

# RECAPP Facility Evaluation Report

Edmonton School District No. 7



**Winterburn Elementary / Junior High School**

B3367A  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	Winterburn Elementary / Jun
<b>Address:</b>	9527 Winterburn Road N. W
<b>Location:</b>	Edmonton
<b>Building Id:</b>	B3367A
<b>Gross Area (sq. m):</b>	4,003.50
<b>Replacement Cost:</b>	\$10,667,417
<b>Construction Year:</b>	1957

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Francis Ng Architect Ltd.
<b>Evaluation Date:</b>	June 11 2009
<b>Evaluator Name:</b>	Francis Ng

<b>Total Maintenance Events Next 5 years:</b>	<b>\$2,056,050</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>19.27%</b>

**General Summary:**

This school for Grades K through 9 was originally built in Edmonton in 1957. The school faces one street - 215 Street on the West. It is under the jurisdiction of Edmonton School District No. 7. The current student enrollment is 440.

The original 934.57 square metres school was built in 1957. A first addition of 371.6 square metres was built in 1959. A second addition of 1830.13 square metres was built in 1971. A third addition of 465.58 square metres was built in 2003. Five portables of 420 square metres were relocated between 1993 and 1994. Total building area is 4021.88 square metres.

Change Rooms of 1971 addition were renovated in 1977. Modernization for roof, windows and exterior walls was carried out in 1994. Administration area was renovated in 2000. Gymnasium wood flooring was replaced in 2008.

ABC Group A Division 2 - School. The 1957 original building, 1959 Addition, 1971 addition and 2003 addition are single storey; and have non-combustible and combustible construction and are unsprinklered.

**Structural Summary:**

(1957) Original Building has wood sheathing on wood joists on glulam beams on HSS columns and wood studs on concrete foundation walls on concrete strip footing along perimeter and under Corridors; it has crawl space.

(1959) Addition has wood sheathing on wood joists on HSS columns and wood studs on concrete foundation walls on concrete strip footing along perimeter and under Corridors; it has crawl space.

(1971) Addition has metal deck on open web steel joists on exterior load bearing concrete blocks and interior steel beams and columns on concrete foundation walls on concrete strip footing; it has concrete slab on grade.

(2003) Addition - has metal deck on open web steel joists on steel beams on HSS columns concrete grade beams on concrete piles along perimeter; concrete piers on concrete piles under Corridor; it has concrete slab on grade.

Five portables have wood frame construction bearing on wood sleepers; plywood sheathing on wood floor joists; wood roof joists.

Recommendations for future action: not required.

Overall structural system rating is 4 (acceptable).

**Envelope Summary:**

(1957) Original Building has rubber roofing; stucco, aluminum windows, wood windows, wood door and wood frame, metal doors, painted plywood soffit for recessed canopy.

(1959) Addition has rubber roofing; stucco, aluminum windows, metal framed storefront and doors, textured drywall soffit for canopy,

(1971) Addition has rubber roofing; stucco, aluminum windows, clerestorey aluminum windows, metal framed storefront and door, textured drywall soffit for canopy,

(2003) Addition has SBS roofing, stucco, aluminum windows, metal framed storefront and doors, stucco soffit for recessed canopies.

Portables have flat SBS roofing, vertical metal siding, PVC windows, metal doors, exterior scuppers and downspouts

Recommendations for future action include: repair stucco; replace wood windows; replace wood exterior doors and frames; clear debris from roof.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1957) Original Building has wood stud interior partitions; Tectum ceiling finish, plywood wall board and wood flooring in Gymnasium and Stage; fibrous board ceiling tiles, gypsum wall board and carpet or sheet vinyl in Classrooms; painted drywall ceiling and vinyl tile flooring in Corridors and Washrooms; painted drywall ceiling and carpet in Vestibule; wood doors and wood frames; wood framed windows along Corridor; whiteboards, tackboards, projection screens and smart boards in Classrooms.

(1959) Addition has fibrous board ceiling tiles, gypsum wall board and carpet or sheet vinyl in Classrooms; painted drywall ceiling and vinyl floor tiles in Corridors; wood doors and wood frames; wood framed windows along Corridor; whiteboards, tackboards and projection screens in Classrooms.

(1971) Addition has suspended T-bar ceiling system, painted concrete block walls, prefinished gypsum wall boards, vinyl tile flooring and carpet flooring in Classrooms; textured drywall ceiling and vinyl tile flooring in Corridors; textured drywall ceiling and carpet in Administration Area, Staff Room; suspended T-bar ceiling system and sheet vinyl flooring in Lunch area; painted drywall ceiling and mosaic flooring in Washrooms; suspended T-bar ceiling and linoleum flooring in Change Rooms; painted drywall ceiling and concrete flooring in Mechanical room; wood doors and metal frames; whiteboards, tackboards, projection screens and smart boards in Classrooms.

(2003) Addition has suspended T-bar ceiling system and carpet flooring in Classrooms; suspended T-bar ceiling system and vinyl tile flooring in Corridor; wood doors and metal frames; whiteboards, tackboards, projection screens and smart boards in Classrooms.

Portables have suspended T-bar ceiling system, prefinished gypsum board wall panels, carpet flooring and vinyl tile flooring; whiteboards, tackboards and projection screens.

Recommendations for future action include: replace mosaic wall tiles and mosaic flooring around urinals; replace vinyl asbestos tile flooring; replace fibre board ceiling tiles; provide handicap platform or ramp in East Corridor and Change Rooms to Gymnasium; West Wing Corridor; paint concrete flooring; replace carpet; repair millwork; replace vanities.

Overall interior system rating is 4 (acceptable).

**Mechanical Summary:**

The 1957/1959 building sections are heated and ventilated by furnaces. This system does not meet ASHRAE 62-1989 standard and present ventilation code requirements. 1972 building section is ventilated by an air handling unit with a gas fired heat exchanger and is heated by perimeter finned radiation. The 2003 addition uses high quality furnaces with economizers to supply air to the classrooms. There is a small DDC system in the building for control.

Overall mechanical systems in Acceptable (4) condition.

**Electrical Summary:**

Main Service for this building is 400 Amp 120/208 volt three phase. Branch circuit panel boards are located throughout the facility. The lighting consists of fluorescent light fixtures, and in the majority of the areas are with T12 lamps and magnetic ballasts. Lighting should be upgraded to the energy efficient fixtures utilizing T8 lamps and electronic ballasts. Emergency lighting is provided by battery packs and remote heads. LED style exit lights have been provided. The fire alarm system is a Notifier, installed in 2009. Cat 5e data network cabling is installed throughout. Telephone system is Nortel. Paging system is Bogen. Overall, the electrical systems are from fair to good condition.

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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\* (1957)**

(1957) Original Building - has concrete foundation walls on concrete strip footing along perimeter and under Corridors.  
 (1957) Original Building (Gymnasium) - has interior wood posts on concrete pad footing.  
 (1957) Original Building (Classrooms) - has interior concrete pedestal on concrete pad footing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	100	MAR-10

**A1010 Standard Foundations\* (1959)**

(1959) Addition - has concrete foundation walls on concrete strip footing along perimeter and under Corridors.  
 (1959) Addition (classrooms) - has interior concrete pedestal on concrete pad footing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	100	MAR-10

**A1010 Standard Foundations\* (1971)**

(1971) Addition - has concrete foundation walls on concrete strip footing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1971	100	MAR-10

**A1010 Standard Foundations\* (2003)**

(2003) Addition - has concrete grade beams on concrete piles along perimeter; concrete piers on concrete piles under Corridor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	100	MAR-10

**A1030 Slab on Grade\* (1971)**

(1971) Addition - has concrete slab on grade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1971	100	MAR-10

**A1030 Slab on Grade\* (2003)**

(2003) Addition - has 100 mm concrete slab

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	100	MAR-10

**A2020 Basement Walls (& Crawl Space)\* (1957)**

(1957) Original Building - has crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**A2020 Basement Walls (& Crawl Space)\* (1959)**

(1959) Addition - has crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-10

**A2020 Basement Walls (& Crawl Space)\* (1971)**

(1971) Addition (Gymnasium 101 extension) - has crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10

**B1010.01 Floor Structural Frame (Building Frame)\* (1957)**

(1957) Original Building (Gymnasium) - has HSS columns and 38x140 mm wood studs at 400 mm o.c. on 38x235 mm wood joists on wood built up wood beams on wood posts on concrete pad footing.

(1957) Original Building (Classrooms) - has HSS columns and 38x140 mm wood studs at 400 mm o.c. on 38x235 mm wood joists on wood built up wood beams on concrete pedestal on concrete pad footing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**B1010.01 Floor Structural Frame (Building Frame)\* (1959)**

(1959) Addition (Classrooms) - has HSS columns and 38x140 mm wood studs at 400 mm o.c. on 38x235 mm wood joists on wood built up wood beams on concrete pedestal on concrete pad footing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	MAR-10

**B1010.01 Floor Structural Frame (Building Frame)\* (1971)**

(1971) Addition (Gymnasium 101 extension) - has HSS columns and 38x140 mm wood studs at 400 mm o.c. on 38x235 mm wood joists on wood built up wood beams on wood posts on concrete pad footing.

(1971) Addition (Administration area, Library, Classrooms) - has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10

**B1010.01 Floor Structural Frame (Building Frame)\* (2003)**

(2003) Addition (Classrooms) - has steel beams on HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	100	MAR-10

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* (1957)**

(1957) Original Building - has 38x140 mm wood studs at 400 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* (1959)**

(1959) Addition - has 38x140 mm wood studs at 400 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	MAR-10

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* (1971)**

(1971) Addition (East side of Corridor) - has 92 mm steel studs at 400 mm o.c.

(1971) Addition (West side of Corridor) - has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* (2003)**

(2003) Addition (Corridor) - has steel channels on steel beams on HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	100	MAR-10

**B1010.05 Mezzanine Construction\***

(1957) Original Building (Storage 001 above Stage 109) - has plywood on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**B1010.06 Ramps: Exterior\***

(1959) Addition (West Main Entrance) - has concrete ramp. (installed in 1994)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

**B1010.07 Exterior Stairs\***

(1957) Original Building (West Entrance) - has concrete stair.  
 (1959) Addition (West Main Entrance) - has concrete stair. (upgraded in 1973)  
 (1959) Addition (Kindergarten 117 to Courtyard) - has concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-10

**B1020.01 Roof Structural Frame\* (1957)**

(1957) Original Building - has 19 mm diagonal shiplap on 38x238 mm wood joists at 400 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**B1020.01 Roof Structural Frame\* (1959)**

(1959) Addition - has 19 mm diagonal shiplap on 38x238 mm wood joists at 400 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	MAR-10

**B1020.01 Roof Structural Frame\* (1971)**

(1971) Addition (Administration area, Library, Classrooms) - has metal deck on open web steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10

**B1020.01 Roof Structural Frame\* (2003)**

(2003) Addition (Classrooms) - has metal deck on open web steel joists on steel beams on HSS columns.  
 (2003) Addition (Corridor) - has metal deck on steel channels on steel beams on HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	100	MAR-10

**B1020.04 Canopies\***

(1957) Original Building (Gymnasium Overhang) - has 19 mm diagonal shiplap on 38x89 mm wood joists at 300 mm o.c.  
 (1959) Addition (West Main Entrance Overhang) - has 19 mm diagonal shiplap on 38x89 mm wood joists at 300 mm o.c. (renovated in 1971)  
 (2003) Addition (North Entrance, East Entrance and South Entrance) - has metal deck on steel beams on steel channels and HSS hangers and headers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10

**B1020.06 Roof Construction Fireproofing\***

Roofs between each section has fire walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10



**S2 ENVELOPE****B2010.01.08 Cement Plaster (Stucco): Ext. Wall\***

(1957) Original Building - has painted stucco. (installed in 1994)  
 (1959) Original Building - has painted stucco. (installed in 1994)  
 (1971) Original Building - has painted stucco. (installed in 1994)  
 (2003) Addition - has stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	MAR-10

**Event: Repair stucco. (approx. 100 square metres)****Concern:**

Exterior stucco is damaged and stained in some areas.

**Recommendation:**

Repair stucco. (approx. 100 square metres)

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

**Updated:** MAR-10

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

(1957)(1959)(1971) - stucco has expansion joints. (installed in 1994)  
 (2003) - stucco has expansion joints.  
 (including 2003 addition because of small area)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	75	MAR-10

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

(1957)(1959)(1971) - expansion joints has caulking. (installed in 1994)  
 (2003) - expansion joints has caulking.  
 (including 2003 addition because of small area)  
 Repair joint sealers (caulking). (approx. 100 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

**Event: Repair joint sealers (caulking). (approx. 100 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

**Updated:** MAR-10

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

(1957)(1959)(1971) - has painted stucco. (installed in 1994)  
 (2003) - has painted stucco.  
 Repaint stucco. (approx. 1300 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	15	MAR-10

**Event: Repaint stucco. (approx. 1300 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$26,000	Unassigned

**Updated:** MAR-10

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

(1971) Addition- has concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10

**B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall\***

(2003) Addition - has metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	100	MAR-10

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

(1957) Original Building - has 19 mm diagonal shiplap on 38x140 mm wood studs at 400 mm o.c., 19 mm diagonal shiplap, 6 mm plywood.  
 (1959) Original Building - has 19 mm diagonal shiplap on 38x140 mm wood studs at 400 mm o.c., 19 mm diagonal shiplap, 6 mm plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

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

(1957) Original Building - has 50 mm bat insulation, vapour barrier.  
 (1959) Addition - has 50 mm bat insulation, vapour barrier.  
 (1971) Addition - has rigid insulation, vapour barrier.  
 (2003) Addition - has 50 mm rigid insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**B2010.05 Parapets\***

(2003) Addition - has 13 mm exterior grade gypsum boards, 152 mm steel studs at 400 mm o.c. 13 mm plywood.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	50	MAR-10

**B2010.06 Exterior Louvers, Grilles, and Screens\***

(1957) Original Building (Mechanical Room 103) - has louvres.

(1971) Addition (Mechanical Room 131) - has louvres.

(2003) Addition (furnace Rooms) - has louvres.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	50	MAR-10

**B2010.09 Exterior Soffits\***

(1957) Original Building (West Entrance) - has painted plywood soffit.

(1959) Addition (West Main Entrance Overhang) - has textured drywall soffit. (renovated in 1971)

(1971) Addition (Southeast Entrance) - has textured drywall soffit.

(2003) Addition (North Entrance, East Entrance and South Entrance) - has stucco soffit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	50	MAR-10

**B2020.01.01.02 Aluminum Windows (Glass & Frame) \*\* (1994)**

(1957) Original Building - has aluminum windows c/w casements. (installed in 1994)  
 (1959) Addition - has aluminum windows c/w casements. (installed in 1994)  
 (1971) Addition - has aluminum windows c/w casements. (installed in 1994)  
 (1971) Addition (Library 126 Clerestorey) - has aluminum windows. (installed in 1999).  
 Replace aluminum windows (Glass & Frame). (approx. 8 windows in 1957 section; 8 windows in 1959 section; 32 windows in 1971 section)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	40	MAR-10

**Event: Repair wood window sills. (approx. 10 linear metres)**

**Concern:**

(1959) Addition (Classroom 118) - paint of wood window sills has peeled off.

**Recommendation:**

Repair wood window sills. (approx. 10 linear metres)

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

**Updated:** MAR-10

**Event: Replace aluminum windows (Glass & Frame). (approx. 48 windows)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$144,000	Unassigned

**Updated:** MAR-10

**B2020.01.01.02 Aluminum Windows (Glass & Frame) \*\* (2003)**

(2003) Addition (Classrooms 149, 150, 151, 152) - has aluminum windows.  
 Replace aluminum windows (Glass & Frame). (approx. 9 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-10

**Event: Replace aluminum windows (Glass & Frame). (approx. 9 windows)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$27,000	Unassigned

**Updated:** MAR-10

**B2020.01.01.05 Wood Windows\*\* (1957)**

(1957) Original Building (Office 102, Gym Storage room 147, Boys Washroom 105, Girls Washroom 107) - has wood framed windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	35	MAR-10

**Event: Replace wood windows. (12 windows)**

**Concern:**

(1957) Original Building (Office 102, Gym Storage room 147, Boys Washroom 105, Girls Washroom 107) - wood framed windows are old and paint has peeled off.

**Recommendation:**

Replace wood windows. (7 double windows and 5 single windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$24,000	Low

**Updated:** MAR-10

**B2030.01.02 Steel-Framed Storefronts: Doors\*\* (1971)**

(1971) Addition (Library 126) - has wood framed storefronts and doors open into Courtyard.  
Replace steel-framed storefronts and doors. (approx. 10 storefronts)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**Event: Replace steel-framed storefronts and doors. (approx. 10 storefronts)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$25,000	Unassigned

**Updated:** MAR-10

**B2030.01.02 Steel-Framed Storefronts: Doors\*\* (2003)**

(2003) Addition (North Entrance Vestibule, East Entrance Vestibule, South Entrance Vestibule) - has steel framed storefronts and doors.  
Replace steel framed storefronts and doors. (6 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-10

**Event: Replace steel framed storefronts and doors. (6 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$12,000	Unassigned

**Updated:** MAR-10

**B2030.01.06 Automatic Entrance Doors\*\***

(1959) Addition (West Main Entrance) - has barrier free power assist door. (installed in 1994).  
 Replace automatic entrance door. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

**Event: Replace automatic entrance door. (2 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$20,000	Unassigned

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\* (1957)**

(1957) Original Building (Mezzanine Storage 001) - has metal door and frame. (installed in 1994)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

**Event: Replace exterior utility door. (1 door)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$2,000	Unassigned

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\* (1957)**

(1957) Original Building (Mechanical Room 103) - has wood door and wood frame.  
 (1957) Original Building (Gymnasium 101) - has wood doors and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	40	MAR-10

**Event: Replace exterior utility doors. (3 doors)**

**Concern:**

(1957) Original Building (Mechanical Room 103) - wood door and wood frame are worn out.

(1957) Original Building (Gymnasium 101) - weather strip and threshold are worn out.

**Recommendation:**

Replace exterior utility doors. (3 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$6,000	Low

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\* (1959)**

(1959) Addition (Kindergarten 117) - has a metal door and frame c/w glazed panels open into courtyard. (installed in 1994).  
Replace exterior utility door. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

**Event: Replace exterior utility door. (1 door)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$4,000	Unassigned

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\* (1971)**

(1971) Addition (Boys Change Room 142) - has a metal door with metal frame open into courtyard.  
Replace exterior utility doors. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	MAR-10

**Event: Replace exterior utility doors. (1 door)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,000	Unassigned

**Updated:** MAR-10

**B3010.01 Deck Vapor Retarder and Insulation\***

(1957)(1959)(1971)(2003) - has rigid insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	25	MAR-10

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* (2003)**

(2003) Addition (Classrooms) - has SBS roofing, 25 mm shiplap fibre board, rigid insulation, 13 mm exterior gypsum board, metal deck, open web steel joists on steel beams on HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-10

**Event: Replace Roof**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$807,000	Unassigned

**Updated:** MAR-10

**B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)\*\***

(1957) (1959)(1971) - has rubber sheet roofing. (installed in 1994)  
 Replace roofing. (approx. 3135 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	25	MAR-10

**Event: Clean up roof. (approx. 100 square metres)**

**Concern:**

Roof has large amount of dirt at corners.

**Recommendation:**

Clean up roof. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-10

**Event: Replace roofing. (approx. 3135 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$627,000	Unassigned

**Updated:** MAR-10

**B3010.07 Sheet Metal Roofing\*\* (1971)**

(1971) Addition (Library 126 Clerestorey) - sheet metal roofing.  
 Replace sheet metal roofing. (approx. 50 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	MAR-10

**Event: Replace sheet metal roofing. (approx. 50 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$12,500	Unassigned

**Updated:** MAR-10



**B3010.08.02 Metal Gutters and Downspouts\*\***

(1957) Original Building (Gymnasium) - has scuppers and exterior downspouts to lower roof. (installed in 1994)  
 (1957)(1959)(1971) - has roof drains and interior downspouts connecting main sewers. (installed in 1994)  
 (2003) Addition - has scuppers, exterior downspouts, precast concrete splashpads.  
 (including 2003 addition because of small area)  
 Replace roof drains and downspouts. (approx. 20 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

**Event: Replace roof drains and downspouts. (approx. 20 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$10,000	Unassigned

**Updated:** MAR-10

**S3 INTERIOR****C1010.01 Interior Fixed Partitions - Metal Stud\***

(2003) Addition - has metal stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-10

**C1010.01 Interior Fixed Partitions - Unit Masonry\***

(1971) Addition has painted concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10

**C1010.01 Interior Fixed Partitions - Wood Stud\***

(1957) and (1959) - have wood stud framing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-10

**C1010.05 Interior Windows\***

(1957) Original Building (Classrooms 111, 112, 113, 114) - wood framed windows c/w wire mesh screens along Corridor.  
 (1959) Addition (Classrooms 115, 116, 117, 118) - wood framed windows c/w wire mesh screens along Corridor.  
 (1971) Addition (Conference 124, Computer room 137) - has metal framed windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	80	MAR-10

**C1010.06 Interior Glazed Partitions and Storefronts\***

(1971) Addition (Offices 121, 122, 123) - has metal framed storefronts. (2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	80	MAR-10

**C1010.07 Interior Partition Firestopping\***

(1957) (Fire Wall between 1957 and 1959 buildings) - has fire wall.  
 (2003) (Fire Wall between 2003 and 1971 buildings) - has 1 hour fire rated wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	MAR-10

**C1020.01 Interior Swinging Doors (& Hardware)\***

(1957) Original Building Classrooms have wood doors and wood frames.  
 (1959) Addition Classrooms have wood doors and wood frames.  
 (1971) Addition Classrooms have wood doors and wood frames.  
 (2003) Addition (Classrooms 149, 150, 151, 152, Corridor) - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-10

**C1020.02 Interior Entrance Doors\***

(1957) Original Building (West Entrance Vestibule) - has metal storefronts and doors. (installed in 1971)  
 (1971) Addition (Corridor between 1971 and 2003 buildings) - has metal framed storefronts and doors.  
 (2003) Addition (North Entrance Vestibule, East Entrance Vestibule, South Entrance Vestibule) - has metal framed storefronts and doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-10

**C1020.03 Interior Fire Doors\***

(1957) (Fire Wall between 1957 and 1959 buildings) - has metal doors and frame.  
 (2003) Addition (Corridor, Janitor 148) - has 3/4 hour fire rated metal doors and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10

**C1020.05 Interior Large Doors\* (Aluminum Grille)**

(1971) Addition (Administration 120) - has sliding aluminum grille over reception counter. (installed in 1994)  
 (1971) Addition (School Food Store) - has a metal shutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

**C1020.07 Other Interior Doors\***

(1957) Original Building (under Stage 109) - has wood hatch doors. (repaired in 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	MAR-10

**C1030.01 Visual Display Boards\*\* (1957, 1959, 1971)**

(1957) Original Building (Stage 109, Classrooms 111, 112, 113, 114) - has 2 smart boards, 8 whiteboards, 2 chalkboards, 3 tackboards, 3 projection screens.

(1959) Addition (Classroom 115, 116, 117, 118) - has 7 whiteboards, 3 chalkboards, 4 tackboards, 3 projection screens.

(1971) Addition Library 126, Staff Room 127, Classroom 136, 139, 140,. Science Room 134, Computer Rooms 137, 138) - has 5 smart boards, 18 whiteboards, 1 tackboard, 2 projection screens.

(including 1971 Addition because of small amount)

Replace visual display boards\*\* (approx. 59 boards)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-10

**Event:** **Replace visual display boards\*\* (approx. 59 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$59,000	Unassigned

**Updated:** MAR-10

**C1030.01 Visual Display Boards\*\* (2003)**

(2003) Addition (Classrooms 149, 150, 151, 152, Corridor) - has 4 smart boards, 16 whiteboards, 4 tackboards.

Replace visual display boards\*\* (approx. 24 boards)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-10

**Event:** **Replace visual display boards\*\* (approx. 24 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$24,000	Unassigned

**Updated:** MAR-10

**C1030.02 Fabricated Compartments(Toilets/Showers)\*\* (1977)**

(1971) Addition (Boys Change Room 142, Girls Change Room 143) - has prefinished metal toilet partitions. (2 partitions) (installed in 1977)

(1971) Addition (Boys Change Room 142, Girls Change Room 143) - has prefinished metal shower partitions. (6 partitions) (installed in 1977)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-10

**Event:** **Replace fabricated compartments. (8 partitions)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$8,000	Unassigned

**Updated:** MAR-10

**C1030.02 Fabricated Compartments(Toilets/Showers)\*\* (2003)**

(1957) Original Building - (Boys Washroom 105, Girls Washroom 107) - has prefinished metal toilet partitions. (6 partitions) (installed 2003)

(1971) Addition (Men Washroom 128, Women Washroom 129, Girls Washroom 130, Boys Washroom 132) - has prefinished metal toilet partitions. (10 partitions) (installed 2003).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-10

**Event: Replace fabricated compartments. (16 partitions)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$16,000	Unassigned

**Updated:** MAR-10

**C1030.08 Interior Identifying Devices\***

School has interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	20	MAR-10

**C1030.10 Lockers\*\* (1957)**

(1957) Original Building (Office 102) - has prefinished double tier metal lockers. (2 lockers)

(1957) Original Building (Women Washroom 108) - has prefinished eight tier metal lockers. (8 lockers)

(1957) Original Building (Corridor) - has prefinished single tier metal lockers. (55 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	30	MAR-10

**Event: Replace lockers. (approx. 65 lockers)**

**Concern:**

Lockers are worn out.

**Recommendation:**

Replace lockers. (approx. 65 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$32,500	Low

**Updated:** MAR-10

**C1030.10 Lockers\*\* (1971)**

(1971) Addition (East Corridor) - has prefinished double tier metal lockers. (78 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	30	MAR-10

**Event: Replace lockers. (approx. 78 lockers)**

**Concern:**

Lockers are worn out.

**Recommendation:**

Replace lockers. (approx. 78 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$39,000	Low

**Updated:** MAR-10

**C1030.10 Lockers\*\* (1977)**

(1971) Addition (Boys Change Room 142, Girls Change Room 143) - has prefinished double tier metal lockers. (24 lockers)  
(Installed in 1977)

(1971) Addition (Boys Change Room 142, Girls Change Room 143) - has prefinished single tier metal lockers. (117 lockers)  
(Installed in 1977)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-10

**Event: Replace lockers. (approx. 141 lockers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$70,500	Unassigned

**Updated:** MAR-10

**C1030.10 Lockers\*\* (2003)**

(2003) Addition (Corridor) - has prefinished double tier metal lockers. (57 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-10

**Event: Replace lockers. (approx. 57 lockers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$28,500	Unassigned

**Updated:** MAR-10

**C1030.12 Storage Shelving\***

(1957) Original Building Meter Room 110) - has wood shelves.  
 (1971) Addition (Library Storage 157) - has wood shelves.  
 (2003) Addition (Janitor 148) - has metal shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**C1030.14 Toilet, Bath, and Laundry Accessories\***

(1957) Original Building (Men Washroom 104, Boys Washroom 105, Girls Washroom 107, Women Washroom 108) - has toilet accessories.  
 (1959) Addition (Kindergarten Washroom 002) - has toilet accessories.  
 (1971) Addition (Washroom 156, Men Washroom 128, Women Washroom 129, Girls Washroom 130, Boys Washroom 132, Boys Change Room 142) - has toilet accessories.  
 (1971) Addition (Boys Change Room 142, Girls Change Room 143) - has shower accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-10

**C1030.17 Other Fittings\* (Boot Racks)**

(1957) Original Building (West Entrance Vestibule) - has metal boot racks.  
 (1959) Addition (West Main Foyer) - has metal boot racks.  
 (1971) Addition (Southeast Entrance Vestibule) - has metal boot racks  
 (2003) Addition (North Entrance Vestibule, East Entrance Vestibule, South Entrance Vestibule) - has metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-10

**C1030.17 Other Fittings\* (Coat Hooks)**

(1957) Original Building (Corridor) - has coat hooks.  
 (1959) Addition (Corridor) - has coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-10

**C2010 Stair Construction\***

(1957) Original Building (Stage 109 to Mezzanine Storage 001) - has wood stair.  
 (1957) Original Building (Corridor to Stage 109) - has wood stair.  
 (1957) Original Building (Gymnasium 101 to Stage 109) - has wood stair.  
 (1957) Original Building (Mechanical Room 103) - has concrete stair.  
 (1971) Addition (Corridor to Gymnasium 101; Girls Change Room 143 to Gymnasium 101, Boys Gymnasium 142 to Gymnasium 101) - has wood stairs.  
 (1971) Addition (Lunch area 135) - has concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-10

**C2020.05 Resilient Stair Finishes\*\***

(1971) Addition (Girls Change Room 143 to Gymnasium 101, Boys Gymnasium 142 to Gymnasium 101) - wood stairs have linoleum flooring and metal nosing.

(1971) Addition (Corridor to Gymnasium 101) - wood stair has vinyl tiles and rubber nosing.

(1971) Addition (Lunch area 135) - concrete stair has rubber treads and rubber nosing.

Replace resilient stair finish. (4 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	MAR-10

**Event: Replace resilient stair finish. (4 stairs)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$8,000	Unassigned

**Updated:** MAR-10

**C2020.08 Stair Railings and Balustrades\***

(1957) Original Building (Stage 109 to Mezzanine Storage 001) - wood stair has wood railing.

(1957) Original Building (Corridor to Stage 109) - wood stair does not have railing.

(1957) Original Building (Gymnasium 101 to Stage 109) - wood stair does not have railing.

(1971) Addition Corridor to Gymnasium 101; Girls Change Room 143 to Gymnasium 101, Boys Gymnasium 142 to Gymnasium 101) - wood stairs have wood railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	MAR-10

**Event: Provide wood railing. (4 railing)**

**Concern:**

(1957) Original Building (Corridor to Stage 109) - wood stair does not have railing.

(1957) Original Building (Gymnasium 101 to Stage 109) - wood stair does not have railing.

**Recommendation:**

Provide wood railing. (4 railing)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Low

**Updated:** MAR-10

**C2030.01 Ramp Construction\***

(1971) Addition (West Main Foyer) - has wood ramp.

(1971) Addition (Lunch Area 135) - has concrete ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-10



**C2030.02 Ramp Finishes\***

(1971) Addition (West Main Foyer) - wood ramp has carpet.  
 (1971) Addition (Lunch Area 135) - concrete ramp has rubber finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-10

**C2030.03 Ramp Railings\***

(1971) Addition (West Main Foyer) - wood ramp has wood railings.  
 (1971) Addition (Lunch Area 135) - concrete ramp has metal pipe railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	MAR-10

**C3010.02 Wall Paneling\*\***

(1957) Original Building (Gymnasium 101) - has wood wall panel along Stage 109.  
 (1957) Original Building (Gymnasium 101) - has plywood wall panel along walls.  
 (1971) Addition (Gymnasium 101 extension) - has plywood wall panel along walls.  
 (including 1971 addition because of small area)  
 Replace wood wall paneling. (approx. 500 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**Event: Replace wood wall paneling. (approx. 500 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$50,000	Unassigned

**Updated:** MAR-10

**C3010.06 Tile Wall Finishes\*\* (1957)**

(1957) Original Building - (Boys Washroom 105) - has mosaic wall tiles around urinals.  
 Replace ceramic wall tiles. (approx. 7 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	40	MAR-10

**Event:** Replace ceramic wall tiles. (approx. 7 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,050	Unassigned

**Updated:** MAR-10

**Event:** Replace tile around urinals. (approx. 7 square metres)

**Concern:**  
 (1957) Original Building - (Boys Washroom 105) - mosaic wall tiles are old and grout has discolored and is dirty.

**Recommendation:**  
 Replace tile around urinals. (approx. 7 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Low

**Updated:** MAR-10

**C3010.06 Tile Wall Finishes\*\* (1971)**

(1971) Addition (Boys Washroom 132) - has mosaic wall tiles around urinals.  
 (1971) Addition (Boys Change Room 142, Girls Change Room 143) - shower areas has ceramic wall tiles. (installed in 1977).  
 Replace ceramic wall tiles. (approx. 18 square metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1971	40	MAR-10

**Event:** **Replace ceramic wall tiles. (approx. 18 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$2,700	Unassigned

**Updated:** MAR-10

**Event:** **Replace tile around urinals. (approx. 8 square metres)**

**Concern:**  
 (1971) Addition (Boys Washroom 132) - mosaic wall tiles are old and grout has discolored and is dirty.

**Recommendation:**  
 Replace tile around urinals. (approx. 8 square metres)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2011	\$1,000	Low

**Updated:** MAR-10

**C3010.09 Acoustical Wall Treatment\*\***

(1957) Original Building (Gymnasium 101) - has fabric acoustic wall panels along the upper walls.]  
 Replace acoustical wall treatment. (approx. 50 square metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	20	MAR-10

**Event:** **Replace acoustical wall treatment. (approx. 50 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$10,000	Unassigned

**Updated:** MAR-10

**C3010.11 Interior Wall Painting\***

- (1957) Original Building (Gymnasium 101) - has stained wood wall panel along Stage 109.
- (1957) Original Building (Gymnasium 101) - has painted plywood wall panel along walls.
- (1957) Original Building - has painted gypsum wall boards.
- (1959) Addition - has painted gypsum wall boards.
- (1971) Addition (Gymnasium 101 extension) - has painted plywood wall panel along walls.
- (1971) Addition - has painted concrete block.
- (1971) Addition - has painted gypsum wall boards.
- (2003) Addition - has painted gypsum wall boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	10	MAR-10

**C3010.12 Wall Coverings\***

- (1971) Addition (Computer Room 138) - has prefinished wall coverings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	15	MAR-10

**C3020.01.02 Paint Concrete Floor Finishes\***

- (1957) Original Building (Mechanical Room 103) - has painted concrete flooring.
- (1971) Addition (Mechanical Room 131, Gymnasium Storage 145) - has unpainted concrete flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	MAR-10

**Event:** **Repaint concrete floor finishes. (approx. 100 square metres)**

**Concern:**

Paint of concrete floor has faded and peeled off.

**Recommendation:**

Repaint concrete floor finishes. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$7,500	Low

**Updated:** MAR-10

**C3020.02 Tile Floor Finishes\*\***

(1957) Original Building - (Boys Washroom 105) - has mosaic floor tiles along urinals.  
 (1971) Addition (Boy Washroom 132) - has mosaic floor tiles along urinals.  
 (including 1971 addition because of small area)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	50	MAR-10

**Event:** **Replace tiles in washrooms. (approx. 10 square metres)**

**Concern:**

(1957) Original Building (Boys Washroom 105) - has old ceramic tiles.  
 (1971) Addition (Boys Washroom 132) - ceramic tiles are old and grout has discolored and is dirty..

**Recommendation:**

Replace tiles in washrooms. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,500	Low

**Updated:** MAR-10

**C3020.04 Wood Flooring\*\* (1957)**

(1957) Original Building (Gymnasium Storage 147) - has wood strip flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	30	MAR-10

**Event:** **Replace wood flooring. (approx. 80 square metres)**

**Concern:**

(1957) Original Building (Gymnasium Storage 147) - wood flooring has scratches and stains.

**Recommendation:**

Replace wood flooring. (approx. 80 square metres)

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

**Updated:** MAR-10

**C3020.04 Wood Flooring\*\* (2008)**

(1957) Original Building (Gymnasium 101, Stage 109) - has wood strip flooring. (installed in 2008)  
 (1971) Original Building (Gymnasium 101 extension) - has wood strip flooring. (installed in 2008).  
 Replace wood flooring. (approx. 550 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2008	30	MAR-10

**Event: Repair wood flooring. (approx. 80 square metres)**

**Concern:**

(1957) Original Building (Stage 109) - wood flooring has scratches and stains.

**Recommendation:**

Repair wood flooring. (approx. 80 square metres)

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

**Updated:** MAR-10

**Event: Replace wood flooring. (approx. 550 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$137,500	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* (1957, 1959)**

(1957) Original Building (Men Washroom 104, Janitor 106, Women Washroom 108, Janitor 110) - has vinyl asbestos tile flooring.

(1959) Addition (partial Classroom 115, 116, 117, 118, partial Main Foyer, Corridor) - has vinyl tile flooring.

Replace resilient flooring. (approx. 140 square metres in 1959 section;)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1957	0	MAR-10

**Event:** **Replace resilient flooring. (approx. 140 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$14,000	Unassigned

**Updated:** MAR-10

**Event:** **Replace resilient flooring. (approx. 35 square metres)**

**Concern:**

(1957) Original Building (Men Washroom 104, Janitor 106, Women Washroom 108, Janitor 110) - has original vinyl asbestos tile flooring.

(1971) Addition (PEO 144, 146) - has damaged vinyl tile flooring.

**Recommendation:**

Replace resilient flooring. (approx. 35 square metres)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2011	\$3,500	Low

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* (1971)**

(1971) Addition (Time-out Rooms 155, Washroom 156, Library Storage 157, partial Staff Room 127, Men Washroom 128, Women Washroom 129, Science 134, Computer Rooms 137, 138, School Food Store 153, Science Prep Room 158, PEO 144, 146, Corridor) - has vinyl tile flooring.

(1971) Addition (Lunch Area 135) - has sheet vinyl flooring.

(1971) Addition (Boys Change Room 142, Girls Change Room 143) - has linoleum flooring. (installed in 1977).

Replace resilient flooring. (approx. 465 square metres in 1971 section)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1971	20	MAR-10

**Event:** **Replace resilient flooring. (approx. 465 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$45,600	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* (1989)**

(1957) Original Building (Arts Room 111) - has sheet vinyl flooring. (installed in 1989)  
 Replace resilient flooring. (approx. 65 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

**Event: Replace resilient flooring. (approx. 65 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,500	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* (1994)**

(1957) Original Building (partial Classrooms 113, 114, Boys Washroom 105, Girls Washroom 107, Corridor) - has vinyl tile flooring. (upgraded in 1994).  
 Replace resilient flooring. (approx. 180 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

**Event: Replace resilient flooring. (approx. 180 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,000	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* (2003)**

(2003) Addition (partial Classrooms 149, 150, 151, 152, Classroom furnace rooms, Janitor 148, Corridor) - has vinyl tile flooring.  
 Replace resilient flooring. (approx. 450 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-10

**Event: Replace resilient flooring. (approx. 450 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$45,000	Unassigned

**Updated:** MAR-10



**C3020.08 Carpet Flooring\*\* (1957, 1971)**

(1957) Original Building (Classrooms 114, 113 and 112, West Entrance Vestibule) - has carpet flooring.  
 (1959) Addition (Classroom 115, 116, 117, 118, Server 119, Office 004, Space 003, West Main Entrance Vestibule) - has carpet flooring. (installed in 1971)  
 (1971) Addition (Conference 124) - has carpet flooring.  
 (including 1971 addition because of small area)  
 Replace carpet. (approx. 170 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	15	MAR-10

**Event: Replace carpet. (approx. 170 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$25,500	Unassigned

**Updated:** MAR-10

**Event: Replace carpet. (approx. 620 square metres)**

**Concern:**

(1957) Original Building (Classrooms 114, 113 and 112, West Entrance Vestibule) - carpet flooring has stains, ripples and open seams.  
 (1959) Addition (Classroom 115, 116, 117, 118, Server 119, Office 004, Space 003, West Main Entrance Vestibule) - carpet flooring has stains and ripples  
 (1971) Addition (Conference 124) - carpet flooring has stains and ripples

**Recommendation:**

Replace carpet. (approx. 620 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$93,000	Medium

**Updated:** MAR-10

**C3020.08 Carpet Flooring\*\* (1982)**

(1971) Addition (Library 126) - has carpet flooring. (installed in 1982).  
 Replace carpet. (approx. 170 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	MAR-10

**Event: Replace carpet. (approx. 170 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$17,000	Unassigned

**Updated:** MAR-10

**C3020.08 Carpet Flooring\*\* (2000, 2003)**

(1971) Addition (Reception 120, Office 122, Vice Principal 123, Principal 121, partial Staff Room 127, Classrooms 136, 139, 140) - has carpet flooring. (installed in 2000)

(2003) Addition (Classrooms 149, 150, 151, 152, North Entrance Vestibule, East Entrance Vestibule, South Entrance Vestibule) - has carpet flooring.

Replace carpet. (approx. 280 square metres in 1971 section.; 400 square metres in 2003 section)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	MAR-10

**Event: Replace carpet. (approx. 480 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$72,000	Unassigned

**Updated:** MAR-10

**C3020.09 Access Flooring\*\***

(1957) Original Building (Janitor 106) - has metal access panel to crawl space.

(1959) Addition (Kindergarten Washroom 002) - has metal access panel to crawl space.

Replace metal access panels. (2 panels)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	25	MAR-10

**Event: Replace metal access panels. (2 panels)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,000	Unassigned

**Updated:** MAR-10

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\* (1971)**

(1959) Addition (Server 119, Office 004, Space 003, Kindergarten Washroom 002) - has suspended T-bar ceiling system c/w acoustic ceiling tiles. (installed in 1971)

(1971) Addition (partial Library 126, Science 134, Lunch area 135, Classrooms 136, 139, 140, Computer Rooms 137, 138, Boys Change Room 142, Girls Change Room 143) - has suspended T-bar ceiling system c/w acoustic ceiling tiles.

Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 150 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	25	MAR-10

**Event: Replace acoustic ceiling tiles. (approx. 100 tiles)**

**Concern:**

(1971) Addition (Classrooms 136, 139, 140, Computer Rooms 137, 138) - has stained or missing acoustic ceiling tiles.

**Recommendation:**

Replace acoustic ceiling tiles. (approx. 100 tiles)

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

**Updated:** MAR-10

**Event: Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 150 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,500	Unassigned

**Updated:** MAR-10

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\* (1989 & 2003)**

(1957) Original Building (Arts Room 111) - has suspended T-bar ceiling system c/w acoustic ceiling tiles. (installed in 1989)

(2003) Addition (Classrooms 149, 150, 151, 152, Corridor) - has suspended T-bar ceiling system c/w acoustic ceiling tiles. (including 2003 addition because of small area)

Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 530 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10

**Event: Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 680 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$26,500	Unassigned

**Updated:** MAR-10

**C3030.07 Interior Ceiling Painting\***

(1957) Original Building (Mechanical Room 103, Men Washroom 104, Boys Washroom 105, Janitor 106, Girls Washroom 107, Women Washroom 108, Janitor 110, , Gymnasium Storage 147, Corridors) - has painted drywall ceiling.

(1957) Original Building (Office 102) - has plywood ceiling.

(1971) Addition (Work Room 125, Time-out Rooms 155, Washroom 156, PEO 144, 146, Gymnasium Storage 145, Corridors) - has painted drywall ceiling.

(2003) Addition (Janitor 148, North Entrance Vestibule, East Entrance Vestibule, South Entrance Vestibule) - has painted drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-10

**C3030.09 Other Ceiling Finishes\* (Fibrous Board Ceiling Tiles)**

(1957) Original Building (Stage 109, Classrooms 112, 113, 114) - has fibrous board ceiling tiles.

(1959) Addition (Classroom 115, 116, 117, 118) - has fibrous board ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	0	MAR-10

**Event:** Replace with suspended T-bar ceiling and acoustic ceiling tiles. (approx. 480 square metres)

**Concern:**

Ceiling tiles are stained and some are cracked.

**Recommendation:**

Replace with suspended T-bar ceiling and acoustic ceiling tiles. (approx. 480 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$36,000	Low

**Updated:** MAR-10

**C3030.09 Other Ceiling Finishes\* (Metal Deck)**

(2003) Addition (Classrooms 149, 150, 151, 152 - furnace rooms) - has exposed metal deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-10

**C3030.09 Other Ceiling Finishes\* (Tectum Ceiling Panels)**

(1957) Original Building (Gymnasium 101) - has Tectum ceiling panels (acoustic). (repaired in 1994)

(1971) Addition (Gymnasium 101 extension) - has Tectum ceiling panels (acoustic). (repaired in 1994)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

**C3030.09 Other Ceiling Finishes\* (Textured Drywall Ceiling)**

(1959) Addition (Main Foyer, West Main Entrance Vestibule) - has textured drywall ceiling. (installed in 1971)

(1971) Addition (Reception 120, Office 122, Conference 124, Vice Principal 123, Principal 121, partial Library 126, Library Storage 157, Staff Room 127, Men Washroom 128, Women Washroom 129, Corridor) - has textured drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-10

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

Single and double compartment stainless steel sinks with swing spouts in some classrooms, lunchroom, and staff room. Floor mounted janitor sink with mixing taps. Wall mounted cast iron janitor sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

**Event:** Replace 20 stainless steel sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$30,000	Unassigned

**Updated:** MAR-10

**D2010.05 Showers\*\***

1998 - 6 shower stalls in boys shower room and 6 shower stalls in girls. Push button controls and tempering mixing valve. Currently not in use, space used as storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

**Event:** Replace 12 Shower stations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$24,000	Unassigned

**Updated:** MAR-10

**D2010.08 Drinking Fountains / Coolers\*\* - 1957 & 1959 sections**

1957 & 1959 sections have wall hung, non-refrigerated water fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	35	MAR-10

**Event:** Replace 2 Drinking Fountains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,500	Unassigned

**Updated:** MAR-10

**D2010.08 Drinking Fountains / Coolers\*\* - 1972 section**

Wall hung refrigerated water cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-10

**Event: Replace 2 Water Coolers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,000	Unassigned

**Updated:** MAR-10

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

Floor mounted, flush tank water closets, some with open front seats, some with closed front seats. Floor mounted urinals, with manual and infrared flush valves. Majority of lavatories are vitreous china with mixing tees in millwork counters. Some lavatories are wall hung.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

**Event: Replace 15 WC's, 15 Lavs and 10 Urinals.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$65,000	Unassigned

**Updated:** MAR-10

**D2020.01.01 Pipes and Tubes: Domestic Water\***

Mainly insulated copper domestic water piping throughout school. Solder joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

**D2020.01.02 Valves: Domestic Water\*\***

Ball and gate valves installed on main water lines. Mainly isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

**Event: Replace 50 Valves.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$25,000	Unassigned

**Updated:** MAR-10

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Backflow preventor on boiler make-up water line in North Boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-10

**Event:** Replace Boiler make up backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,000	Unassigned

**Updated:** MAR-10

**D2020.02.06 Domestic Water Heaters\*\***

In North Mechanical Room:

State Turbo Sandblaster model SBF75120NECGAD hot water heater with 31.7 kW input, 284 litre capacity.

State model SBT75 120 NE8 DF CGA. 284 gal capacity. Input: 31.7 kW.

In South Furnace room:

John Wood model JW402NA. Input is 11 kW. Storage is 151 L. No recirculation pump on the domestic hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

**Event:** Replace 3 Domestic Water Heaters.

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

**Updated:** MAR-10

**D2020.03 Water Supply Insulation: Domestic\***

Domestic hot, cold and recirculation piping insulated in 1972 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	MAR-10

**D2030.01 Waste and Vent Piping\***

Above ground plastic or copper. Below grade - cast iron or copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10

**D2040.01 Rain Water Drainage Piping Systems\***

Steel piping in 1957, 1959, 1972 sections. ABS in 2003 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10



**D2040.02.04 Roof Drains\***

Conventional roof drains with dome strainers and gravel guards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-10

**D3010.02 Gas Supply Systems\***

Gas distribution piping to heating boilers, gas fired air handling unit heating section, domestic hot water heaters, and furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	60	MAR-10

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

Two Raypack boilers model 1060 WT, 280.0 kW input for 1972 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-10

**Event: Replace Heating Boilers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$75,000	Unassigned

**Updated:** MAR-10

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

Two B-Vent chimneys up through roof, one for each boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**Event: Replace Chimneys (&Comb. Air): H.W. Boiler.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

**Updated:** MAR-10

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

Chemical pot feeder on hydronic loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**D3020.03.01 Furnaces\*\* - 1957 section**

1957, 1959 - Classrooms in this section have horizontal furnaces. Palm Aire model PAS100-EH with 26.4 kW input, 21.1 kW output. One classroom has newer Carrier furnace with 25.8 kW input, 20.8 kW output.

Gym has four Lennox downflow furnaces with 55.4 kW input and 41.9 kW output.

A Lennox furnace for 1957 hallway, with 47.5 kW input and 38.0 kW output.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1957	25	MAR-10

**Event: Replace 8 furnaces with air handling unit in 1957/1959 classrooms.**

**Concern:**

The furnaces for the classrooms are not providing sufficient fresh air for the classrooms. They are also old, showing signs of wear, and inefficient.

**Recommendation:**

Remove the existing furnaces in the 1957/1959 classrooms and install a central roof top unit with ductwork run to each classroom. (\$60,000)

Also install perimeter ceiling radiant heating system with new boilers and circulating pumps. Boilers should be sized to supplement heat for new gym air handling unit (\$60,000)



P0014949\_Furnace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$225,000	Medium

**Updated:** MAR-10

**Event: Replace gym and hallway furnaces with air handling unit.**

**Concern:**

Furnaces for gym and hallway are obsolete and showing signs of wear. Furnace not supplying sufficient fresh air.

**Recommendation:**

Install air handling unit with hot water coil and economiser section to replace furnaces. Improve ductwork and diffusion in gym. Add perimeter fin heating to gym for non-occupied heating.

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

**Updated:** MAR-10

**D3020.03.01 Furnaces\*\* - 2003 section**

Change Air Series 1200 furnaces with economiser section, pleated filters, acoustic lining in 2003 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-10

**Event:** Replace 4 Furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$40,000	Unassigned

**Updated:** MAR-10

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

Metal chimneys exhaust to outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	25	MAR-10

**D3040.01.01 Air Handling Units: Air Distribution\*\***

Air handling unit with supply fan and separate gas fired heating section serves east and north wings. Return air fan and mixing dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**Event:** Replace Air Handling Units: Air Distribution.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$60,000	Unassigned

**Updated:** MAR-10

**D3040.01.04 Ducts: Air Distribution\***

Low velocity supply air ductwork for 1972 section. Some ducting for 1957 building for gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10

**D3040.01.05 Duct Accessories: Air Distribution\***

Balancing damper& fire dampers installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-10

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

Cone ceiling diffusers and sidewall deflection grilles throughout the 1972 and 2003 building sections. Grilles in millwork for 1957/1959 classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**D3040.03.01 Hot Water Distribution Systems\*\***

Piping is mixture of copper and steel. Heating water distributed by two Bell & Gossett in-line pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-10

**Event: Replace Hot Water Distribution Systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$250,000	Unassigned

**Updated:** MAR-10

**D3040.04.01 Fans: Exhaust\*\* - 1957 / 59 Sections**

General exhaust fan for 1957/1959 classrooms. Washroom exhausts for 1957 washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**Event: Replace 4 exhaust fans.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,000	Unassigned

**Updated:** MAR-10

**D3040.04.01 Fans: Exhaust\*\* - 1972 Section**

Washroom exhausts for 1972 washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**Event: Replace 6 exhaust fans.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Unassigned

**Updated:** MAR-10

**D3040.04.03 Ducts: Exhaust\***

Galvanized steel, low velocity - connecting exhaust grilles to roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Exhaust grilles in washrooms and corridor ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**D3050.05.02 Fan Coil Units\*\***

Force Flow units - mounted in entrance vestibule of 1972 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**Event: Replace 1 Fan Coil Unit.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,500	Unassigned

**Updated:** MAR-10

**D3050.05.03 Finned Tube Radiation\*\***

Finned tube radiation installed around perimeter of 1972 section of the building. Various enclosure types.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-10

**Event: Replace 50m of Finned Tube Radiation.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$50,000	Unassigned

**Updated:** MAR-10

**D3050.05.06 Unit Heaters\*\***

Hot water unit heater installed in 1972 mechanical room to temper combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-10

**Event: Replace 1972 Mech Room Unit Heater.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,500	Unassigned

**Updated:** MAR-10

**D3060.02.01 Electric and Electronic Controls\*\* - 1957 Section**

Low voltage electric control of furnaces throughout this section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**Event: Replace furnace controls.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$8,000	Unassigned

**Updated:** MAR-10

**D3060.02.01 Electric and Electronic Controls\*\* - 1972 Section**

Electric controls of entrance force flow units and unit heater in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**Event: Replace 1972 Heating system controls.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

**Updated:** MAR-10

**D3060.02.02 Pneumatic Controls\*\***

Honeywell simplex pneumatic compressor for hot water control valves and air handling unit damper controls in 1972 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	40	MAR-10

**Event: Replace Pneumatic Controls.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$20,000	Unassigned

**Updated:** MAR-10

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

1985 - Paragon EC128 BMCS system installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

**Event: Replace Building Systems Controls (BMCS, EMCS).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$75,000	Unassigned

**Updated:** MAR-10

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

Some pump tank and some chemical fire extinguishers throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

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

Main distribution centre is located in the mechanical room and is fed from a wall mounted main fused disconnect switch. The disconnect switch, rated at 400A, 120/208V, 3 phase, 4 wire, is fed from an on-site pad mounted transformer. The distribution centre is rated at 400A, 120/208V< 3 phase, 4 wire and is the product of FPE. It is complete feeder breakers that feed branch circuit panel boards and other equipment located within the school. All breakers are identified and spare breaker capacity is available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-10

**Event: Lifecycle Replacement Main Electrical Switchboards (Main Distribution).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$75,000	Unassigned

**Updated:** MAR-10

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

Branch circuit panel boards have been provided throughout the school and are located in the serviced rooms and classroom wings. All panels have spare breaker capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

**Event: Replace 5 Electrical Branch Circuit Panelboards.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$25,000	Unassigned

**Updated:** MAR-10

**D5010.07.02 Motor Starters and Accessories\*\***

Motor control is provided by loose wall mounted motor starters, that are complete with pilot lights and hand-off-auto selector switches, and are located in the vicinity of the equipment being controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**Event: Replace 14 Motor Starters and Accessories.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

**Updated:** MAR-10



**D5020.01 Electrical Branch Wiring\***

Wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-10

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

Line voltage switching have been provided in the classrooms. Keyed switches are used in hallways and bathrooms. Lighting in each area is locally controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-10

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Florescent lighting has been provided throughout the school. Depending on the type of the ceiling, fixtures are either of the recessed mounted type or surface mounted type. With the exception of the gym and the 4 portable class rooms, the florescent fixtures are complete with T12 lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-10

**Event: Replace Interior Florescent Fixtures.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$220,000	Unassigned

**Updated:** MAR-10

**Event: Upgrade lighting.**

**Concern:**

Existing light fixtures with T12 technology with magnetic ballasts are not energy efficient.

**Recommendation:**

Upgrade lighting system in school with new light fixtures that utilize T8 and T5 lamps and electronic ballasts. Direct and indirect lighting should be utilized in classrooms with computers. Layout of the new lighting system shall be redesigned to comply with new layout of classrooms and computers. Payback will be within 8 year cycle.

**Consequences of Deferral:**

Spare parts are no longer available. Increased cost of operations due to utility and maintenance costs. High energy costs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2011	\$360,000	Medium

**Updated:** MAR-10

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Emergency lighting is provided by wall mounted battery packs and remote heads located throughout the school. All paths and points of egress are adequately covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	20	MAR-10

**Event: Replace Emergency Lighting Battery Packs.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

**Updated:** MAR-10

**D5020.02.03.03 Exit Signs\***

Exit signs utilizing LED lamps located at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Wall mounted H.P. Fixtures have been provided around the school. Fixtures are complete with 175 Watt lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

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

Exterior lighting is controlled by photo-cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

**D5030.01 Detection and Fire Alarm\*\***

A Notifier NFS-320C fire alarm system has been provided. The system is complete with smoke detectors, heat detectors, manual pull stations, duct mounted smoke detectors, and combination bell/strobe units, all inter-connected to form a complete and operating system as required by the building code. The system main panel is located in the general office, with a remote annunciator in the principal entrance vestibule. The system is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	MAR-10

**Event: Replace Detection and Fire Alarm System.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$75,000	Unassigned

**Updated:** MAR-10

**D5030.02.02 Intrusion Detection\*\***

An intrusion alarm system consisting of motion sensors and door contacts has been provided. System is manufactured by DSC NACSYS PC 4020. It is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2004	25	MAR-10

**Event: Replace Intrusion Detection.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$50,000	Unassigned

**Updated:** MAR-10

**D5030.04.01 Telephone Systems\***

Nortel Meridian telephone system has been provided. Desk sets have been provided in each class room and in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	25	MAR-10

**D5030.04.05 Local Area Network Systems\***

Cat 5E data cabling has been provided throughout the school, with data outlets in each classroom, the computer lab and the administration areas. The main data rack is located in a dedicated server room and is complete with patch panels and hubs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	15	MAR-10

**D5030.05 Public Address and Music Systems\*\***

Bogen Multi-Comm 2000 PA/Call system has been provided. The head-end equipment is located in the server room. Telephone sets have been provided in each class room. The PA system has been interfaced with the telephone system. Ceiling mounted speakers have been provided throughout the school and are located in the classrooms, corridors, and the wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-10

**Event: Replace Public Address and Music Systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$55,000	Unassigned

**Updated:** MAR-10

**D5030.06 Television Systems\***

Cable TV service has been provided and terminates in the server room. A TV outlet has been provided in each class room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1994	20	MAR-10

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.02 Library Equipment\***

(1971) Addition (Library 126) - has book trolleys and metal racks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1971	25	MAR-10

**E1020.03 Theater and Stage Equipment\***

(1957) Original Building (Stage 109) - has stage draperies. (installed in 2004)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2004	25	MAR-10

**E1020.07 Laboratory Equipment\***

(1957) Original Building (Office 102) - has eye wash station.

(1957) Original Building (Classroom 111) - has kiln and exhaust.

(1971) Addition (Science Prep Room 158) - has eye wash station, flammable metal cabinet.

(1971) Addition (Science Room 134, Mechanical Room 131, Administration near Time-out Room 155) - has eye wash station.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	25	MAR-10

**E1090.04 Residential Equipment\***

(1957) Original Building (Office 102) - has microwave.

(1971) Addition (PEO 144) - has fridge, microwave.

(1971) Addition (School Food Store) - has fridge, coolers, microwave.

(1971) Addition (Staff Room 127) - range, dishwasher, microwaves, fridges, freezer.

(1971) Addition (Mechanical Room 131) - has dryer, washer.

(1971) Addition (Lunch Area 135, Classroom 140) - has microwaves.

(2003) Addition (Classrooms 149, 152) - has microwaves.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	10	MAR-10

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

(1957) Original Building (Gymnasium 101) - has powered operated gym divider, wall mounted basketball backstops, sliding basketball backstops, Canadian climbing racks, scoreboard.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	15	MAR-10

**E2010.02 Fixed Casework\*\* (Millwork)**

(1957)(1959)(1971) - has millwork. (upgraded in 2004)  
 (2003) Addition - has millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2003	35	MAR-10

**Event: Replace millwork. (approx. 180 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$180,000	Unassigned

**Updated:** MAR-10

**Event: Replace plastic laminated countertops. (approx. 20 linear metres)**

**Concern:**

(1971) Addition Science 134) - has damaged countertops.

**Recommendation:**

Replace plastic laminated countertops. (approx. 20 linear metres)

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

**Updated:** MAR-10



(1971) Addition Science 134) - has damaged countertops.

**E2010.02 Fixed Casework\*\* (Reception Counters)**

(1971) Addition (Library 126) - has reception counter. (installed in 1998)  
 (1971) Addition (Reception Area 120) - has reception counter. (installed in 2000).  
 Replace reception counters. (approx. 8 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-10

**Event: Replace reception counters. (approx. 8 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$8,000	Unassigned

**Updated:** MAR-10

**E2010.02 Fixed Casework\*\* (Vanities)**

(1957) Original Building (Men Washroom 104, Boys Washroom 105, Girls Washroom 107, Women Washroom 108) - has vanities. (replaced in 1994)  
 (1959) Addition (Kindergarten Washroom 002) - has vanities. (upgraded in 1998)  
 (1971) Addition (Washroom 156, Men Washroom 128, Women Washroom 129, Girls Washroom 130, Boys Washroom 132, Boys Change Room 142) - has vanities.  
 (1971) Addition (Boys Change Room 142, Girls Change Room 143) - has vanities. (installed in 1977).  
 Replace vanities. (approx. 9 linear metres).  
 (Including 1971 addition because of small areas)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	35	MAR-10

**Event: Replace vanities. (approx. 3 linear metres)**

**Concern:**

(1971) Addition (Boys Change Room 142, Girls Change Room 143) - vanity is worn out.

**Recommendation:**

Replace vanities. (approx. 3 linear metres)

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

**Updated:** MAR-10

**Event: Replace vanities. (approx. 9 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$9,000	Unassigned

**Updated:** MAR-10

**E2010.03.01 Blinds \*\* (1957, 1959, 1971)**

(1957) (1959) and (1971) - have vertical blinds over windows.  
 (including 1971 addition because of small area)  
 Replace blinds. (approx. 38 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-10

**Event: Replace blinds. (approx. 38 blinds)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$15,200	Unassigned

**Updated:** MAR-10

**E2010.03.01 Blinds \*\* (2000)**

(1971) Addition (Administration area) - has venetians. (installed in 2000).  
 Replace venetians. (6 venetians)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-10

**Event: Replace venetians. (6 venetians)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$2,400	Unassigned

**Updated:** MAR-10

**E2010.03.01 Blinds \*\* (2003)**

(2003) Addition (Classrooms 149, 150, 151, 152) - aluminum windows have roll down blinds.  
 Replace blinds. (approx. 12 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-10

**Event: Replace blinds. (approx. 12 blinds)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$4,800	Unassigned

**Updated:** MAR-10



**F1010.02.04 Portable and Mobile Buildings\*\* (No. 125)**

Year built: 1993; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 125 on site)

Architectural / Structural :

- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout on East wall.
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- partial carpet flooring
- Partial vinyl tile flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Painted drywall soffit at Entrance
- Millwork
- One whiteboard, 3 chalkboards
- Clothes hooks on wall

OVERALL CONDITON: 4 (acceptable)

Mechanical systems (1993 Portables):

- Heating & ventilation provided by Lennox Whisper heat furnace in corner, connected to sill diffusers & ductwork in millwork. Condition: 4 (acceptable)
- Gas line to rooftop unit. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
- Fire Extinguisher on wall mounting bracket. Regularly checked. Condition: 4 (acceptable).

OVERALL CONDITON: 4 (acceptable)

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems has been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1993	30	MAR-10



(1993) Portable Classroom No. 125 on site.

**Event: Replace building envelope. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$42,000	Unassigned

**Updated:** MAR-10

**Event: Replace building finish materials.**

**Concern:**

1. Carpet is old and ripple.
2. Downspout does not have precast concrete splashpad.

**Recommendation:**

Replace carpet and provide 1 concrete splashpad.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$9,000	Medium

**Updated:** MAR-10

**Event: Replace electrical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,000	Unassigned

**Updated:** MAR-10

**Event: Replace interior. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$9,300	Unassigned

**Updated:** MAR-10

**Event: Replace mechanical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,400	Unassigned

**Updated:** MAR-10

**F1010.02.04 Portable and Mobile Buildings\*\* (No. 190)**

Year built: 1988; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 190 on site)

Architectural / Structural :

- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout on East wall.
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- partial carpet flooring
- Partial vinyl tile flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- Three whiteboards, 1 chalkboard
- Clothes hooks on wall

OVERALL CONDITON: 4 (acceptable)

Mechanical systems (1988 Portables):

- Heating & ventilation provided by Lennox Whisper heat furnace in corner, connected to sill diffusers & ductwork in millwork. Condition: 4 (acceptable)
- Gas line to rooftop unit. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
- Fire Extinguisher on wall mounting bracket. Regularly checked. Condition: 4 (acceptable).

OVERALL CONDITON: 4 (acceptable)

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems has been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1988	30	MAR-10



(1988) Portable Classroom No. 190 on site.

**Event: Lifecycle Replacement (Interior)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$9,300	Unassigned

**Updated:** MAR-10

**Event: Replace building envelope. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$42,000	Unassigned

**Updated:** MAR-10

**Event: Replace building finish materials.**

**Concern:**

1. Carpet is old and ripple.
2. Downspout does not have precast concrete splashpad.

**Recommendation:**

Replace carpet and provide 1 concrete splashpad.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$9,000	Low

**Updated:** MAR-10

**Event: Replace electrical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$8,000	Unassigned

**Updated:** MAR-10

**Event: Replace mechanical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$8,400	Unassigned

**Updated:** MAR-10

**F1010.02.04 Portable and Mobile Buildings\*\* (No. 251)**

Year built: 1993; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 251 on site)

Architectural / Structural :

- Wood frame construction bearing on wood sleepers
  - Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
  - Floor assembly with wood joists and plywood sheathing floor
  - Roof structure with wood joists
  - Roof with SBS roofing
  - PVC windows
  - Metal wire mesh screens over windows
  - Vinyl vertical blinds
  - 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
  - Metal louvers
  - Exterior scupper and metal downspout on East wall.
  - Suspended T-bar ceiling system c/w acoustic ceiling tiles
  - Prefinished faced gypsum board walls
  - partial carpet flooring
  - Partial vinyl tile flooring
  - Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
  - Perforated metal soffit at Entrance
  - Millwork
  - Three whiteboards, 1 projection screen
  - Clothes hooks on wall
- OVERALL CONDITON: 4 (acceptable)

Mechanical systems (1993 Portables):

- Heating & ventilation provided by Carrier furnace installed in 1996, connected to sill diffusers & ductwork in millwork. Condition: 4 (acceptable)
  - Gas line to rooftop unit. Condition: 4 (acceptable).
  - Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
  - Fire Extinguisher on wall mounting bracket. Regularly checked. Condition : 4 (acceptable).
- OVERALL CONDITON: 4 (acceptable)

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems has been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1993	30	MAR-10



(1993) Portable Classroom No. 251 on site.

**Event: Replace building envelope. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$42,000	Unassigned

**Updated:** MAR-10

**Event: Replace building finish materials.**

**Concern:**

1. Downspout does not have precast concrete splashpad.

**Recommendation:**

Provide 1 concrete splashpad.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Medium

**Updated:** MAR-10

**Event: Replace electrical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,000	Unassigned

**Updated:** MAR-10

**Event: Replace interior. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$9,300	Unassigned

**Updated:** MAR-10

**Event: Replace mechanical systems. (approx. 84 square metres)**



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,400	Unassigned

**Updated:** MAR-10

**F1010.02.04 Portable and Mobile Buildings\*\* (No. 256)**

Year built: 1993; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 256 on site)

Architectural / Structural :

- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout on East wall.
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- partial carpet flooring
- Partial vinyl tile flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- One whiteboard, 3 chalkboard, 1 projection screen
- Clothes hooks on wall

OVERALL CONDITON: 4 (acceptable)

Mechanical systems (1993 Portables):

- Heating & ventilation provided by Lennox Whisper heat furnace in corner, connected to sill diffusers & ductwork in millwork. Condition: 4 (acceptable)
- Gas line to rooftop unit. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
- Fire Extinguisher on wall mounting bracket. Regularly checked. Condition: 4 (acceptable).

OVERALL CONDITON: 4 (acceptable)

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems has been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1993	30	MAR-10



(1994) Portable Classroom No. 256 on site.

**Event: Replace building envelope. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$42,000	Unassigned

**Updated:** MAR-10

**Event: Replace building finish materials.**

**Concern:**

1. Vinyl tile flooring at entrance is damaged.
2. Carpet is stained and has frayed.
3. Downspout does not have precast concrete splashpad.

**Recommendation:**

Replace vinyl tile flooring and carpet; and provide 1 concrete splashpad.

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

**Updated:** MAR-10

**Event: Replace electrical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,000	Unassigned

**Updated:** MAR-10

**Event: Replace interior. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$9,300	Unassigned

**Updated:** MAR-10

**Event:** Replace mechanical systems. (approx. 84 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,400	Unassigned

**Updated:** MAR-10

**F1010.02.04 Portable and Mobile Buildings\*\* (No. 258)**

Year built: 1994; Area: 84 sq.m. (approximate) - (identified as Portable Classroom No. 258 on site)

Architectural / Structural :

- Wood frame construction bearing on wood sleepers
- Exterior walls with exterior prefinished vertical metal panels on plywood sheathing and building paper, on 38 x 140 mm wood stud insulated walls, painted plywood skirting with vents
- Floor assembly with wood joists and plywood sheathing floor
- Roof structure with wood joists
- Roof with SBS roofing
- PVC windows
- Metal wire mesh screens over windows
- Vinyl vertical blinds
- 2 metal stairs c/w metal grating sheet platform, treads and painted metal pipe railing
- Metal louvers
- Exterior scupper and metal downspout on North wall.
- Suspended T-bar ceiling system c/w acoustic ceiling tiles
- Prefinished faced gypsum board walls
- partial carpet flooring
- Partial vinyl tile flooring
- Hollow metal doors on steel frames with panic sets, closers, weather stripping and locks
- Perforated metal soffit at Entrance
- Millwork
- 1 Smart Board, 3 whiteboards, 1 chalkboard
- Clothes hooks on wall

OVERALL CONDITON: 4 (acceptable)

Mechanical systems (1994 Portables):

- Heating & ventilation provided by Lennox Whisper heat furnace in corner, connected to sill diffusers & ductwork in millwork. Condition: 4 (acceptable)
- Gas line to rooftop unit. Condition: 4 (acceptable).
- Controls - low voltage programmable wall mounted thermostat. Condition: 4 (acceptable).
- Fire Extinguisher on wall mounting bracket. Regularly checked. Condition: 4 (acceptable).

OVERALL CONDITON: 4 (acceptable)

Electrical:

POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems has been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors.

VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been provided in the portables.

CALL SYSTEMS: Call system has been extended into the portables.

LIGHITNG: Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

OVERALL CONDITON: Good

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1994	30	MAR-10



(1994) Portable Classroom No. 258 on site.

**Event: Replace building envelope. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$42,000	Unassigned

**Updated:** MAR-10

**Event: Replace building finish materials.**

**Concern:**

1. Downspout does not have precast concrete splashpad.

**Recommendation:**

Provide 1 concrete splashpad.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Low

**Updated:** MAR-10

**Event: Replace electrical systems. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$8,000	Unassigned

**Updated:** MAR-10

**Event: Replace interior. (approx. 84 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$9,300	Unassigned

**Updated:** MAR-10

**Event: Replace mechanical systems. (approx. 84 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2024	\$8,400	Unassigned

**Updated:** MAR-10

**F2020.01 Asbestos\***

A Hazardous Materials management Project for Asbestos Building Material Survey Report was completed for Edmonton Public Schools by PHH Environmental Limited on October 18, 2001.  
 School Board carried out asbestos abatement in 2003.  
 (See C3020.07 Resilient Flooring - for vinyl asbestos tiles)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-10

**F2020.04 Mould\***

No known mould has been observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-10

**F2020.09 Other Hazardous Materials\***

No other hazardous materials have been observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1957	0	MAR-10

## S8 FUNCTIONAL ASSESSMENT

### K4010.01 Barrier Free Route: Parking to Entrance\*

(1959) (West Main Entrance) - has ramp and curb cuts to entrances. (installed in 1994)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	0	MAR-10

**Event: Provide handicap parking stall. (1 stalls)**

**Concern:**

School does not have barrier free parking stall.

**Recommendation:**

Provide handicap parking stall. (1 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$5,000	Low

**Updated:** MAR-10

### K4010.02 Barrier Free Entrances\*

(1959) Addition (West Main Entrance) - has barrier free power assist door. (installed in 1994)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10



**K4010.03 Barrier Free Interior Circulation\***

(1957) (1959) (1971)(2003) - have Corridors wide enough for wheelchairs.  
 (1957) Original Building (Corridor to Stage 109) - has wood stair.  
 (1957) Original Building (Gymnasium 101 to Stage 109) - has wood stair.  
 (1971) Addition (Corridor to Gymnasium 101; Girls Change Room 143 to Gymnasium 101, Boys Gymnasium 142 to Gymnasium 101) - has wood stairs.  
 (1971) Addition (West Main Foyer) - has wood ramp.  
 (1971) Addition (Lunch Area 135) - has concrete ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-10

**Event: Provide wheelchair platforms. (2 platforms)**

**Concern:**

(1957) Original Building (Stage 109) - does not have wheelchair access from Gymnasium 101 and Hallway.  
 (1971) Addition (Boys Change Room 142, Girls Change Room 143, East Corridor) - does not have wheelchair access to Gymnasium 101.

**Recommendation:**

Provide wheelchair platforms. (2 platforms)

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

**Updated:** MAR-10

**K4010.04 Barrier Free Washrooms\***

(1957) Original Building (Boys Washroom 105, Girls Washroom 107) - has barrier free washrooms. (installed in 2003)  
 (1971) Addition (Boys Washroom 105, Girls Washroom 107) - has barrier free washrooms. (installed in 2003)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-10

**K4020 Building Code**

ABC Group A Division 2 - School. The 1957 original building, 1959 Addition, 1971 addition and 2003 addition are single storey; and have non-combustible and combustible construction and are un sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-10