

# RECAPP Facility Evaluation Report

Peace Wapiti School Div No. 76



**Peace Wapiti Academy**

B3510A

Grande Prairie

**Facility Details**

**Building Name:** Peace Wapiti Academy  
**Address:** 11410 - 104 Avenue  
**Location:** Grande Prairie

**Building Id:** B3510A  
**Gross Area (sq. m):** 6,589.10  
**Replacement Cost:** \$25,171,000  
**Construction Year:** 1966

**Evaluation Details**

**Evaluation Company:** Group2 Architecture Engineering  
**Evaluation Date:** November 16 2010  
**Evaluator Name:** Craig Clarke

**Total Maintenance Events Next 5 years:** **\$4,540,231**  
**5 year Facility Condition Index (FCI):** **18.04%**

**General Summary:**

Original school building was built in 1966, and has additions in 1980, 1989 and 1990. The total area of the school is 6,589 sq.m. It underwent a major modernization in 2002. The School is a single storey Grade 10-12 Senior School with a present enrolment of just over 421 students. A large entrance canopy shelters the Main Entrance which has Concrete Unistone pavers and level access from asphalt driveway for easy wheelchair accessibility. The School is located beside the indoor soccer facility and the Community Recreational Centre. The Industrial Arts outside storage area on the North - west side is fenced with metal frost chain link fence. The building has limited Barrier Free Facilities at this time.

**Structural Summary:**

The Original School Building 1966 has strip footing, 1989 and 1990 addition has pile and grade beams with slab on grade foundation system. Part 1990 section has crawl space. Bearing walls are concrete block with steel framing. The roof framing consists of steel beams, open web steel joists and Q - deck over concrete block walls. Structural interior supporting floors are concrete floors. Mechanical room mezzanine has concrete slab supported on concrete block walls. Canopy at front entry is steel framed with stone dash stucco over steel framed cladding.

The structural components of the building are in good condition.

**Envelope Summary:**

The Gymnasium exterior has brick veneer over concrete block wall. Remainder of the building has concrete block on exterior walls with brick cladding, stucco panels and combination of stone dash and smooth stucco . Steel Metal canopies at the front entry supported on elaborate brick faced circular concrete columns. The exterior soffits under entry overhangs has plywood painted and light spray texture finish. Horizontal Stone dash on high banding. Commercial aluminum framed and steel full height glazed windows. Exterior utility doors are insulated metal in PSF. Hollow metal doors with glass panels and PSF at the entry. Roof is built-up tar and gravel. Entry foyer, student gathering area and home economics room have skylites.

Overall building envelope is in good condition.

**Interior Summary:**

Interior partitions are concrete block walls and steel studs. Interior doors are solid core wood with glass inserts in PSF. Sheet vinyl flooring throughout common areas except for porcelain tile floor in washrooms, hallway main entry, foyer and student gathering area. Full height tiles in washrooms, showers and change rooms. Carpet tile flooring all hallways, classrooms, library, theater, office and corridors. Built-in sofas and seating in Library, level seating arrangement in Theater. Gymnasium has a Maple floor, renovated in 2002 and raised height. Acoustic T-bar ceiling throughout. Stainless steel corner guards on columns and all corner walls throughout. Concrete block and drywall in corridors are painted. Full height metal lockers in corridors.

Overall Interior is in good condition.

**Mechanical Summary:**

Peace Wapiti Academy is a conventional school complex. Built originally in 1966 with additions/modernizations in 1980,1982, 1989 and 1990, this school underwent a major upgrade to its heating and ventilated system in 2002. Heating of the facility is by way of a perimeter heating radiant panel loop supplied from low temperature heating boilers in the mechanical room. Individual rooms have control thermostats for zone control. Heating plant is equipped with in line circulator pumps, expansion tank and chemical treatment system. New vertical copper-tube boilers and distribution pumps (2002) provided heating water throughout the building.

Four primary (4) low pressure, constant volume air handling units provide ventilation to the building. The air handling units include glycol heating coils, filters and steam humidification grids. Additionally, supplemental dedicated units for the shop and home economics areas have been provided of specific space requirements. Natural gas fired humidifiers

have been provided for each of the major air systems.

An air cooled chiller has been provided to supply dedicated cooling to one of the major air systems.

Individual washroom groups and lab exhaust is provided by common roof mounted exhaust fans for odor and moisture control.

A fully monitored and integrated building management and control system has been provided.

DCW service (copper ) 65mm enter building in south janitorial room from adjacent south roadway to house meter.

Sanitary drainage is primarily cast piping (100mm) and networked throughout the crawlspace and below grade and leaves the building via a 150mm service connection below grade southeast of the complex to terminate at sanitary main in adjacent roadway.

Rainwater is drained to below grade and extended to the adjacent storm service. The system consists of a network of CI piping and roof drains for the various sections of the building. No concerns were noted.

Natural gas services enters the back of the building (northwest) meter room to mechanical room from adjacent roadway, and is distributed to the respective rooftop units, heating boilers, humidifiers and specific labs within the school as low pressure gas.

Individual washroom groups and labs are equipped with stainless steel kitchen sinks, steel enamel lavs, flush tank water closets and shower assemblies. Barrier free provisions have been made for plumbing fixtures in some of the washrooms. All domestic water supply piping is copper, and vent piping copper or PVC. Ongoing replacement of plumbing fixtures has occurred with upgrades to faucets, etc. Plumbing systems and fixtures are in good condition and trouble free, with ongoing maintenance.

Domestic hot water is supplied by one gas fired storage tank.

Building is partially sprinklered (crawlspace), and is also equipped with hand held extinguishers at building exists and corridors.

Overall the mechanical system is in good condition.

**Electrical Summary:**

A 900A, 120/208V, 3 phase, 4 wire service has been provided for the school and is fed from an on-site pad mounted transformer. The switchboard is located in the electrical room and has spare capacity for the addition of future breakers. The school was the subject of a modernization in 2002, at which time all new electrical systems were installed.

Overall, the electrical systems are in 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\***

(1966) Concrete strip footing.  
 (1980) (1989) (1990) Concrete piles and grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-07

**A1030 Slab on Grade\***

Concrete Slab on grade throughout except 1990 section Science room has a small crawl space under.  
 New Concrete slab provided in Student Gathering Area in the 2002 Modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

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

1990 Addition has partial crawlspace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-12

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

Concrete Slab on Grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

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

Concrete Blocks and Steel Framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

**B1010.03 Floor Decks, Slabs, and Toppings\***

Steel Q Decking, concrete topping partial 1990 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	APR-12

**B1010.05 Mezzanine Construction\***

3 Mechanical Mezzanine Levels and large mezzanine level in I.A. Lab. with Steel Columns and steel framing.  
 Steel Deck and Concrete topping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-07

**B1010.09 Floor Construction Fireproofing\***

Not viewable at time of review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**B1010.10 Floor Construction Firestopping\***

Not viewable at time of review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**B1020.01 Roof Structural Frame\***

Steel Joists, Steel Trusses, Steel Deck and Roofing membrane over.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-07

**B1020.04 Canopies\***

Steel Frame Canopy Main Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-07

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

Not viewable at time of review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**S2 ENVELOPE****B2010.01.01 Precast Concrete: Exterior Wall Skin\***

Concrete Columns on exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin\***

Front entrance and Gymnasium has Brick and Concrete Block on exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

**B2010.01.06.03 Metal Siding\*\***

Metal Band and Steel Panels on Exterior Walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	APR-12

**Event: Replace Metal Siding 1085 sq. m**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$396,000	Unassigned

**Updated:** APR-12**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\***

Stone dash and Smooth Stucco finishes on Exterior Walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**Event: Repair Stucco Corners****Concern:**

Corners of Stucco showing wear and crumbling in areas.

**Recommendation:**

Refinish corners where needed.

**Consequences of Deferral:**

Unightly, Further deterioration to exterior envelope. Moisture penetration issues if left unattended.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,300	Low

**Updated:** APR-12

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

Caulking around openings ie. Windows doors etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	APR-12

**Event:** Replace joint sealers ( caulking): Ext. Wall 1000 lin. m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,600	Unassigned

**Updated:** APR-12

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

Painting of exterior stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	15	APR-12

**Event:** Replace Paints (& stains): exterior wall 400 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,500	Unassigned

**Updated:** APR-12

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

Front entrance and Gymnasium has Brick and Concrete Blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-07

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

Not able to be viewed at present time. Inquired with operator, no air leakage was reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

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

Mechanical room has exterior grilles. Screen and louvers on the main entrance canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**B2010.09 Exterior Soffits\***

Painted Plywood and Stucco at the Main Entrance. Maintenance work has been done.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-12

**B2020.01.01.01 Steel Windows (Glass & Frame)\*\***

Painted Pressed Steel frames at main entrance with full height sealed double glazed windows.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	40	APR-12

**Event: Replace steel windows (glass and frame) 20 units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$82,000	Unassigned

**Updated:** APR-12

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

Commercial Aluminum windows with openable awning window sections.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	40	APR-12

**Event: Replace aluminum windows (glass frame) 10 units**

**Concern:**

Seals in windows have been expired

**Recommendation:**

Replace windows

**Consequences of Deferral:**

Increase in operating cost due to inefficient windows, heat loss, eventual air infiltration

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2012	\$45,000	Low

**Updated:** APR-12

**Event: Replace aluminum windows (glass and Frame) 40 units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$180,000	Unassigned

**Updated:** APR-12



**B2030.01.02 Steel-Framed Storefronts: Doors\*\***

Pressed steel framed doors in steel frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	APR-12

**Event: Replace steel-framed storefronts: doors 7 units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,500	Unassigned

**Updated:** APR-12

**B2030.02 Exterior Utility Doors\*\* - 1966 Section**

Pressed steel frames with steel insulated doors, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	APR-12

**Event: Replace exterior utility doors - 1966 section 4 doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,600	Unassigned

**Updated:** APR-12

**B2030.02 Exterior Utility Doors\*\* - 1989 Section**

Pressed steel frames with steel insulated doors, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	APR-12

**Event: Replace Exterior Utility Doors - 1989 Section 2 units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,800	Unassigned

**Updated:** APR-12

**B2030.02 Exterior Utility Doors\*\* - 1990 Section**

Pressed steel frames with steel insulated doors, painted.

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

**Event: Replace Exterior Utility Doors - 1990 Section 2 units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$5,800	Unassigned

**Updated:** APR-12

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

Not viewable at time of review, operator stated no issues.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1966 Section**

1966 portion of roofing has an issue with snow loading. Previous consultant/architect suggested using heat tape all over roof to counteract snowloading. This freeze thaw cycle has caused roofing issues.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1966	25	APR-12

**Event: Repair Built-up Bituminous Roofing 2800 sq. m.**

**Concern:**

Heat tape is causing roofing ponding issues.

**Recommendation:**

Roof structure cannot hold new roof loading due to increased height on gymnasium. Recommend installing additional roof drains and providing maintenance to monitor snow accumulation and if necessary, manually remove snow from roof.

**Consequences of Deferral:**

Increased loading due to ponding and eventual leaking issues.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Operating Efficiency Upgrade	2012	\$8,000	Medium

**Updated:** APR-12

**Event: Replace Built-up Bituminous Roofing 2800 sq. m.**

**Concern:**

Roofing is beginning to fail.

**Recommendation:**

Re-roof this section of the school.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2015	\$610,000	Medium

**Updated:** APR-12

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1990 Section**

SBS rolled roofing. Good condition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1990	25	APR-12

**Event: Replace SBS roofing- 1990 Section 2000 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$437,000	Unassigned

**Updated:** APR-12

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

SBS rolled roofing. Good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	APR-12

**Event: Replace (SBS) roofing - 1989 Section 2000 sq. m**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$437,000	Unassigned

**Updated:** APR-12

**B3020.01 Skylights\*\***

Sealed flat panel Skylights in Aluminum framing in Entrance Vestibule, Student Gathering Area and Home Economics Room.

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

**Event: Replace skylights**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$125,000	Unassigned

**Updated:** APR-12

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

Roof Hatch access from Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-07

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

Concrete Block Wall and Drywall over Steel Studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

#### C1010.03 Interior Operable Folding Panel Partitions\*\*

Vinyl Folding Partitions between Stage and Gymnasium.  
Dividing Curtain in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	30	APR-12

**Event:** Replace Interior operable folding panel partitions  
125 sq. m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$205,000	Unassigned

**Updated:** APR-12

#### C1010.04 Interior Balustrades and Screens, Interior Railings\*

Steel Pipe railing in Theater, Industrial Art Lab on Mezzanine and 2x6 Wood Railing from Stage to Corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

#### C1010.05 Interior Windows\*

PSF with plate glass inserts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

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

Acrylic Sunroom Glazing between Student Gathering Area and Home Economics Classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-12

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

Not available for viewing at time of review. Operator did not list any issues.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

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

Solid core Wood Doors in pressed steel frames and Hollow Metal rated Doors in Fire Rated Pressed steel frames..

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

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

Hollow Metal Doors with PSF.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	MAR-07

**C1030.01 Visual Display Boards\*\***

White Boards and Vinyl Tack Boards.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	20	APR-12

**Event: Replace Visual Display Boards 70 units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$70,000	Unassigned

**Updated:** APR-12

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

Metal Fabricated Toilet and Shower Partitions throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	30	APR-12

**Event: Replace Fabricated Compartments Toilets 21 units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$34,000	Unassigned

**Updated:** APR-12

**C1030.06 Handrails\***

Metal Steel Pipe Rails.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

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

Interior door signage, way-finding signage, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

**C1030.10 Lockers\*\***

Full Height Steel Lockers in Corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	30	APR-12

**Event: Replace 250 locker units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$180,000	Unassigned

**Updated:** APR-12

**C1030.12 Storage Shelving\***

Built-in wood cabinets and shelves in classrooms and Library. Metal book Shelving in Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-07

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

Stainless Steel Counters, Sinks and Mirrors in Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

**C2010 Stair Construction\***

Wood Frame Stairs to Mezzanine and Stage with Vinyl non-slip tread and risers.  
Steel Frame Stairs in Fitness Room, Industrial Arts Lab, Carpentry Shop and Boiler Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

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

Treads to mezzanine and stage stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	20	APR-12

**Event: Replace Resilient Stair Finishes 300sq. m**

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

**Updated:** APR-12

**C2020.06 Carpet Stair Finishes\*\***

Risers in Theatre have carpet with rubber nosings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	APR-12

**Event: Replace Carpet Stair Finish 60 sq. m**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,500	Unassigned

**Updated:** APR-12

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

Metal Pipe Rail and 2x6 Wood Rail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

**C2020.11 Other Stair Finishes\***

Checked Metal Treads in I.A. Lab and Mechanical mezzanines..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	APR-12

**C3010.04 Gypsum Board Wall Finishes (Unpainted)\***

Textured Sprayed Coating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07



**C3010.06 Tile Wall Finishes\*\***

Full Height Ceramic Tiles in Wash Rooms, Showers, Change Rooms and around drinking water fountains.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	40	APR-12

**Event: Replace Tile Wall Finishes 300 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$95,000	Unassigned

**Updated:** APR-12

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

Acoustical Paneling in Gymnasium, Music Room and Theater.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	20	APR-12

**Event: Replace Acoustical Wall Treatment 650 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$170,000	Unassigned

**Updated:** APR-12

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

Painted drywall surfaces.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	MAR-07

**C3010.14 Other Wall Finishes\***

Decorative Layered Drywall at the Main Entry Foyer.  
Textured Drywall in Student Gathering Area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-12

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

Painted in Mechanical Room, Carpentry Shop & Industrial Arts Lab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-12

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

305 x 305mm Porcelain Tiles in Main Entrance vestibule and Foyer, Hallways around main entry and Student Gathering Area.

100 x 200mm Porcelain floor Tile in Girl's and Boy's Wash rooms and Change rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	50	APR-12

**Event: Replace Tile Floor Finishes 250 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$53,000	Unassigned

**Updated:** APR-12

**C3020.04 Wood Flooring\*\***

Floating Maple wood Flooring in Gymnasium and wood flooring on Stage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	30	APR-12

**Event: Replace Wood Flooring 500 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$155,000	Unassigned

**Updated:** APR-12

**C3020.07 Resilient Flooring\*\***

Sheet Vinyl Flooring in Dressing Room, I.R.Computer Room, Science and Laboratory, Home Economic, Special Learning, Staff Kitchen and Student Gathering Area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	APR-12

**Event: Replace Resilient Flooring 2600 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$260,000	Unassigned

**Updated:** APR-12

**C3020.08 Carpet Flooring\*\***

Carpet Tiles 18"x18" in all Hallways, Classrooms, Rehearsal and Choral Room, General Office, Computer Lab and Theater.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	15	APR-12

**Event: Replace Carpet Flooring 4000 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$230,000	Unassigned

**Updated:** APR-12

**C3020.14 Other Floor Finishes\***

Rubber Flooring in Life Style Centre (exercise Room).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2001	0	APR-12

**C3030.04 Gypsum Board Ceiling Finishes (Unpainted)\***

Gypsum Board Ceiling Painted in Wash room, Dressing room and I.R. Computer room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	MAR-07

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

Suspended T-Bar Ceiling in Class rooms, Corridors, Science room/Lab, Special Learning room, Library, Home Ec, Student Gathering area, General Office, Staff room and Computer Lab.  
 Fiber Acoustical Ceiling in Industrial Art Lab.  
 Special Acoustical Ceiling Tiles in Stage and Choral Room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	25	APR-12

**Event: Replace Acoustic Ceiling Treatment (Susp.T-Bar) 5300 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$290,000	Unassigned

**Updated:** APR-12

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

Q Decking and Steel Trusses Ceiling painted in Gymnasium, Theater, Exercise Room , Theater Control Room and Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1966	0	MAR-07

**C3030.09 Other Ceiling Finishes\***

Textured Ceiling in Cosmetology Room and Corridors in combination with Suspended Acoustical T-Bar Ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	APR-12

## S4 MECHANICAL

### D2010.04 Sinks\*\*

Single and double compartment stainless steel sinks for staff rooms, CTS, and in some classrooms. Art room sinks have plaster traps.

Three hair wash sinks in the beauty culture lab. Beauty culture sinks not equipped with hair traps

<b>Rating</b>	<b>Installed</b>	<b>Design Life</b>	<b>Updated</b>
4 - Acceptable	2002	30	APR-11
	<b>Capacity Size</b>	<b>Capacity Unit</b>	
	14	number	

#### **Event: Replace Sinks (15) & (3) service sinks**

<b>Type</b>	<b>Year</b>	<b>Cost</b>	<b>Priority</b>
Lifecycle Replacement	2032	\$32,932	Unassigned

**Updated:** APR-11

#### **Event: Install traps on beauty culture sinks**

**Concern:**

No traps in basins, potential clogging of drains

**Recommendation:**

Install traps on sinks appropriate to the application

<b>Type</b>	<b>Year</b>	<b>Cost</b>	<b>Priority</b>
Preventative Maintenance	2011	\$2,000	Low

**Updated:** APR-11

### D2010.05 Showers\*\*

Gang showers in main gymnasium change rooms.

<b>Rating</b>	<b>Installed</b>	<b>Design Life</b>	<b>Updated</b>
4 - Acceptable	2002	30	APR-11

#### **Event: Replace Showers (8)**

<b>Type</b>	<b>Year</b>	<b>Cost</b>	<b>Priority</b>
Lifecycle Replacement	2032	\$14,525	Unassigned

**Updated:** APR-11

**D2010.08 Drinking Fountains/Coolers\*\***

Stainless steel wall hung water fountains in corridors. There is a refrigerated drinking fountain in the weight room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1990	35	APR-11
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	5	number	

**Event: Replace Drinking Fountains / Coolers (6)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2025	\$12,874	Unassigned

**Updated:** APR-11

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

Water closets: floor mounted flush tank type . Urinals: wall mounted with flush valves., Lavatories: counter mounted and wall hung vitreous china in staff and handicap, stainless steel lavs and countertops in large student washrooms

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	35	APR-11

**Event: Replace Washroom Fixtures (15WC, 15Lav,8 Urnl)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$79,867	Unassigned

**Updated:** APR-11

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

Type K copper tubing throughout. Sizes vary. Soldered joints to service temperature

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-11

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

Conventional bronze body ball, globe and gate valves and angle stops, primarily with sweat fitting connection suitable for domestic water service

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	40	APR-11

**Event: Replace Valves: Domestic Water (130)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2042	\$32,906	Unassigned

**Updated:** APR-11

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

Backflow prevention devices have been added to the boiler feed systems.  
There is a double check valve assemble on the standpipe supply in the meter room

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	20	APR-11

**Event: Replace Backflow Preventors (2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$9,986	Unassigned

**Updated:** APR-11

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

Grundfos inline wet rotor bronze body circulator are used for domestic hot water recirculation.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2003	20	APR-11

**Event: Replace Domestic Water recirculation pump (1)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2023	\$1,397	Unassigned

**Updated:** APR-11

**D2020.02.04 Domestic Water Conditioning Equipment\*\***

Water softening equipment has been provided for individual humidifiers in air systems.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	APR-11

**Event: Replace Domestic Water Conditioning Equipment (3)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$6,861	Unassigned

**Updated:** APR-11

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

One Jetglas model MI82-250 natural gas fired, tank type water heater is located in the water meter room. Unit serves the gymnasium locker room

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	APR-11
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	73	kW	

**Event: Replace Domestic Water Heater (1)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$6,092	Unassigned

**Updated:** APR-11

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

20mm thick fiberglass insulation on domestic hot and cold water lines.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

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

Wrought copper and cast iron piping with ABS and PVC plastic where allowed by code. Sections of existing piping retained where condition allows. Some plastic piping used for recent repairs and revisions.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

**D2030.02.04 Floor Drains\***

Round and rectangular cast bronze body floor drains

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-11

**D2030.03 Waste Piping Equipment\***

3 Simplex sump tanks and submersible pumps are located crawlspaces to manage weeping tile and groundwater drainage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	APR-11

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

Cast iron and PVC piping where allowed by code, insulated at roof penetrations. Mechanical joints

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-11



**D2040.02.04 Roof Drains\***

Deep sump open flow roof drains with aluminum grates

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	MAR-07

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

Gas meter is located in north side meter room. Gas is regulated to 7" to serve the equipment in the main school. A 100mm low pressure gas line feeds into the boiler room and a 40mm line runs across to the water meter room. Branch lines run to mechanical rooms to serve humidifiers. Gas piping is welded steel throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	MAR-07

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

Two RBI Futura II, model 33-FB1750-2E natural gas fired vertical copper-tube hot water heating boilers provide heating for the facility. Each boiler has a high altitude output of about 392 kW. A third boiler, Burnham Boiler V1108 (1998), is used for stand-by and peak heating situation only. An Extrol expansion tank has been provided.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	35	APR-11
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	1500	kW	

**Event: Replace Heating Boilers and Accessories (3)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$257,260	Unassigned

**Updated:** APR-11

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

Conventional ULC rated B vent vent connectors and breeching, insulated and clad where exposed

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	35	APR-11

**Event: Replace Chimneys (&Comb. Air): H.W. Boiler (8 M)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$6,005	Unassigned

**Updated:** APR-11

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

Water treatment is provided for the heating system including side stream filter, chemical pot feeder.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2	0	APR-11

**D3030.06.01 Refrigeration Compressors\*\***

Roof mounted Carrier 38AH-24 R22 chiller supplies refrigerant to indoor air system for theatre and common areas

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	APR-11
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	50 Ton	N/A	

**Event: Replace Refrigeration Compressors (1)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$26,710	Unassigned

**Updated:** APR-11

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

There are a total of four (4) Silent Air custom air handling units serving the building. These units are low pressure, constant volume design.

AS-1: The ventilation for the Gymnasium is provided by a constant volume Silent Air custom air handling unit. Unit includes backward inclined blade supply and return fan, filters, glycol heating coil, mixing section, and steam grid humidifier.

AS-2: The ventilation for the south east portion of the original school is provided by a constant volume Silent Air custom air handling unit. Unit includes backward inclined blade supply and return fan, filters, glycol heating coil, mixing section, and steam grid humidifier.

AS-3: The ventilation for the central portion of the original school and the 1989 addition is provided by a constant volume Silent Air custom air handling unit. Unit includes backward inclined blade supply and return fan, filters, glycol heating coil, DX cooling coil, mixing section, and steam grid humidifier.

AS-4: The ventilation for the north portion of the original school and the 1990 addition is provided by a constant volume Silent Air custom air handling unit. Unit includes backward inclined blade supply and return fan, filters, glycol heating coil, mixing section, and steam grid humidifier.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	APR-11

**Event: Replace Air Handling Units: (4)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$311,500	Unassigned

**Updated:** APR-11

**D3040.01.01 Air Handling Units: Air Distribution\*\* - Roof Mounted**

4 ton packaged roof top AC unit Carrier GSC 16 serving computer lab, & direct fired Engineered Air makeup air system serving the industrial arts shop

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	30	APR-11

**Event: Replace Roof mounted air handlers (2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$78,766	Unassigned

**Updated:** APR-11

**D3040.01.03 Air Cleaning Devices: Air Distribution\***

Filters in AHUs are disposable pleated panel with Merv 8 media

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

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

Low pressure distribution ductwork is run in the ceiling space with reheat coils for interior zones. Bulkheads have been provided in some classrooms to permit distribution into the space. Galvanized metal 18 to 22 GA low pressure ductwork throughout. Lock formed, SD cleat joints with LP duct sealant on transverse joints

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

**Event: Add Exhaust Fan**

**Concern:**

Air flow to Beauty Culture room is very poor. This room is uncomfortable and fumes accumulate in the space.

**Recommendation:**

Provide additional ductwork and rebalance for increased airflow.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Operating Efficiency Upgrade	2011	\$5,269	Medium

**Updated:** APR-11

**Event: Address temperature control zoneing and air flow in classrooms**

**Concern:**

Inboard classrooms on east wing of school hot and stuffy with poor temperature control and air flow.

**Recommendation:**

Add dedicated zone control independent of exterior zones, or a dedicated unit.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Operating Efficiency Upgrade	2011	\$20,000	Low

**Updated:** APR-11

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

Ceiling diffusers and wall grilles used in finished spaces. Louvered drum diffusers in gymnasium. Conventional stamped sheet metal grilles and diffusers, prime coated and or painted to match on overhead distribution. Brushed aluminum grilles used where appropriate on perimeter sills and floor

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-11

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

Heated water from the heating boilers is circulated through steel piping to perimeter wall fin radiation, vestibule cabinet unit heaters, unit heaters and radiant panels. Hot water also provides heat to glycol heat exchangers used for coils in the air handling units.

Primary circulating pumps have been provided on each of the three boilers. These are Armstrong 4380, 3x3x6, vertical inline pumps with 1 hp motors.

Secondary pumps are used for heating distribution. These are Armstrong 4300, vertical inline pumps with 5 hp motors. There is a 2-way modulating valve for pressure by-pass and a 3-way modulating valve for temperature reset.

Glycol heating pumps are used for glycol distribution to the air handling unit heating coils. These are Armstrong 4380, vertical inline pumps.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	40	APR-11

**Event: Replace Hot Water Distribution Systems (6,589 m2/qfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2042	\$524,450	Unassigned

**Updated:** APR-11

**D3040.04.01 Fans: Exhaust\*\***

In-line and roof mounted centrifugal exhaust fans for washroom and general exhaust applications. Separation between exhaust and intake grilles appears to be adequate.

Roof mounted cabinet exhaust fans provided for industrial arts space.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	30	APR-11

**Event: Add exhaust fan & ductwork (1)**

**Concern:**

Beauty Culture room has very little exhaust air movement and fumes accumulate in the space

**Recommendation:**

Add a dedicated exhaust fan for the space and balance systems to maintain negative pressurization.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Operating Efficiency Upgrade	2011	\$3,952	Medium

**Updated:** APR-11

**Event: Replace Fans: Exhaust (10)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$13,721	Unassigned

**Updated:** APR-11

**D3040.04.01 Fans: Exhaust\*\***

Murphy dust collection system provided for Industrials Arts wood shop. Modifications were made to the ductwork in 2002 and suction pressure at the equipment is low.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	30	APR-11

**Event: Repair ductwork**

**Concern:**

Poor air flow at equipment. Ductwork appears undersized. Equipment shut-off dampers are poorly positioned and therefore removed or seldom closed.

**Recommendation:**

Revise ductwork. Relocate or replace dampers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,269	Medium

**Updated:** APR-09

**Event: Replace dust collector (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$19,622	Unassigned

**Updated:** APR-11

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

Low velocity exhaust air ducts from exhaust grilles to fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-07

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

Egg crate and louvred exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-07

**D3040.05 Heat Exchangers\*\***

Armstrong plate and frame water-to-glycol heat exchangers have been provided to serve the air handling unit heating coils. A model STGMA X13 serves AHU-4. A model STGMA X19 serves AHU-1, 2, and 3.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	APR-11

**Event: Replace Heat Exchangers (4)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$67,870	Unassigned

**Updated:** APR-11

**D3050.01.01 Computer Room Air Conditioning Units\*\***

4 ton split systems for computer lab

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	APR-11

**Event: Replace Computer Room Air Conditioning Units (1)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$6,948	Unassigned

**Updated:** APR-11

**D3050.02 Air Coils\*\***

Hot water reheat coils are used in interior spaces for zone heating.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	APR-11

**Event: Replace air system reheat coils (10)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$57,433	Unassigned

**Updated:** APR-11

**D3050.03 Humidifiers\*\***

Nortec natural gas fired atmospheric stream humidifiers have been provided for each of the air handling units. These are in good condition, but have been turned off.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2003	25	APR-11

**Event: Replace Humidifiers (4)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2028	\$52,929	Unassigned

**Updated:** APR-11

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

Part of the building has conventional low temperature commercial grade 100X100 aluminum wall fin perimeter radiation will fin expanded on 40mm copper tubing in sheet metal 600MM enclosures . Distribution is via smaller OD copper rigid tubing or schedule 40 steel piping sized to suit building flow requirements. Pumping circuits include vertical in line (spacer or close coupled ) pumps with isolation valves and check valves Perimeter finned tube radiation cabinets is used for perimeter heating in some of the original school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	40	APR-11

**Event: Replace Finned Tube Radiation (6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$52,370	Unassigned

**Updated:** APR-11

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

Wall and ceiling mounted cabinet unit heaters located at entrance. Horizontal unit heater in mechanical room for combustion air heating.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	30	APR-11

**Event: Replace Unit Heaters (6)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$37,080	Unassigned

**Updated:** APR-11



**D3050.05.08 Radiant Heating (Ceiling & Floor)\*\***

Linear radiant ceiling heating panels have been used in most areas of the school for perimeter heating during latest modernization..

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	35	APR-11

**Event: Maintenance - Radiant Heating panels**

**Concern:**

Sections of perimeter radiant panel are becoming separated for the ceiling line

**Recommendation:**

Review and adjust hangars for panel

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Preventative Maintenance	2011	\$10,000	Low

**Updated:** APR-11

**Event: Replace heating panels**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$41,197	Unassigned

**Updated:** APR-11

**D3060.02.01 Electric and Electronic Controls\*\***

Line voltage thermostats used on entrance heaters and unit heaters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	30	APR-11

**Event: Replace Electric and Electronic Controls (6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$10,980	Unassigned

**Updated:** APR-11

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

Integrated BMCS has been installed. Electronic actuators on valves and dampers. Provides full monitoring, control and energy management of building systems.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	APR-11

**Event: Replace Building Systems Controls (BMCS, EMCS)  
(6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$142,560	Unassigned

**Updated:** APR-11

**D4020 Standpipes\***

Fire hose cabinets provided throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-07

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

Fire extinguishers appropriately located in cabinets, fire hose cabinets, and wall hung in service spaces. 5# and 10# ABC

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	MAR-07

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

The school is fed from an utility owned on-site pad mounted transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	APR-12

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

A Siemens 2 section switchboard, rated at 1000A, 120/208V, 3 phase 4 wire has been provided and is fed underground from an on-site pad mounted transformer that is located on the north side of the property. The switchboard is located in the electrical room. It is complete with a 900 Amp main breaker. All breakers are of the molded case type. All feeder breakers have been well identified and there is ample spare capacity in the distribution section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	40	APR-11

**Event: Replace main distribution switchboard**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$88,000	Unassigned

**Updated:** APR-11

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

Branch circuit panels are located in the classroom wings and in service rooms. Panel boards are approximately 75% full. Roof top heat trace panel controlled by thermostat and contactor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	APR-12

**Event: Replace branch circuit panel boards (30)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$68,500	Unassigned

**Updated:** APR-12

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

Siemens motor control center's have been provided for motor control. Both motor control centers are complete with magnetic motor starters, pilot lights and hand-off-auto selector switches. There is ample spare capacity in both the motor control centers located in the upper mechanical rooms in the east and west wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	APR-12

**Event: Replace MCC centers (3)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$26,000	Unassigned

**Updated:** APR-12

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

All branch wiring is copper and is installed in conduit. Use of AC90 cable through suspended T-Bar ceiling. Support lacking in some visible areas but overall wiring practices are acceptable.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	2002	0	APR-12

**Event: Repair/replace floor outlets**

**Concern:**

Floor outlets in the food studies space need to be replaced or repaired due to lack of sealing rings and protrusion above the floor..

**Recommendation:**

Replace floor outlets with new devices an covers.

**Consequences of Deferral:**

Electrical shorting hazards due to water intrusion and tripping hazard due to protruding covers.

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

**Updated:** APR-12

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

All classroom, mechanical and service room lighting is locally controlled by line voltage switches. Common hallway lighting is controlled by key switches located in the hallways.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-11

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

Various types of surface mounted and recessed mounted fixtures have been provided. Fixtures are complete with T8 lamps and electronic ballasts. T5 lamps and electronic ballasts installed in gym area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	APR-12

**Event: Replace 1500 floursecent fixtures**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$375,000	Unassigned

**Updated:** APR-11

**D5020.02.02.05 Other Interior Fixtures\***

Explosion proof incandescent fixture installed in art room kiln room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-12

**D5020.02.03.01 Emergency Lighting Built-in\***

Remote emergency lighting heads are located in hallways and mechanical areas, illuminating egress routes.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-11

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

Various types of battery packs are located throughout the facility supplying emergency egress lighting paths to exterior doors

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	APR-12

**Event: Replace 30 battery packs**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$34,500	Unassigned

**Updated:** APR-12

**D5020.02.03.03 Exit Signs\***

Various types of exits signs are located in hallways directing routes to exit doors. Exit signs are of the energy efficient, LED type. Exit lights have been provided over each required exit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-11

**D5020.02.05 Special Purpose Lighting\***

Theatre heads have been provided in the theatre and arts area. Heads are mounted on bars and are dimmer controlled.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

**D5020.03.01.01 Exterior Incandescent Fixtures\***

Recessed incandescent canopy lighting is installed at rear entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-12

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

Wall mounted fixtures have been provided all around the building including each entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-12

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

Exterior lighting is controlled by photo cell/ time clock with a manual override and associated relays.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

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

Fire alarm system is the product of Chubb- Edwards, Quickstart. It is an addressable system that is zoned and is complete with heat detectors, smoke detectors, pull stations, and horn/strobe units. Main control panel is located in the main entrance vestibule and is complete with a passive graphic panel. The system is externally monitored and annually tested.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	APR-12

**Event: Replace fire alarm system (6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$145,000	Unassigned

**Updated:** APR-12

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

Magnum Alert 1000 system has been provided. It is complete with motion sensors, door contacts and key pads. System is externally monitored.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	APR-12

**Event: Replace intrusion system (6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$35,500	Unassigned

**Updated:** APR-12

**D5030.02.04 Video Surveillance\*\***

A CCTV system has been provided that consists of cameras (both indoors & outdoors), monitors and recording equipment. Cameras have been provided in the corridors and around the exterior of the building. Monitor and the recording equipment is located in the vice principal's office. The recording system is of the digital type.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	APR-12

**Event: Replace CCTV system (6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$12,165	Unassigned

**Updated:** APR-12

**D5030.04.01 Telephone Systems\***

Telephone service is underground and it terminates in a room off the main computer lab. An NEC Electra telephone system has been provided with a phone set in the administration area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

**D5030.04.03 Call Systems\*\***

The call system is the product of Bogen Multicom 2000 and is located in a storage room off one of the corridors. It is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided in each class room and in the corridors. A JVC music centre is interfaced with the call system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	25	APR-12

**Event: Replace call system (6,589 m2/gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2027	\$21,000	Unassigned

**Updated:** APR-12

**D5030.04.04 Data Systems\***

Cat 5e data cabling has been provided throughout the school. Data outlets have been provided in each of the classrooms and in the administration areas. The network is located in a dedicated server room that is off the main computer lab, and is complete with a data rack containing the patch panels, hubs and switches.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	APR-11

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

There are two music systems in the building. The first is a TOA system located in the gym for gym use only. The second is a JVC system that is linked through the call system for the remainder of the building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	20	APR-11

**Event: Replace 2 music systems**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$28,000	Unassigned

**Updated:** APR-11

**D5030.06 Television Systems\***

Cable TV service has been provided for the school. The terminal board is located adjacent to the telephone terminal board. A TV outlet has been provided in each classroom.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	APR-11

**D5090.02 Packaged Engine Generator Systems (Emergency Power System)\*\***

A Kohler emergency engine generator set has been provided. It is rated at 25 kW, 120/208V, 3 phase 4 wire and is diesel fired. It is complete with an automatic transfer switch, battery charger, block heater, etc.. The unit supplies power to life safety systems such fire alarm system, emergency lighting battery packs and also to selected mechanical equipment such as boilers.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	35	APR-11

**Event: Replace generator and associated equipment**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$52,000	Unassigned

**Updated:** APR-11



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

Laminated library Work Tables, Metal and wood Book Shelves along walls, Plastic Laminated counters, Desks, Built-in Sofas and Sitting arrangements.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

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

Stage drapery and curtain tracks, projection lights, and control equipment. Stage has Storage Cabinets at rear to store Music Instruments and Storage Cabinets at bottom of Stage.  
Theater has carpeted tiered walks to sit on.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	APR-12

**E1020.07 Laboratory Equipment\***

Science Room has Plastic Laminated Counter Tops, sinks and clear finish wood Cabinets with sliding glass doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

**E1090.04 Residential Equipment\***

Staff Room has two 3 pieces Couches, 1 Love Seat, 2 single Couches, Dining Table, 12 Chairs, Deep Freezer, 1 Fridge, 1stove, Dishwasher,2 Microwave Ovens and Coffee Maker.  
Home Economics Room has 6 Domestic Ranges, 3 Microwaves, 2 Fridge, 1 Washer, 1 Dryer and Stand-up Freezer .

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

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

Gymnasium has 2 Volleyball nets, 6 Adjustable and Retractable Basket Ball Hoops and Electronic Score Boards.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

**E2010.02 Fixed Casework\*\***

Fixed millwork in classrooms, in rooms administration areas and support spaces.  
 Plastic laminated counters and clear finished wood cabinets in classrooms.  
 Home Ec room has Ironing Area, Clear finished wood cabinets, Plastic Laminated work tables, Custom Desks with Folding Arm, Pantry Shelves .  
 All Columns have Stainless Steel Guards.  
 Wood Clear finish cabinets and plastic laminated countertops throughout.  
 Science Room Laboratory has clear finished wood cabinets, Plastic Laminated Counter-tops and Sinks.  
 Built - in seating areas with padded seats and backs and laminated side surfaces. Plastic laminated librarian's counter and work surfaces.  
 Display shelving and cabinets behind glass doors in Entry Foyer and Student gathering area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	35	APR-12

**Event: Replace Fixed Casework 800 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$756,000	Unassigned

**Updated:** APR-12

**E2010.03.01 Blinds\*\***

Vinyl Horizontal Blinds throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	30	APR-12

**Event: Replace Blinds 40 sq. m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$50,000	Unassigned

**Updated:** APR-12

**E2010.05 Fixed Multiple Seating\*\***

Tiered Multiple Sitting in Theater has Carpet Finish.  
 Built-in Sofas and Sitting arrangement in Library.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	35	APR-12

**Event: Replace Fixed Multiple Seating 400 units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$211,000	Unassigned

**Updated:** APR-12

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

Access to Main Entrance has Unistone paving brick sidewalk with Concrete paving and sloped from Asphalt Driveway for easy wheelchair access.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

**K4010.02 Barrier Free Entrances\***

Double sets of Steel Doors at Main Entrance are equipped with Power Assisted Operators.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	MAR-07

**K4010.03 Barrier Free Interior Circulation\***

School areas accessible to students is all at one level .

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1966	0	APR-12

**K4010.04 Barrier Free Washrooms\***

Recent upgrade to washrooms have provided the necessary requirement for barrier free washroom design.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-12

**K4030.01 Asbestos\***

No friable no asbestos was present or reported during site visit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-12

**K4030.04 Mould\***

No mould found or reported during site visit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	MAR-07

**K5010.01 Site Documentation\***

The School site is located beside an indoor soccer facility and the Community Recreational Centre. Exterior site landscaping consists of a row of Spruce trees along the north side, concrete block planters & wood benches at the front, asphalt paving and grass around the building. Exterior grading is flat, catch basins in student parking lot. The Industrial Arts outside storage area on the North - west side is fenced with metal frost chain link fence.

Prime Consultant: Group2 Architecture Engineering  
Evaluation Date: November 16, 2010

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-12

**K5010.02 Building Documentation\***

The School is a single storey Grade 10-12. Original school building was built in 1966, and has additions in 1980, 1989 and 1990. The total area of the school is 6,589 sq.m. It underwent a major modernization in 2002.

Prime Consultant: Group2 Architecture Engineering  
Evaluation Date: November 16, 2010

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1966	0	APR-12