are walls have plaster wall finish.
Some cracking observed at doorways.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

Event: Repair library window jambs and wall cracks. boe= 100 sm.

Concern:
Some cracking in walls at doorways. Plaster window jambs in Library deteriorated.
Recommendation:
Repair jambs and cracks.

Type	Year	Cost	Priority
Repair	2012	$5,000	Medium

Updated: APR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

1913 - There are walls with painted gypsum board finish.
1970 - There are walls with painted gypsum board finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C3010.06 Tile Wall Finishes**

Ceramic wall tiles in the upgraded washrooms on main floor and in the basement.

Rating	Installed	Design Life	Updated
5 - Good	1993	40	APR-11

Event: Replace wall tile. boe= 120 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$30,000	Unassigned

Updated: APR-11

C3010.09 Acoustical Wall Treatment** - 1913 Section

Music room has acoustic wall panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	20	APR-11

Event: Replace acoustic panels. boe= 20 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$5,000	Unassigned

Updated: APR-11

C3010.09 Acoustical Wall Treatment** - 1970 Section

Gymnasium has acoustic wall panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	20	APR-11

Event: Replace acoustic panels. boe= 100 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$212,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Majority of wall surfaces are painted for all phases. Some walls in the 1913 building require re-painting due to water damage at window jambs and heads.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	0	APR-11

C3010.14 Other Wall Finishes* - Cellulose Spray

The upper portion of the Shop in the basement has white cellulose spray on the upper portion of the walls. The Shop was upgraded in 2003. The cellulose spray is for fire proofing according to Edmonton Public School District No. 7.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	0	APR-11

C3020.01.02 Paint Concrete Floor Finishes*

1913 - Painted concrete floor in the water meter room, music storage room, mechanical room and caretaker's office in the basement.
1970 - Painted concrete floor in boiler room, storage rooms, meter room, fan room, mechanical room and industrial arts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C3020.02 Tile Floor Finishes**

Quarry floor tiles (300 mm x 300 mm) in the upgraded washrooms on main floor and in the basement.

Rating	Installed	Design Life	Updated
5 - Good	1993	50	APR-11

Event: Replace floor tile. boe= 64 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2043	$18,000	Unassigned

Updated: APR-11

C3020.03 Terrazzo Floor Finishes*

Terrazzo floor finish in the corridor on main floor and on the landings of the stairs except the concrete stair in the boiler room. Some cracking observed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

C3020.04 Wood Flooring**

Hardwood flooring in gymnasium and stage of drama room.

Rating	Installed	Design Life	Updated
4 - Acceptable	2010	30	APR-11

Event: Replace wood floors. boe= 470 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2040	$108,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - Sheet - 1913

Vinyl sheet flooring in 1 classroom and 1 workroom on the Main Floor and corridors and 3 classrooms on the 2nd Floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	20	APR-11

Event: Replace sheet flooring. boe= 740 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$60,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - Sheet - 1970

Vinyl sheet flooring in the corridors, boiler room, phys. ed. offices and stair landings.

Rating	Installed	Design Life	Updated
3 - Marginal	1970	0	APR-11

Event: Replace resilient sheet. boe= 360 sm.

Concern:
The vinyl sheet flooring is old, worn out. Some joints are opening up.

Recommendation:
Replace the old vinyl sheet flooring with new vinyl floor tiles in 1 work room, 3 classrooms and corridors on 2nd floor.

Type	Year	Cost	Priority
Failure Replacement	2012	$29,000	Medium

Updated: APR-11

C3020.07 Resilient Flooring** - Tile - 1913

Old vinyl floor tiles in 4 old classrooms, 1 meeting room, and lunch room on main floor, the administration area on main floor and the basement were upgraded in 2003. New vinyl floor tiles in the reception area & some area in the administration area and staff room on main floor. New vinyl floor tile in the corridor, classrooms, storage rooms and stairwells in the basement.

Old vinyl floor tiles remain in the science classroom, 4 classrooms, boy's washroom, girl's washroom and 2 library storage rooms on 2nd floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	20	APR-11

Event: Replace vinyl floor tiles with resilient sheet. boe= 1,540 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$77,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - Tile - 1970

Vinyl floor tiles in drama room, gyp. storage rooms, one janitor room, administration area, 2 practice rooms and a storage room of the music room.

Rating	Installed	Design Life	Updated
3 - Marginal	1970	0	APR-11

Event: Replace vinyl floor tiles with resilient sheet. boe= 1060 sm.

Concern:

The old vinyl floor tile in a number of rooms in the 1913 original building are showing wear and lifting. Some joints are opening up.

Recommendation:

Replace the old vinyl floor tiles with new vinyl floor tiles in science classroom, 8 old classrooms, 1 meeting room, lunch room, a small boys' washroom, a small girls' washroom and 2 library storage rooms in the 1913 original building. The estimated cost does not include the cost for the removal of hazardous material.

Type	Year	Cost	Priority
Failure Replacement	2012	$53,000	Medium

Updated: APR-11

C3020.08 Carpet Flooring** - 1913

Carpet in music room, some area in staff room, offices in administration area, an office on 2nd floor, library.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	15	APR-11

Event: Replace all carpet. boe= 1,020 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$46,000	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring** - 1970

Carpet in the make-up office of the drama room, music room.

Rating	Installed	Design Life	Updated
3 - Marginal	1970	15	APR-11

Event: Replace carpet with vinyl floor tiles. boe= 45 sm.

Concern:
Carpet in the make-up office of the drama room, music room is old, worn out and has stains.

Recommendation:
Replace carpet with resilient sheet flooring.

Type	Year	Cost	Priority
Failure Replacement	2012	$3,600	High

Updated: APR-11

C3020.14 Other Floor Finishes* - Epoxy

1913 - Epoxy floor finish in the boiler room, fan room, and shop in the basement.
1970 - Epoxy floor finish in boys' dressing room & shower room, girls' dressing & shower room, boys' washroom, girls' washroom and one janitor room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

C3030.01 Concrete Ceiling Finishes (Unpainted)*

1913 - Painted concrete ceilings in boiler room, storage room, music storage room and some areas in the mechanical room.
1970 - Painted concrete ceilings in gymnasium, gym. storage rooms, industrial arts, storage room of industrial arts, boiler room, janitor room, storage rooms, meter room on main floor. Painted concrete ceilings in mechanical room, storage room, janitor room, stage of the drama room, fan room and the small corridor to the fan room on 2nd floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C3030.03 Plaster Ceiling Finishes (Unpainted)*

1913 - Plaster ceiling finish on ceilings of all the stairs except the stairs to the 1970 addition have T-bar ceilings. Plaster ceiling finish on the ceilings of all the classrooms, rooms and corridors on main floor except the 2003 upgraded administration area & the student washrooms. The 2nd floor is not upgraded in 2003 and the whole 2nd floor has plaster ceiling finish on all the ceilings.
Paint damaged where plaster damaged.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

1970 - Gypsum board ceilings in boys' dressing room & shower room, girls' dressing & shower room and 2 phys. ed. offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1913

Suspended T-bar grid system with acoustic tiles in the 2003 upgraded administration area & student washrooms on main floor. The basement was upgraded in 2003. Same T-bar system in the corridor, classrooms, music room, art room, home economics classroom and student washrooms in the basement. The stair on main floor connects to the 1970 addition also has the same T-bar system.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	25	APR-11

Event: Replace all ceiling tile and suspension. boe= 2,150

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$130,000	Unassigned

Updated: APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1970

Suspended T-bar grid system with acoustic tiles in the corridors, administration area, music room, 2 practice rooms of the music room, home economics classroom, I.A. classroom, I.A. office and dark room on main floor. Same T-bar system in the drama room, make-up office of the drama room and a storage rom on 2nd floor. The stair connects to the 1913 original building and the main stair also has the same T-bar system.

Rating	Installed	Design Life	Updated
3 - Marginal	1970	25	APR-11

Event: Replace acoustic tiles and suspended system. boe= 300 sm.

Concern:

Ceiling tiles are dirty and damaged in a number of areas. Suspension system had rusted and is dirty in areas.

Recommendation:

Replace acoustic tiles & suspension system in the drama room, make-up office of the drama room, corridor & stair to 1913 building on 2nd floor and 2nd floor corridor in the 1970 addition. Replace some tiles in the main stair and the main floor corridor in the 1970 addition. Also replace the acoustic tiles & suspension system in the stair in the 1913 building which connects to the 1970 addition.

Type	Year	Cost	Priority
Failure Replacement	2012	$18,000	High

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Plaster ceilings and gypsum ceilings are painted.

Rating	Installed	Design Life	Updated
3 - Marginal	2003	0	APR-11

Event: Re-paint some plaster ceilings and the gypsum board ceilings. boe= 2,000 sm.

Concern:

The plaster ceilings in the 1913 building and the gypsum board ceilings in the 1970 addition are old and have stains. The colour is faded. A water stain left on the library ceiling a few years ago in the 1913 original building.

Recommendation:

Re-paint the gypsum board ceilings in the 1970 addition and some plaster ceilings in the 1913 original building.

Type	Year	Cost	Priority
Failure Replacement	2012	$50,000	Medium

Updated: APR-11

C3030.09 Other Ceiling Finishes* - Cellulose Spray

1913 - A white cellulose spray is on the ceiling of the Shop in the basement. The Shop was upgraded in 2003. The cellulose spray is for fire proofing according to Edmonton Public School District No. 7.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	APR-11

S4 MECHANICAL

D2010.04 Sinks**

14 - Single compartment stainless steel sinks in some classrooms. Staff room and class kitchen have two compartment sink.
1 - Science rooms have 250mm deep stainless steel single compartment sinks with gooseneck faucets.
1 - Art room has single compartment stainless steel sinks .

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace 16 sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$23,000	Unassigned

Updated: APR-11

D2010.05 Showers**

4 - Pedistal type gang showers in the boy's and girl's washrooms with 22 shower heads

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace 22 Showers

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$8,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

7 - China, single and double spout, non-refrigerated, wall hung water fountains located in corridors adjacent to washrooms and stair wells.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	35	APR-11

Event: Replace 7 Drinking Fountains

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$11,000	Unassigned

Updated: APR-11

D2010.09 Other Plumbing Fixtures*

Semi-circular wash fountain in the industrial arts shop.
4 - floor mop sinks in janitor rooms.
1 - wall hung janitor sink remains in school and is not used. Sink should be removed and pipes capped.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	0	APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1970

12 - Stainless steel vanity mounted lavatories used in student washrooms in the 1970 addition school. Pushbutton self-closing mixing faucet in student washrooms.
4 - Floor mounted flush valve urinals in boy's washrooms in 1970 addition.
14 - Floor mounted flush valve water closets used in washrooms in the 1970 addition. Units have elongated bowls with open front seats.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	35	APR-11

Event: Replace 30 plumbing fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$65,000	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1975

Second floor washrooms in 1913 school
3 - flush tank type water closets.
4 - Stainless steel vanity mounted lavatories with hot and cold taps
2 - wall hung urinals

Rating	Installed	Design Life	Updated
3 - Marginal	1975	35	APR-11

Event: Replace 9 plumbing fixtures.

Concern:
Second floor plumbing fixtures 60 years old and in poor condition.
Recommendation:
Replace existing plumbing fixtures with new water saving fixtures.

Type	Year	Cost	Priority
Failure Replacement	2012	$15,000	Low

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 2004

5 - Wall hung urinals with flush valves in boy's stalls in 1913 school.
8 - Stainless steel vanity mounted lavatories used in student and staff washrooms throughout 1913 school. Pushbutton self-closing mixing faucet in student washrooms.
2 - Handicapped washroom has china wall hung lave with lever handle and insulated, offset trap.
9 -Toto ULF flush tank water closets are used in the basement and main floor co-ed washrooms of the 1913 school.

Rating	Installed	Design Life	Updated
5 - Good	2004	35	APR-11

Event: Replace 24 plumbing fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$41,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper and galvanized piping used on domestic water service throughout. Most piping in the 1913 school was replaced in 2004.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D2020.01.02 Valves: Domestic Water**

All plumbing fixtures c/w individually isolation valves .

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	40	APR-11

Event: Replace 20 Domestic Water valves

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$16,000	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Double checkvalve assembly provided on standpipe.
Double checkvalve assembly on boiler make-up.
Vacuum breakers provided on janitor's sinks, lab sinks and hose bibbs

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	APR-11

Event: Replace 2Backflow Preventors

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$7,000	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

1 - B&G Bronze circulator used for domestic hot water recirculation for 1913 school.
1 - Grundfos bronze circulator used for domestic hot water recirculation for 1970 addition.

Rating	Installed	Design Life	Updated
5 - Good	2004	20	APR-11

Event: Replace 2 Domestic Water Pumps

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$15,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

1 - State SBT1154-NE, 40.6 Kw, 306 L, tank type natural gas water heater used to provide domestic hot water throughout the 1912 school. Tanks have automatic flue dampers and spark igniters.
1 - A.O. Smith BTRC120-110, 35.1 Kw, 268 L., tank type natural gas water heater located in the 1970 mechanical room is used to provide domestic hot water throughout the 1970 addition. Tanks have automatic flue dampers and spark igniters.

Rating	Installed	Design Life	Updated
5 - Good	2004	20	APR-11

Event: Replace 2 Domestic Water Heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$5,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Domestic water piping is insulated troughout the boiler and service rooms.

Rating	Installed	Design Life	Updated
5 - Good	2004	0	APR-11

D2030.01 Waste and Vent Piping*

Cast iron bell and spigot sanitary piping used throughout.
Some plastic piping used for some repairs and recent revisions.
Much of the original piping was replaced during the recent renovations.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D2030.02.04 Floor Drains*

Floor drains are installed in boiler room and washrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

D2030.03 Waste Piping Equipment*

Sanitary sump located in boiler room with single, float operated sewage pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Storm drainage piping from the roof is cast iron.
A portion of the drainage piping has been replaced in 2004 renovation.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D2040.02.04 Roof Drains*

Open flow roof drains on the school
Open flow roof drains with cast aluminum strainers on the 1970 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3010.02 Gas Supply Systems*

Gas meter is located in main mechanical room.
Gas is regulated to 7" to serve the equipment in the mechanical room.
A 100mm low pressure gas line runs underground to the 1970 addition to serve the heating boilers.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3020.02.01 Heating Boilers and Accessories: H.W.** - 1998

2 - Weil McLain BG1078W power burner gas fired hot water heating boilers provide heating for the 1970 building. Each boiler has a high altitude output of about 225 kW.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	APR-11

Event: Replace 2 boilers

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$75,000	Unassigned

Updated: APR-11

D3020.02.01 Heating Boilers and Accessories: H.W.** - 2004

2 - RBI Dominator DB2100N induced draft natural gas fired, low NOx hot water heating boilers provide heating for the 1913 building. Each boiler has a output of about 523 kW.

Rating	Installed	Design Life	Updated
5 - Good	2004	35	APR-11

Event: Replace 2 Heating Boilers

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$120,000	Unassigned

Updated: APR-11

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler** - 1998

Combustion air ducts have been provided in the mechanical room. Chimneys are insulated black iron.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	APR-11

Event: Replace 12m of Chimneys & Comb. Air

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$8,000	Unassigned

Updated: APR-11

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler** - 2004

Combustion air ducts have been provided in the mechanical room. Chimney clearances are adequate. Each boiler flue has a barometric draft damper.

Rating	Installed	Design Life	Updated
5 - Good	2004	35	APR-11

Event: Replace 36m of Chimneys &Comb. Air

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$23,000	Unassigned

Updated: APR-11

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

Chemical treatment is provided for the heating system including side stream filters and chemical pot feeders.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution** - 1913

Ventilation for the original building is provided by built-up air systems located in the basement.
The supply fan draws outside air through the mechanical room for distribution through low pressure ductwork to wall grilles in the occupied space.
Relief air is discharged through mechanical shafts back to the roof.
Hot water pre-heat coils are located in the outside air plenum and is controlled to maintain the air temperature at the discharge of each supply fan.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace fans and coils

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$150,000	Unassigned

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution** - 1970

1 - Gymnasium heating and ventilation unit is located in a second floor fan room adjacent to the gymnasium. Unit is a Mark Hot constant volume, vertical, draw-thru fan-coil with a hot water heating coil, face/by-pass dampers, filters, and mixing section. There is an external axial return fan.
1 - Classroom heating and ventilation unit is located in a second floor fan room. Unit is a Mark Hot constant volume, horizontal, draw-thru fan-coil with a hot water heating coil, face/by-pass dampers, filters, and mixing section. There is an external axial return fan.
1 - Industrial Arts heating and ventilation unit is located in the project storage room suspended from the ceiling. Unit is a Mark Hot constant volume, draw-thru fan-coil with a hot water heating coil, filters, and mixing section. .

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	30	APR-11

Event: Replace 3 Air Handling Units

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$120,000	Unassigned

Updated: APR-11

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork used for supply air distribution to the classrooms. Ducts rise up through shafts in the interior walls.
Low velocity ductwork used for supply air distribution to the classrooms and gymnasium in the 1970 addition

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Ceiling diffusers and wall grilles supply air to the classrooms and offices in the school.
Ceiling diffusers and grills supply air to the classrooms and offices, floor grilles supply air to the gymnasium in the 1970 additions

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Primary/Secondary distribution system.
Each boiler has a dedicated Bell & Gossett vertical in-line circulating pump that draws return water from a common de-coupling header, through the associated boiler and back to the header.
2 - Bell & Gossett vertical in-line pumps circulate heating water from the common header through finned tube radiation, cabinet unit heaters, and unit ventilators throughout the 1913 school.
Piping is Schedule 40 steel with welded and flanged fittings. Smaller sizes use screwed fittings and/or copper piping.
A single Bell & Gossett vertical in-line pump circulates heated glycol to the heating coils in the ventilation fan air intake plenum.
Glycol feed and collection system has been provided. Bladder type expansion tanks are used on the heating water and heated glycol systems.

2 - bell & Gossett base mounted, end suction pumps circulate heating water from the boilers through finned tube radiation, cabinet unit heaters, and heating coils throughout the 1970 addition.
Piping is Schedule 40 steel with welded and flanged fittings. Smaller sizes use screwed fittings and/or copper piping.

Rating	Installed	Design Life	Updated
5 - Good	2004	40	APR-11

Event: Replace Water Distribution Systems for a 6453 sq.m. building

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$600,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust** - 1970

Roof mounted cabinet exhaust fans extract air from the locker rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	30	APR-11

Event: Replace 3 Exhaust Fans

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$8,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust** - 2004

In-line fans extract exhaust air from the 1913 school washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace 2 exhasut fans

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$5,000	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Low pressure ductwork.
Dust collection system provided for industrial arts wood shop is located in the classroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust air grilles are located in each washroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D3040.05 Heat Exchangers**

ITT shell & tube glycol heat exchanger located in the 1913 mechanical room. Produces heated glycol for the heating coils located in the ventilation fan's intake plenum.

Rating	Installed	Design Life	Updated
5 - Good	2004	30	APR-11

Event: Replace 1 Heat Exchangers

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$15,000	Unassigned

Updated: APR-11

D3050.02 Air Coils**

Glycol heating coil is located in the 1913 school build up air system in the basement.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace 1 glycol heating coil

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$6,000	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

8 - Force flow heater in building entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace 8 Fan Coil Units

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$30,000	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Finned tube radiation has been provided throughout the 1913 school.
Finned tube radiation has been provided throughout the 1970 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	40	APR-11

Event: Replace Finned Tube Radiation for a 6453 sq.m. building

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$300,000	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

1 - Rosemex vertical hydronic unit heater is used in the 1913 mechanical room to temper the combustion air.
1 - unit heater in located in the 1970 addition mech room

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace 2 unit heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$9,000	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats cycle the cabinet unit heater fans on a call for heat.
Electronic actuators are used on secondary heating three-way control valve and glycol coil valves.
Tekmar 268 Boiler Controller used for Weil McLean Boilers in the 1970 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: Replace Electric Controls for a 6453 sq.m. building

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$10,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

1 - Quincy duplex tank-mounted control compressor with Hankison refrigerated air dryer. Dual pressure pneumatic thermostats and valve actuators for the classroom radiation provide occupied/unnoccupied control.
1 - DeVilbiss simplex tank-mounted control compressor with remote Johnson Controls refrigerated air dryer for the 1970 addition.

Rating	Installed	Design Life	Updated
5 - Good	2004	40	APR-11

Event: Replace Pneumatic Controls for a 6453 sq.m. building

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$38,000	Unassigned

Updated: APR-11

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

EMCS system provides integrated control of all major mechanical equipment in the 1913 school.

Rating	Installed	Design Life	Updated
5 - Good	2004	20	APR-11

Event: Replace Building Systems Controls EMCS for a 6453 sq.m. building

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$128,000	Unassigned

Updated: APR-11

D3090 Other Special HVAC Systems and Equipment*

ASSCO recirculating dust collection unit provided for wood shop.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	0	APR-11

D4020 Standpipes*

9 - fire hose stations provided throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1981	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemicalfire extinguishers in fire hose cabinets, service spaces, mechanical rooms, and science labs.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Pad mounted transformer located in the south courtyard.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	40	APR-11

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

Federal Pioneer main distribution is 800 Amp, 120/208 volt. 1913 section is sub fed with a 300 Amp 120/208 volt three phase service. Main distribution is FPE.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	40	APR-11

Event: Replace Main Electrical Switchboards. BOE = 2 switchboards.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$120,000	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) (1960)**

1913 section has 3 Federal-Norak panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	30	APR-11

Event: Replace Branch panelboards. BOE = 3- 24 circuit panels.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$12,000	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) (1970)**

1970 section has Federal Pioneer panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	30	APR-11

Event: Replace Branch panelboards. BOE = 3- 24 circuit panels.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$12,000	Unassigned

Updated: APR-11

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

1913 section has 2004 Square D panels. 60% full.

Rating	Installed	Design Life	Updated
5 - Good	2004	30	APR-11

Event: Replace Branch panelboards. BOE = 3- 24 circuit panels.

Concern:
Original panels are in poor shape and do not have readily available replacement parts.

Recommendation:
Replace old panels with new 24 circuit panels.

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$12,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

1913 section has Square-D MCC c/w 10 spaces. Two spaces are spare. Size of MCC is 100 Amp, 208 volt, three phase. Motors are controlled by Invensys Energy System.

Rating	Installed	Design Life	Updated
5 - Good	2004	30	APR-11

Event: Replace Motor Control Center. BOE = 1 MCC, 8 starters

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$20,000	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

2004 upgrade in 1913 section. Wiring is in conduit. 1970 section has wiring in conduit.

Rating	Installed	Design Life	Updated
3 - Marginal	2004	0	APR-11

Event: Verify and re circuit emergency stop buttons for Home Economics and Sewing class.

Concern:
Emergency shut down switches are wrongly circuited inside Home Economics and Sewing classes.

Recommendation:
Verify and re circuit emergency stop buttons for Home Economics and Sewing class.

Consequences of Deferral:
Possible injury to personnel due to failure of emergency shut down.

Type	Year	Cost	Priority
Repair	2011	$3,000	High

Updated: APR-11

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

120 volt line voltage switching used for interior lighting systems in hallways, gym, classrooms and offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures (1970)**

1970 section has fluorescent light fixtures c/w T12 lamps, and magnetic ballasts.

Rating	Installed	Design Life	Updated
3 - Marginal	1970	30	APR-11

Event: Replace Fluorescent Fixtures. BOE= 400 fixtures

Concern:
T12 lights are inefficient and outdated.

Recommendation:
Replace or retrofit remaining T12 fixtures with T8 lamps and electronic ballasts.

Type	Year	Cost	Priority
Failure Replacement	2012	$80,000	Medium

Updated: APR-11

D5020.02.02.02 Interior Fluorescent Fixtures (2004)**

1913 section upgraded with new fluorescent light fixtures c/w T8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	30	APR-11

Event: ReplaceInterior Florescent Fixtures. BOE = 300 fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$60,000	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs (1970)**

1970 section has battery packs with integrated heads.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	20	APR-11

Event: Replace Emergency Lighting Battery Packs. BOE= 5 packs

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$8,000	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs (2004)**

1913 section has lumacell battery packs with integrated heads.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	20	APR-11

Event: Replace Emergency Lighting Battery Packs. BOE= 4 packs

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$6,000	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

LED exit signs located at required locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	0	APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent fixtures at doorways

Rating	Installed	Design Life	Updated
3 - Marginal	1970	0	APR-11

Event: Replace Incandescent fixtures. BOE = 12 MH fixtures

Concern:
Incandescent lighting is inefficient and inadequate.
Recommendation:
Replace door fixtures with 70W metal halide fixtures and provide some perimiter lighting.with wall mount MH.

Type	Year	Cost	Priority
Failure Replacement	2012	$8,000	Medium

Updated: APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent lighting at exits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

One HPS light in South parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

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

Photocell Controlled

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

D5030.01 Detection and Fire Alarm**

Edwards Quick Start panel with horn strobes in the required areas and annunciator panel at front door.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	25	APR-11

Event: Replace Detection and Fire Alarm system. BOE = 1 control panel, 6400 sq. m/cfa

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$110,000	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

1996 Magnum Alert alarm system, connected to the School board central.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	25	APR-11

Event: Replace Intrusion Detection. BOE= 6400 sq. m/cfa

Type	Year	Cost	Priority
Lifecycle Replacement	2021	$20,000	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

Individual 120 volt clocks in hallways and classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

D5030.04.01 Telephone Systems*

Nortel telephone systems with three lines and handsets in classrooms. Control bells in school via Bogen Multicom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	0	APR-11

D5030.04.04 Data Systems*

Cat5 cables in conduit and free air in ceiling space. Supernet in school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	0	APR-11

D5030.04.05 Local Area Network Systems*

2 HP servers in 1913 section. One 24 port HP switch, one HP 48 port switch, both full. Supernet connection and infrastructure.

Rating	Installed	Design Life	Updated
4 - Acceptable	2001	0	APR-11

D5030.05 Public Address and Music Systems**

1988 Petcom MCS250 with control handset in front office and speakers in classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1988	20	APR-11

Event: Replace Public Address and Music System. BOE= 6400 sq. m/cfa

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$45,000	Unassigned

Updated: APR-11

D5030.06 Television Systems*

The school has a cable TV connection.

Rating	Installed	Design Life	Updated
4 - Acceptable	1970	0	APR-11

D5090.01 Uninterruptible Power Supply Systems**

APC Smart-UPS 750W for the phone system.
APC Back-UPS 1500W for the server.
APC Back-UPS 350W for the network rack.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	APR-11

Event: Replace Uninterruptable Power Supplies. BOE = 3 supplies

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$3,000	Unassigned

Updated: APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07 Vending Equipment*

Four vending machines in lunch room for drinks and snacks.

Rating	Installed	Design Life	Updated
5 - Good	0	0	FEB-06

E1090 Other Equipment

One kiln in the new Art Room in the basement of the 1913 original building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	APR-11

E1090 Other Equipment - Carpentry

Variety of manual and power wood working equipment complete with dust collection system in the new Shop in the basement of the 1913 original building.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	0	APR-11

E1090.04 Residential Equipment*

The new home economic classroom in the basement of the 1913 building has 2 refrigerators, 6 ranges, 6 microwave ovens, 1 dishwasher, 1 washer and 1 dryer. The new staff room has 1 refrigerator, 1 microwave oven and 1 dishwasher. The lunch room has 1 microwave oven. All equipment are residential grade.

Rating	Installed	Design Life	Updated
5 - Good	1993	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Six basketball backboard and one score board in the gymnasium.

Rating	Installed	Design Life	Updated
5 - Good	1913	0	FEB-06

E2010.02 Fixed Casework**

Educational Casework
1913 - The plastic laminate plywood millwork in the basement was installed in 2003. The classrooms on main floor and 2nd floor have the original old painted plywood shelving and one standard vertical wood cabinet with glass doors at one corner of the classroom. The computer classrooms use old wood desks for computers.
1970 - The plastic laminated plywood millwork in the drama room and make-up office are old and worn out.

Kitchen Casework
1913 - Plastic laminate clad cabinets with plastic laminate countertops in home economic classroom and staff room were installed in 2003.

Laboratory Casework
1913 - The painted and plastic laminate plywood cabinets with plastic laminate countertops in science classsroom in the 1913 building is original.

Library Casework
1913 - Plastic laminate plywood shelving. Plastic laminate countertop for check out counter.

Display Casework
1970 - Two display cases in the corridor on main floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	35	APR-11

Event: Replace casework. boe= bal. of 4,290 sm/gfa.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$246,000	Unassigned

Updated: APR-11

E2010.02 Fixed Casework**

Educational Casework
1913 - The plastic laminate plywood millwork in the basement was installed in 2003. The classrooms on main floor and 2nd floor have the original old painted plywood shelving and one standard vertical wood cabinet with glass doors at one corner of the classroom. The computer classrooms use old wood desks for computers.
1970 - The plastic laminated plywood millwork in the drama room and make-up office are old and worn out.

Laboratory Casework
The painted and plastic laminate plywood cabinets with plastic laminate countertops in science classsroom in the 1913 building is original.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	35	APR-11

Event: Replace casework.

Concern:
Educational Casework (boe= 100 m.)
The classrooms on main floor and 2nd floor of the 1913 building have the original old painted plywood shelving and one standard vertical wood cabinet with glass doors at one corner of the classroom. It needs frequent re-painting and maintenance. The classrooms also require more additional millwork. The computer classrooms use old wood desks for computers. The plastic laminated plywood millwork in the drama room and make-up office are old and worn out.

Laboratory Casework (boe= 40 m.)
The painted and plastic laminated millwork in the science classroom in the 1913 building is original. Plastic laminate and paint chipped off. It is old and worn out.

Recommendation:
Educational Casework
Replace the old millwork in the classrooms on main floor and 2nd floor of the 1913 building with new millwork. Replace the old desk with new computer desks for computers. Replace the old millwork in the drama room and make-up office in the 1970 addition with new millwork.

Laboratory Casework
Replace the old millwork with new millwork.

Type	Year	Cost	Priority
Failure Replacement	2012	$140,000	High

Updated: APR-11

E2010.03.01 Blinds**

Blinds throughout except classroom has drapes.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	30	APR-11

Event: Replace all blinds. boe= 680 sm.

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$68,000	Unassigned

Updated: APR-11

E2010.03.06 Curtains and Drapes**

One classroom has drapes.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	30	APR-11

Event: Replace drapes. boe= 20 sm

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$2,000	Unassigned

Updated: APR-11

F1020.02 Special Purpose Rooms

Three time-out rooms in the administration area to provide a quiet and private environment for an individual student to do work.

Rating	Installed	Design Life	Updated
5 - Good	1913	50	FEB-06

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment

The gymnasium ceiling does not have acoustic ceiling tiles.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

Event: The gymnasium ceiling does not have acoustic ceiling tiles. boe= 446 sm.

Concern:

The gymnasium is used for performance space which needs better acoustic environment.

Recommendation:

The gymnasium has a concrete structural T ceiling. Install acoustic ceiling tiles on the concrete surfaces betweem the concrete structural T.

Type	Year	Cost	Priority
Program Functional Upgrade	2012	$20,000	Medium

Updated: APR-11

K4010.01 Barrier Free Route: Parking to Entrance*

1913 - There is no barrier free route from parking to entrance.
1970 - There is a barrier free route from parking to the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

Event: Install an exterior ramp to one entrance of the 1913 original building.

Concern:

There is no barrier free access route from parking to entrances of the 1913 original building. Although it has a barrier free route from parking to the gymnasium of the 1970 addition, the wheelchairs cannot travel from the gymnasium to the 1913 building due to stairs. Since the modernization in 2003 is for the classrooms and teaching facilities in the 1913 building , a barrier free access route from parking to the 1913 builging is essential.

Recommendation:

Install an exterior ramp to one entrance of the 1913 original building.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$3,000	High

Updated: APR-11

K4010.02 Barrier Free Entrances*

There is no barrier free entrances to the 1913 building and the 1970 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

Event: Install door operators at 1913 and 1970 main entries. boe= 2 doors.

Concern:

There is no barrier free push paddles on entrance doors of the 1913 building and the 1970 addition. It does not meet the current code requirement.

Recommendation:

Install barrier free push paddles on one main entrance door of the 1913 building and on one main entrance door of the 1970 addition.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$10,000	High

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

1913 - The wheelchairs cannot go to all 3 levels.
1970 - The wheelchairs cannot go to 2 levels.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

Event: Install elevators. boe= one 2-stop lift, one 3--stop elevator.

Concern:

The wheelchairs cannot go to 3 level of the 1913 building. The wheelchairs cannot go to 2 levels of the 1970 addition. The 1913 building and the 1970 addition are connected by stairs.

Recommendation:

Install one elevator in the 1913 building and one elevator in the 1970 addition.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$180,000	High

Updated: APR-11

K4010.04 Barrier Free Washrooms*

1913 - Main floor and basement have barrier free washrooms. 2nd floor has no washroom. 1970 - Main floor has 2 barrier free washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

K4020.01 Safety Code (Fall Prevention)*

No handrails on entry stairs to 1913 Building.

Rating	Installed	Design Life	Updated
3 - Marginal	1913	0	APR-11

Event: Install handrails. boe= 4 stairs (14 rails).

Concern:
No handrails at entry stairs.
Recommendation:
Install rails (4/wide stair + 2/narrow stair).

Type	Year	Cost	Priority
Code Upgrade	2011	$21,000	High

Updated: APR-11

K4030.01 Asbestos*

The latest hazardous material was done in January, 2001. The 300 mm x 300 mm vinyl floor tiles and 600 mm x 600 mm large & small pinhole ceiling tiles in the 1970 additiion have asbestos. The original old sheet vinyl flooring and the mechanical straight line pipe insulation in 1913 original building have asbestos. Asbestos is in the pipe fittings on roof drain, mechanical & domestic water lines, throughout the building. Asbestos is in the boiler breaching insulation material and duct nail parging in the boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

K4030.02 PCBs*

The school has not done any testing for PCBs.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

K5010 Reports and Studies*

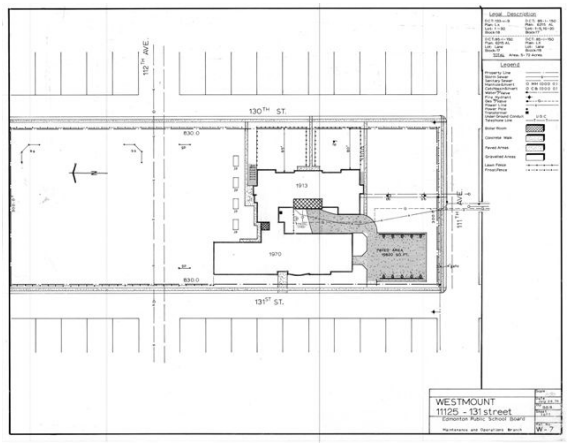
Prime Consultant: Zyggy Baczynski : Bacz Engineering (2004) Ltd.
Evaluation Year: 2010
Total evaluated area: 6,453 sq.m.
School area: 6,453 sq.m.

Rating	Installed	Design Life	Updated
4 - Acceptable	1913	0	APR-11

Event: **Building & Site Plan**

Type	Year	Cost	Priority
Study	2010	$0	Unassigned

Updated: APR-11



Site Plan