

RECAPP Facility Evaluation Report

Fort McMurray S Dist #2833



Timberlea School

B3438A

Fort McMurray

Facility Details

Building Name: Timberlea School
Address: 107 Brett Drive
Location: Fort McMurray

Building Id: B3438A
Gross Area (sq. m): 6,045.46
Replacement Cost: \$24,040,000
Construction Year: 1986

Evaluation Details

Evaluation Company: Halsall Associates
Evaluation Date: October 22 2012
Evaluator Name: Jonathan Maynard

Total Maintenance Events Next 5 years: **\$2,833,798**
5 year Facility Condition Index (FCI): **11.79%**

General Summary:

Original 3,755 sq.m. single storey core school built in 1986 serving grades K-9. Masonry and steel construction with brick cladding and BUR over concrete foundation. School originally opened with 10 portables in 1986 while permanent construction was being completed. Four of these portables totaling approximately 305 sq. m. remain in place. Two portables of approximately 162 sq. m. were added in 2003. Five portables, including a washroom portable, were added in 2004 with approximately 410 sq. m. A four portable pod to the northwest with approximately 410 sq. m. was added in 2008 (data plate indicates construction date of 2006). Most recently eight portables, including a washroom portable, approximately 982 sq. m. were added in 2009/2010 (data plate indicates construction date of 2007).

Current gross area of the school including 23 portables is 6,406 sq.m. and the student capacity is 702.

The core school and the 23 portables are in good condition.

Structural Summary:

Concrete block load bearing walls on concrete foundation systems. Concrete slab on grade throughout. Suspended floor assembly at mechanical mezzanine are steel framed and bear on masonry walls and steel beams/columns. Suspended floor assembly at gym stage is concrete bearing on masonry. Roof system is steel deck bearing on masonry walls.

Structural systems are in good condition.

Envelope Summary:

Exterior walls are clad with face brick and metal siding. Windows are double glazed aluminum while doors are insulated metal. Original BUR has been replaced with SBS membrane.

Building envelope is in good condition.

Interior Summary:

Partitions are primarily concrete block with limited metal studs and gypsum board. Ceiling finishes include acoustic T-bar grid and gypsum board. Floor finishes include seamless epoxy, carpet, vinyl tile, and wood flooring. Acoustic panels are also required in the gym. Solid core wood and hollow metal doors in pressed steel frames. Millwork is typically painted plywood. Code issues relating to barrier free access have been addressed as of 2008.

Interior is in good condition.

Mechanical Summary:

School consists of original school built in 1986. Classrooms are heated via perimeter radiation. Entrances via fan coil units. One air system serves classrooms and support areas. Second air systems serves gymnasium. Air systems complete with glycol heating coil, Dx cooling coil, supply and return fans. Plumbing fixtures are flush valve and tank water closets, flush valve urinals, vitreous china and stainless steel bowl lavatories time delay faucets. Majority of exhaust fans are roof mounted. Fire protection consists of fire extinguishers. No major concerns were noted during building review.

Mechanical systems and components are in fair to good condition.

Electrical Summary:

HPS lighting at building exterior, fluorescent lighting at building interior retrofitted with T8 lamps with electronic ballasts, DC emergency lighting system, Edwards hard wired fire alarm system, cat 5 & 5e data system, and 800A-600//347V/3PH/4W main power service with 600-120/208V/3PH/4W dry transformers.

Electrical installation in acceptable condition.

Rating Guide

Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL**A1010 Standard Foundations***

Perimeter and interior grade beams bearing on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

A1030 Slab on Grade*

Concrete slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

B1010.01 Floor Structural Frame (Building Frame)*

Steel frame floor assembly at mechanical penthouse concrete slab at gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

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

Load bearing concrete block supporting suspended floor assembly at mechanical penthouse and gym stage floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

Event: Repair Cracked Masonry, If Required (3 sq. m.)

Concern:

The load bearing concrete block is cracked at the main entrance of the school.

Recommendation:

Requires repair pending engineering review.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$12,500	Medium

Updated: FEB-13

Event: Structural Investigation of Masonry at Main Entrance

Concern:

The load bearing concrete block is cracked at the main entrance of the school. Requires engineered evaluation.

Recommendation:

Structural Investigation of Masonry at Main Entrance

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

Updated: FEB-13



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B1010.03 Floor Decks, Slabs, and Toppings*

Metal deck with concrete topping a mechanical penthouse and gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

B1010.05 Mezzanine Construction*

Open web steel joists at mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

B1010.09 Floor Construction Fireproofing*

Single-storey building with no basement, therefore floors are not fire proofed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

B1010.10 Floor Construction Firestopping*

Single-storey building with no basement, therefore floors are not fire stopped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

B1020.01 Roof Structural Frame*

Steel structure bearing on concrete block and steel beams/columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

B1020.04 Canopies*

Steel framed canopy bearing on cast in place concrete at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

B1020.07 Roof Construction Firestopping*

No firestopping of the roof construction was noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

S2 ENVELOPE**B2010.01.06.03 Metal Siding****

Pre-finished corrugated metal siding at gym walls above adjacent roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	FEB-13

Event: Replace metal siding (100 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$13,100	Unassigned

Updated: FEB-13

B2010.01.09 Expansion Control: Ext. Wall*

Periodic control joints in concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

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

Control joints and transitions between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	20	FEB-13

Event: Re-caulk building exterior (3,735 sq. m.).

Concern:

Cracked and deteriorated caulking may affect the integrity of the building envelope.

Recommendation:

Re-caulk all joints in the building envelope (3,755 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$15,840	Low

Updated: FEB-13

B2010.02.03 Masonry Units: Ext. Wall Const.* - Inner Wythe

Concrete block as inner wythe of exterior cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

B2010.02.03 Masonry Units: Ext. Wall Const.* - Outer Wythe

Integrally coloured smooth face and split face concrete blocks as outer wythe of cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

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

Drawings indicate rigid insulation within cavity of exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal louvres throughout the exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

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

Curtain wall type aluminum framed windows with operable awning unit. Units are double glazed sealed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	FEB-13

Event: Replace aluminum windows (26 windows).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$56,100	Unassigned

Updated: FEB-13

B2020.03 Glazed Curtain Wall - Raised clerestory over atrium**

Raised clerestory with curtain wall framing and IGUs over the atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	40	FEB-13

Event: Replace clerestory glazing (98.5 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2052	\$168,730	Unassigned

Updated: FEB-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Glazed hollow metal doors set in pressed steel frames at selected entrances. Single glazing in doors, sidelites and transoms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace insulated metal storefronts (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,200	Unassigned

Updated: FEB-13

B2030.01.10 Wood Entrance Door**

Glazed solid wood doors set in pressed steel frames at main entrance. Single glazing in doors, sidelites and transoms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace solid wood entrance doors (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,304	Unassigned

Updated: FEB-13

B2030.02 Exterior Utility Doors**

Insulated hollow metal doors with and without glazing set in pressed steel frames at selected entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	FEB-13

Event: Replace metal utility doors (3 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$3,300	Unassigned

Updated: FEB-13

B3010.01 Deck Vapour Retarder and Insulation*

Drawings indicate vapour retarder and rigid insulation in typical roof assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO) - Zone A1**

Single-ply membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2011	25	FEB-13

Event: Replace Roof Membrane (105 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$30,712	Unassigned

Updated: FEB-13

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO) - Area C2**

Single-ply membrane replaced original BUR in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	FEB-13

Event: Install roof membrane over closed in skylight

Concern:

One of the skylights has been enclosed from the interior so no longer serving skylight function.

Recommendation:

In lieu of replacing the skylight (which is a weak point in roof systems), a better approach is to roof over the skylight by removing the curbs and installing a roof deck and membrane.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2013	\$7,500	Low

Updated: FEB-13

Event: Replace membrane roofing in area C2 (2,562 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$502,152	Unassigned

Updated: FEB-13

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO) - Areas A1, B1, C1, D1**

Single-ply membrane replaced original BUR in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	FEB-13

Event: Replace membrane roofing in areas A1, B1, C1 and D1 (1,088 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$213,248	Unassigned

Updated: FEB-13

B3010.09 Roof Specialties and Accessories*

Metal ladder provides access from lower roof to gym roof. Door hatch from mechanical room accessed by steel ship's ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

B3020.01 Skylights - Acrylic Domes**

Double glazed acrylic domes set in aluminum frame and set on base (4 locations).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	FEB-13

Event: Replace acrylic dome skylights (13 sq. m.).

Concern:

Skylight over library was leaking at time of review.

Recommendation:

Replace acrylic dome skylights (three- 1.8 x 1.8 meters). One skylight has been enclosed from the interior.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$6,873	High

Updated: FEB-13

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

Predominantly concrete block partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

C1010.01. Interior Fixed Partitions* - Metal Stud

Metal stud gypsum board partitions in office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	100	FEB-13

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel partition between gym stage and gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	FEB-13

Event: Replace operable partitions (20 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,550	Unassigned

Updated: FEB-13

C1010.04 Interior Balustrades and Screens, Interior Railings*

Steel railings in mechanical mezzanine around floor opening for ship's ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1010.05 Interior Windows*

Wired and tempered glass set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1010.07 Interior Partition Firestopping*

Firestopping provided at top of rated concrete block partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

C1010.08 Other Partitions*

Suspended fabric curtain divides the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1020.01 Interior Swinging Doors (& Hardware)*

Hollow metal and solid core wood doors set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1020.03 Interior Fire Doors*

Solid core wood set in pressed steel frames at 20 minute assemblies. Hollow metal set in pressed steel frames at assemblies greater than 20 minutes. Wired glass at selected doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1020.04 Interior Sliding and Folding Doors*

Overhead aluminum counter door at gym kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1030.01 Visual Display Boards**

Whiteboards, tackboards, screens and projectors throughout. Based on feedback from Alberta Infrastructure, we understand that the screens and projectors will be replaced as part of the operating budget, and as such, no event for their lifecycle replacement has been included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	20	FEB-13

Event: Replace whiteboards and tackboards (14 classrooms).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$59,556	Unassigned

Updated: FEB-13

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

Floor supported plastic laminate clad toilet and shower cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace toilet partitions (12 cubicles).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$21,078	Unassigned

Updated: FEB-13

C1030.08 Interior Identifying Devices*

Plastic signage mounted on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1030.10 Lockers**

Metal lockers located in change rooms and some corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	FEB-13

Event: Replace lockers (200 half size)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$96,000	Unassigned

Updated: FEB-13

C1030.12 Storage Shelving*

Steel shelving in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C1030.14 Toilet, Bath, and Laundry Accessories*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C2010 Stair Construction*

Steel framed stairs to gym stage and mechanical mezzanine. Metal ships ladder up to roof access from mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C2020.05 Resilient Stair Finishes**

Vinyl tile on two stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	20	FEB-13

Event: Replace vinyl tile on stairs (8 risers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,000	Unassigned

Updated: FEB-13

C2020.08 Stair Railings and Balustrades*

Metal railing at stair to mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

C3010.06 Tile Wall Finishes**

Ceramic wall tile in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace ceramic wall tile (90 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$33,345	Unassigned

Updated: FEB-13

C3010.11 Interior Wall Painting*

All gypsum board and concrete block wall surfaces are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	0	FEB-13

Event: Repaint wall surfaces (7,500 sq.m.).**Concern:**

Paint surfaces throughout school are showing signs of aging (yellowing) in many areas.

Recommendation:

Repaint wall surfaces (7,500 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$225,000	Low

Updated: FEB-13

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor finishes in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

C3020.02 Tile Floor Finishes**

Ceramic floor in washrooms, entrance vestibules and atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	50	FEB-13

Event: Replace ceramic floor tiles (60 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$15,030	Unassigned

Updated: FEB-13

C3020.04 Wood Flooring**

Sprung hardwood flooring in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	FEB-13

Event: Replace gym wood flooring (483 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$184,747	Unassigned

Updated: FEB-13

C3020.07 Resilient Flooring**

Vinyl tile in most classrooms, storage rooms, science room, staff washrooms and gym kitchen. Sheet vinyl in computer rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	FEB-13

Event: Replace resilient floor finishes (1,650 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$198,000	Unassigned

Updated: FEB-13

C3020.08 Carpet Flooring**

Carpet in library, administration offices, music room and three classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	15	FEB-13

Event: Replace carpet floor finishes (2222 sq. m.).

Concern:

Carpet is worn and stained in a number of areas.

Recommendation:

Replace carpet in administration offices, music room, library, atrium pit and 3 classrooms (990 sq. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$145,464	Low

Updated: FEB-13

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

Suspended T-bar grid system with acoustic tiles in classrooms and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	FEB-13

Event: Add acousitc ceiling panels (240 sq. m.).**Concern:**

Acoustic panels not provided in gym; noisy teaching space.

Recommendation:

Upper portions of walls are textured concrete block. Add acoustic panels suspended from ceiling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2013	\$81,000	Low

Updated: FEB-13

Event: Replace ceiling tiles (2,700 sq. m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$188,527	Unassigned

Updated: FEB-13

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	0	JAN-08

Event: Repaint ceiling surfaces (550 sq. m).**Concern:**

Painted ceiling surfaces are dirty and yellowing in many areas.

Recommendation:

Repaint gypsum board ceiling surfaces in corridors, washrooms and storage rooms (550 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$13,519	Low

Updated: APR-12

C3030.09 Other Ceiling Finishes*

Painted exposed metal deck and steel structure in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D1010.02 Lifts**

Wheelchair lift provided at gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	FEB-13

Event: Replace wheelchair lift

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$36,604	Unassigned

Updated: FEB-13

S4 MECHANICAL**D2010.04 Sinks** - Classrooms/Offices**

There are stainless steel sinks throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Sinks (23 sinks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$51,198	Unassigned

Updated: FEB-13

D2010.04 Sinks - Service Rooms**

Floor mount, service sinks, Bradley sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Service Sinks (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,819	Unassigned

Updated: FEB-13

D2010.05 Showers**

Tiled communal showers in the change rooms. Showers are currently used as storage rooms therefore no budgets for replacement have been included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	FEB-13

Event: Replace Showers (14)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,991	Unassigned

Updated: FEB-13

D2010.08 Drinking Fountains/Coolers**

Five stainless steel wall hung drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	FEB-13

Event: Replace Drinking Fountains (5 fountains)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$11,730	Unassigned

Updated: FEB-13

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

26 flush valve and flush tank, 8 water closets, 15 wall urinals (15), lavs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	FEB-13

Event: Replace Washroom Fixtures (26 flush valve and tank, 8 WCs, 15 urinals)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$79,267	Unassigned

Updated: FEB-13

D2020.01.01 Pipes and Tubes: Domestic Water*

There is copper piping and fittings throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D2020.01.02 Valves: Domestic Water**

There are isolation valves serving the plumbing distribution piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace Valves Domestic Water (27 valves)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$30,834	Unassigned

Updated: FEB-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Installed on irrigation line and heating system make up line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	FEB-13

Event: Replace Backflow Preventers (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,792	Unassigned

Updated: FEB-13

D2020.02.02 Plumbing Pumps: Domestic Water**

There is an inline pump serving the plumbing distribution system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	FEB-13

Event: Replace Domestic Water Pumps (1 pump)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,331	Unassigned

Updated: FEB-13

D2020.02.06 Domestic Water Heaters**

"A.O. Smith" boiler supplying domestic hot water. The boiler has a capacity of 1,800 GPH.

The storage tank was de-commissioned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	FEB-13

Event: Replace Domestic Water Heaters (1 heater)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$46,861	Unassigned

Updated: FEB-13

D2020.03 Water Supply Insulation: Domestic*

Majority of domestic hot, cold and recirculation lines insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D2030.01 Waste and Vent Piping*

Cast iron and copper piping throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D2040.01 Rain Water Drainage Piping Systems*

Piped to underground storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D2040.02.04 Roof Drains*

Full flow. Plastic dome. Inverted roof drain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D3010.02 Gas Supply Systems*

Distribution piping to boilers, domestic hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

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

Three "RBI" 1,500 MBH boilers, gas fired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	35	FEB-13

Event: Replace Heating Boilers and Accessories (3 boilers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$135,000	Unassigned

Updated: FEB-13

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

Class A chimney serving the boilers in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	35	FEB-13

Event: Replace Chimneys & Comb. Air (9 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$11,790	Unassigned

Updated: FEB-13

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

Chemical pot feeder and side stream filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D3030.06.02 Refrigerant Condensing Units - Model CU364/0**

Gym condensing unit replaced in 2012.

"EngA" condensing unit with 36 ton cooling capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	FEB-13

Event: Replace Refrigerant Condensing Unit (36 tons)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$134,588	Unassigned

Updated: FEB-13

D3030.06.02 Refrigerant Condensing Units - Model CU966/0**

Main condensing unit replaced in 2012.

"EngA" condensing unit with 96 ton cooling capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	FEB-13

Event: Replace Refrigerant Condensing Unit (96 tons)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$343,620	Unassigned

Updated: FEB-13

D3040.01.01 Air Handling Units: Air Distribution**

"EngA" engineered air unit (35,531 CFM capacity) complete with supply fan, return fan, motorized fresh, return, exhaust dampers, glycol heating coil, filter section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Gym air system control upgrade.**Concern:**

Air system single speed.

Recommendation:

Install CO2 sensor and variable frequency drives to reduce air supply during low occupancy.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$45,065	Medium

Updated: FEB-13

Event: Replace Air Handling Unit (35,531 CFM)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$113,634	Unassigned

Updated: FEB-13

D3040.01.03 Air Cleaning Devices: Air Distribution*

Throw away pad filters, medium efficiency after filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork. Ceiling space return air plenum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D3040.01.05 Duct Accessories: Air Distribution*

Balancing dampers installed in branch line ductwork. Fire dampers installed in fire rated wall duct penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Fixed pattern square diffusers, round diffusers, adjustable and linear bar grilles. Egg crate and linear bar grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D3040.03.01 Hot Water Distribution Systems**

Two inline pumps circulate heated water via black iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace Hot Water Distribution Systems (3755 sq. m. and 2 circ pumps)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$551,109	Unassigned

Updated: FEB-13

D3040.04.01 Fans: Exhaust**

There are roof mounted dome "Cook" exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Exhaust Fans (5 fans)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,386	Unassigned

Updated: FEB-13

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D3040.04.04 Ducts Accessories: Exhaust*

Balancing damper in branch line ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Linear bar and egg crate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D3040.05 Heat Exchangers**

There is a coil type heat exchanger located in the mechanical room serving the roof mounted condensing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Heat Exchangers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$45,606	Unassigned

Updated: FEB-13

D3050.03 Humidifiers**

The existing humidification system has been de-commissioned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	FEB-13

Event: Install New Humidifier (1)**Concern:**

Existing humidification system has been de-commissioned and requires replacement.

Recommendation:

Install new humidification system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$16,987	Low

Updated: FEB-13

D3050.05.02 Fan Coil Units**

There are fan coil units serving the building's main entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Fancoil Units (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$39,547	Unassigned

Updated: FEB-13

D3050.05.03 Finned Tube Radiation**

The building is primarily heated via perimeter radiation below windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace Finned Tube Radiation (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$173,912	Unassigned

Updated: FEB-13

D3060.02.01 Electric and Electronic Controls**

Line voltage stats cycle fan coil fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Electric/Electronic Controls (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,871	Unassigned

Updated: FEB-13

D3060.02.02 Pneumatic Controls**

Pneumatic control components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace Pneumatic Controls (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$54,358	Unassigned

Updated: FEB-13

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

There is a Johnson Controls BMCS system in operation at the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	FEB-13

Event: Replace BMCS (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$98,342	Unassigned

Updated: FEB-13

D4010 Sprinklers: Fire Protection*

The building is fully sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC extinguishers on wall hooks and cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

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

300 kVa pad mounted transformer at the north side of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D5010.02 Secondary Electrical Transformers (Interior)**

600-120/208V/3PH/4W dry type transformers located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace Transformers (2 <500 kVa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$75,588	Unassigned

Updated: FEB-13

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

Federal Pioneer 800A-347/600V/3PH/4W main power distribution switchboard located in electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	FEB-13

Event: Replace Main Electrical Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$45,813	Unassigned

Updated: FEB-13

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

Federal Pioneer branch circuit panelboards located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Electrical Branch Circuit Panelboards (15 Panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$106,380	Unassigned

Updated: FEB-13

D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers**

Square D motor control center with service to mechanical motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Motor Control Center (4 sections)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$155,718	Unassigned

Updated: FEB-13

D5020.01 Electrical Branch Wiring*

Copper wiring installed in conduit. Ivory coloured devices with stainless steel coverplates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	0	FEB-13

Event: Investigate and Repair Damaged Wiring at Atrium**Concern:**

Building operator reported wiring serving the ceiling mounted light fixtures in the atrium were damaged when the atrium skylight was replaced.

Recommendation:

Electrician to investigate and repair the damaged wiring. Budget provided by Operator.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,500	Medium

Updated: FEB-13

D5020.02.02 Interior Fluorescent Fixtures**

Mostly indirect fluorescent lighting in classrooms and surface mounted lighting in corridors. Fixtures retrofitted to T8 lamps with electronic ballasts in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace Interior Florescent Fixtures (1050 fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$618,975	Unassigned

Updated: FEB-13

D5020.02.02.02 Interior Fluorescent Fixtures - Gymnasium**

T-12 ceiling mounted lamps providing light in the Gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	30	FEB-13

Event: Replace and Upgrade Gym Lighting (20 fixtures)

Concern:

Lighting very poor

Recommendation:

Replace Fixtures to T-5.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$11,790	Low

Updated: FEB-13

D5020.02.02.04 Interior H.P. Sodium Fixtures*

Indirect HPS pendant lighting to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting battery pack units with remote heads located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	FEB-13

Event: Replace Emergency Lighting Battery Packs (48 packs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$84,496	Unassigned

Updated: FEB-13

D5020.02.03.03 Exit Signs*

Exit signs with LED lamps at exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted HPS lighting units installed along building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

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

The exterior lighting is controlled via a photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

D5030.01 Detection and Fire Alarm**

Edwards hard wired fire alarm system with main fire alarm panel, remote annunciator, fire detectors, and bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	FEB-13

Event: Replace Fire Alarm System (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$120,160	Unassigned

Updated: FEB-13

D5030.02.02 Intrusion Detection**

Basic security system with control panel, alarm keypad, motion sensors, and door contacts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	FEB-13

Event: Replace Intrusion Detection (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$109,270	Unassigned

Updated: FEB-13

D5030.02.04 Video Surveillance**

Security cameras along building perimeter and in building interior, monitored in general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	FEB-13

Event: Replace Video Surveillance (3755 sq. m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$44,832	Unassigned

Updated: FEB-13

D5030.03 Clock and Program Systems*

Battery operated clock in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D5030.04.01 Telephone Systems*

Nortel telephone system with telephone in each office and classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	FEB-13

D5030.04.05 Local Area Network Systems*

Cat 5 and 5e data cabling with server installed in room 161.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

D5030.05 Public Address and Music Systems**

Intercom system through phone system with speaker in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	FEB-13

Event: Replace Public Address (14 classrooms + office)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$77,895	Unassigned

Updated: FEB-13

D5030.06 Television Systems*

Cable TV outlet in each classroom not used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment***

Residential grade dishwasher, range, microwave, and refrigerator in staff lounge. Refrigerator and range in gym kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Six wall and ceiling suspended plywood backboards for basketball in gym. Electric scoreboard in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

E2010.02 Fixed Casework**

Educational Casework: Painted and clear finish plywood with plastic laminate clad countertops in classrooms. Linoleum countertops in science room.

Kitchen Casework: Clear finish plywood with plastic laminate clad countertops in staff lounge kitchen.

Library Casework: Metal and clear plywood shelving in library.

Other Casework: Clear finish casework with plastic laminate countertops in office reception area. Display cases with tempered glass sliding doors. Plastic laminate clad vanities in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	FEB-13

Event: Replace casework in 10 classrooms, washroom vanities (8 m) and kitchen (4 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$99,918	Unassigned

Updated: FEB-13

E2010.03.01 Blinds**

Metal horizontal blinds at most windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	FEB-13

Event: Replace window blinds (45 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,357	Unassigned

Updated: FEB-13

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

Designated parking stall provided in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

K4010.02 Barrier Free Entrances*

Barrier free power openers installed at the main entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

K4010.03 Barrier Free Interior Circulation*

Access good to all areas. Wheelchair platform lift provided at teaching space on gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	0	FEB-13

Event: Modify public counter in reception**Concern:**

Public counter in Reception has a lowered section but knee space not provided as required (ABC 3.8.3.14).

Recommendation:

Remove and replace section of counter in conformance with Code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$2,500	Low

Updated: FEB-13

Event: Replace 48 door locksets**Concern:**

Doors have round knobs and locksets where lever design is required.

Recommendation:

Replace door locksets with lever design (48 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$25,200	Low

Updated: FEB-13

K4010.04 Barrier Free Washrooms*

Washrooms have acceptable cubicles and grab bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

K4020.03 Other Codes*

Code analysis is not undertaken at this time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13

K4030.01 Asbestos*

HAZMAT study not available for review but asbestos not readily observable or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

K4030.02 PCBs*

HAZMAT study not available for review but PCBs not readily observable or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

K4030.04 Mould*

HAZMAT study not available for review but mould not readily observable or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

Condensing units were replaced in 2012 and contain R-407c refrigerant and are non-ozone depleting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

K4030.09 Other Hazardous Materials*

HAZMAT study not available for review but other hazardous materials not readily observable or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	FEB-13

K5010.01 Site Documentation*

Prime Consultant: Halsall Associates
 Year of Evaluation: 2012

Site Description: The site is large with a bus drop driveway to south of the school and a paved parking lot to the west. The school sits on the southeast corner of the lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13



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K5010.02 Building Documentation*

Prime Consultant: Halsall Associates
 Year of Evaluation: 2012

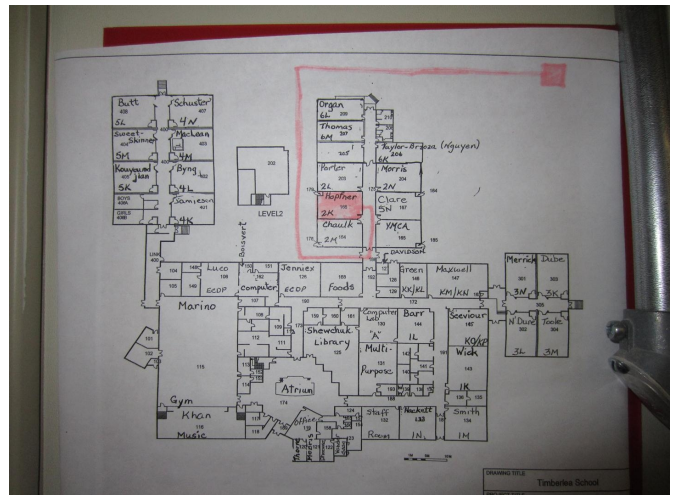
Original 3,755 sq.m. single storey core school built in 1986 serving grades K-9. Masonry and steel construction with brick cladding and BUR over concrete foundation. School originally opened with 10 portables in 1986 while permanent construction was being completed.

Area Evaluated: Entire building including all links and portables. The scope included structural, architectural, mechanical, electrical, and site.

Buildings or Sections Not Evaluated: None

Anomalies: There was snow on the ground so the condition for some exterior components such as the roof and site were extrapolated from sample areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	FEB-13



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