RECAPP Facility Evaluation Report

The Board of Trustees of Chinook's Edge School Division No. 73

John Wilson Elementary School

B3591A
Innisfail

Report run on: April 12, 2011 9:38 AM

Facility Details

Building Name: John Wilson Elementary Sch
Address: 4457 - 51 Avenue
Location: Innisfail

Building Id: B3591A
Gross Area (sq. m): 6,741.80
Replacement Cost: $19,547,175
Construction Year: 1955

Evaluation Details

Evaluation Company: Sherri Turpin - Architect
Evaluation Date: December 6 2010
Evaluator Name: Len O'Connor

Total Maintenance Events Next 5 years: **$3,348,600**
5 year Facility Condition Index (FCI): **17.13%**

General Summary:

Summary: John Wilson Elementary School, serving K-4 students, is a single and two storey structure, partially sprinklered (2004 addition), combustible and non-combustible construction, Group A_ classification, facing 2 streets.

Construction History:
1955 Original Building: 2252 m2
1966 Addition: 3515.9 m2
1985 Addition & Modernization: 742.95 m2
2004 Addition and Upgrade:230.95 m2
Gross Area: 6741.8

Overall Condition: acceptable.

Structural Summary:

Structural Summary: The school structure consists primarily of wood frame construction combined with glulam beams and masonry construction set on poured in place concrete foundations and footings. Steel construction in the 1985 gymnasium includes metal roof decking as well as steel roof trusses. Concrete block interior walls around the exterior perimeter of the 1985 gymnasium are provided, as well as concrete block placed behind the brick pilasters that are spaced around the perimeter of the 1955 classroom wing located on the school East side. The floor construction of the school is a poured in place concrete slab with a reinforced concrete floor slab above the basement of the 1966 addition.

Structural Events: There are no events to report.

Condition: The overall condition of the structure is acceptable.

Envelope Summary:

Summary: A combination of stucco and giant brick veneer has been used on the exterior of the building, with a prefinished metal siding band extended around the upper perimeter of the school. The 1955 sector is predominately stucco with brick veneer pilasters, the 1966 addition is stucco with a composite wall board installed below window units, and the 1985 additions have brick veneer exteriors. The roof application over all sections of the school is a gravel over asphalt built up roofing application. The rain gutter adjacent to the the 1966 addition library vestibule requires replacement and downspouts situated around the perimeter of the 1955 modernized sector need to be reconnected at the parapet level as in some cases replaced. Exterior doors are hollow metal with pressed steel door frames. The overall condition of the building envelope is in acceptable condition.

Envelope Events: rainwater leader repairs.

Envelope Lifecycle Items: Joint sealers, painting, windows, doors, and roofing.

Envelope Condition: Acceptable.

Interior Summary:

Interior Summary: The interior wall surfaces of the school consist of gypsum board over wood studs. The 1985 gymnasium interior wall surfaces are painted concrete block. The poured in place concrete slab and reinforced concrete slab over of the basement of the 1966 addition, is covered with vinyl composite tile. In some un-renovated areas within the 1966 addition, suspect asbestos tile is present. The multi-purpose gymnasium floor is also covered with a sports flooring finish and the 1985 gymnasium addition, is covered with hardwood flooring. Carpet is installed in the staff room, library, and ancillary computer lab (located in the 1955 sector). Ceramic and clay floor tile have been installed at vestibule locations as well as within the 1985 addition changing room locations. Ceramic tile has also been installed around urinals in the washroom areas. The ceramic tile floors in the 1966 addition are cracked and require

replacement. The t-bar acoustic ceiling tiles in some areas of the 1966 addition are damaged and require replacement. Classroom millwork is generally dated to the original date of construction. Millwork in the 1955 modernized wing has been updated in the administration area as well as in the Southern portion of the modernized 1955 sector where the catholic school board tenants are located. The original chalkboards are still being utilized throughout the school, except for the Southern portion of the modernized 1955 classroom wing, where white boards have been placed directly over the chalkboards. Student desks as well as free standing tables and chairs throughout the school appear updated and in acceptable condition.

Interior Events: Fire door upgrade, barrier free routing, barrier-free circulation, and fire-stopping.

Lifecycle: Visual display boards, toilet compartments, interior identifying devices, stair finishes, wall tiling, acoustical wall treatment, concrete floor painting, tile flooring, resilient VCT flooring, resilient VAT flooring, carpet flooring, acoustic ceiling treatment, and casework.

Condition: Acceptable.

Mechanical Summary:

Furnaces ventilate and heat a portion of the building while a central boiler plant and air system serve the remainder of the building.
Newer rooftop units serving offices in 1966 addition.
Conventional plumbing fixtures throughout. Tank type gas fired water heaters.
Electric zone valves no BMS.

Central boiler plant and air system in 1966 wing are past life expectancy and should be replaced. Furnaces serving 1955 building are aged and inefficient.
Overall rating is marginal.

Electrical Summary:

This facility is electrically fed from a utility owned pad mount transformer down to a 700 Amp,120/208 Volt,3 Phase,4 Wire Federal Pioneer MDP.
This feeds two CDP,s which in turn feed thirteen panels through out the facility,these panels are made by Square D.Federal Pioneer and Canadian Westinghouse.
The motor starters are made by Square D and are near the motors they serve.The interior lights are energized through Douglas and G.E. Low voltage relays.
The Interior fluorescent lights are energy inefficient T-12 lamps and magnetic ballasts,these should be changed out to energy efficient T-8 lamps and electronic ballasts.
The interior MH high bay lights are 175 Watts and are located in the gymnasium.The emergency lighting battery packs are made be Aim-Lite, Lumacell and Emergi-Lite.
The exterior lighting is 70 Watt MH wall packs.The fire alarm system is an Edwards EST Quick Start c/w smoke and heat detectors,pull stations and horn/strobe signaling devices.
The intrusion and security systems are made by Nexxus with motion sensors located through out the school and a security touch pad at the main entrance.The telephone
system uses a Telus back bone with a Nortel switcher and Nortel hand sets in each classroom.The paging system utilizes the Rauland Telecenter and the telephone system for public announcements.
The local network system is a fibre optic cable by Alberta Supernet. This facility is 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*

1985: concrete strip footing and foundation.
1966: Concrete strip footing and foundation.
1955: concrete strip footing and foundation.
2004: concrete strip footing and foundation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

A1030 Slab on Grade*

All sections: Concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

A2020 Basement Walls (& Crawl Space)*

Concrete strip footing with concrete foundation walls in basement area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)*

Second floor structural reinforced concrete, on conc columns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

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

1955: Wood framed wall assemblies.
1966: Wood framed wall assemblies.
1985: Load-bearing masonry assemblies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B1010.03 Floor Decks, Slabs, and Toppings*

Second floor reinforced concrete structural slab.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

B1010.07 Exterior Stairs*

South exit, concrete stairs, no handrailing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

Event: Upgrade Exterior Stair with Hand Railing.

Concern:
No hand railing provided at south exterior stairs.
Recommendation:
Add steel pipe hand railing, Paint railing.
Consequences of Deferral:
Deferred safety.

Type	Year	Cost	Priority
Code Upgrade	2012	$1,000	High

Updated: APR-11

B1010.09 Floor Construction Fireproofing*

Second floor structural slab provides floor fire proofing.
No applied fire-proofing viewed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

B1010.10 Floor Construction Firestopping*

Not all locations have adequate firestopping.
Refer to K4020.03 Other Codes* - Fire-stopping

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

B1020.01 Roof Structural Frame*

1955: Dimensional wood framing with diagonal ship-lap sheathing.
1666: Dimensional wood framing, glulam beams, wood decking.
1985: OWSJ, steel beams, metal decking.
2004: OWSJ, steel beams, metal decking.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B1020.04 Canopies*

At the main East entrance of the 1985 modernized sector, as well as at the South entrance of the 1985 modernized sector, the entrance canopies and soffits have been covered with metal siding that has been placed over an extended portion of the roof assembly. The extended roof assembly consists of a built-up roofing application, 50mm strammit insulation and vapour barrier, 19mm diagonal sheathing, 38x235 joists at 400mm on center with 38mm x 38mm cross bridging.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B1020.06 Roof Construction Fireproofing*

1985 Modernization: 45 minute Fire rated separation assembly: 16mm type x gypsum board to underside of combustible roof assemblies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Giant birck, running bond, upper soldier coursing banding, colour red.
1985 Addition: Giant brick to gymnasium addition.
1955 Building: Giant brick to east addition, south facade and north facade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

EIFS assembly, light beige colour,smooth texture, reveals, and control joints.

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

B2010.01.06.03 Metal Siding** - 1985 Section

Prefinished metal siding, horizontal banding all section, profiled, colour brown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	40	APR-11

Event: Replace 1253 m2 Metal Siding - 1985 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$169,500	Unassigned

Updated: APR-11

B2010.01.06.03 Metal Siding** - 2004 Section

Prefinished metal siding, profiled, colour red, horizontal applied, fascis and soffit.

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

Event: Replace m2 Metal Siding - 2004 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$4,600	Unassigned

Updated: APR-11

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

Traditional stucco assembly for 1955 and 1966 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

Expansion control joints for masonry and stucco assemblies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1985

Joint sealant with or without backing rod, at opening perimeters, at control joints, colours vary,

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	20	APR-11

Event: Replace 1000 m Joint Sealers (caulking): Ext. Wall - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$31,300	Unassigned

Updated: APR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 2004

Joint sealant with or without backing rod, at opening perimeters, and control joints, colours vary.

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

Event: Replace 200 m Joint Sealers (caulking): Ext. Wall - 2004

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$6,300	Unassigned

Updated: APR-11

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

Painted concrete foundation walls, 1966.
Painted stucco, 1955 and 1966.
Painted wood soffit, 1955 and 1966.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	15	APR-11

Event: Repaint 2325 m2 Paints (& Stains): Exterior Wall

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$48,200	Unassigned

Updated: APR-11

B2010.01.99 Other Exterior Wall Skin*

Composite wall board, for window infill insulated panels, painted finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

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

Exposed foundations are visible at sloped grade locations.
A poured in place concrete blast wall is positioned around the perimeter of the electrical transformer that is placed in the parking lot area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

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

Masonry wall assemblies, gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

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

Metal stud assemblies with gypsum sheathing.

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

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

Wood framed assemblies with ship-lap sheathing or plywood for 1955 and 1966 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

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

1955 Wall Assemblies: exterior building paper air barrier, interior batt insulation and poly vapor barrier.
1966 Wall Assemblies: exterior building paper air barrier, interior batt insulation and poly vapor barrier.
1985 Addition" exterior building paper air barrier, interior batt insulation and poly vapor barrier.
1985 Addition: 38 mm rigid fibrous insulation, building paper (air barrier).
2004 Addition: Exterior applied air/vapour membrane with rigid insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Aluminum louver.
Painted metal louvers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

B2010.09 Exterior Soffits*

1955 Section: Prefinished Bold Rib metal cladding, N&S entrances
1966: Paint wood 39x89 members.
2004: Prefinished corrugated metal cladding.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B2020.01.01.01 Steel Windows (Glass & Frame)** - 1966 Section

Welded steel window assemblies, insulated glass lites, painted finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	40	APR-11

Event: Replace 13 m2 Steel Windows (Glass & Frame) - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$14,400	Unassigned

Updated: APR-11

B2020.01.01.01 Steel Windows (Glass & Frame)** - 1985 Section

Steel window assemblies, welded, insulated glass panels, painted finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	40	APR-11

Event: Replace 6 m2 Steel Windows (Glass & Frame) - 1985 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$6,600	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1955 Section

Aluminum framed assemblies, white colour, fixed and operable, with insulated glass units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	APR-11

Event: Replace 45 m2 Aluminum Windows (Glass & Frame) - 1955 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$54,400	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1966 Section

Aluminum framed assemblies, white colour, fixed and operable, with insulated glass units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	40	APR-11

Event: Replace 60 m2 Aluminum Windows (Glass & Frame) - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$72,500	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1985 Section

Aluminum framed assemblies, clear anodized, fixed, with insulated glass units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	40	APR-11

Event: Replace 10 m2 Aluminum Windows (Glass & Frame) - 1985 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$12,000	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 2004 Section

Aluminum framed assemblies, clear anodized, fixed, with insulated glass units.

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

Event: Replace 24 m2 Aluminum Windows (Glass & Frame) - 2004 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$29,000	Unassigned

Updated: APR-11

B2020.01.01.05 Wood Windows (Glass & Frame)** - 1955 Section

Wood assemblies, insulated glass lites, fixed and operable, painted finish.
Insulated infill panels to top and bottom of assembly.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	35	APR-11

Event: Lifecycle Replacement 8 m2 Wood Windows (Glass & Frame) - 1955 Section

Concern:
Paint finish is pealed or missing.
Sealant is dry and cracked.
Wood rot is present
Recommendation:
Replace with aluminum assembly.
Consequences of Deferral:
Increased maintenance costs.

Type	Year	Cost	Priority
Failure Replacement	2012	$9,000	Medium

Updated: APR-11

B2020.01.01.05 Wood Windows (Glass & Frame)** - 1966 Section

Wood window units, fixed lites, insulated glass, painted finish, attached to the double entrance doors.
Insulated infill panels to top and bottom of assembly.
Replace with aluminum assembly at lifecycle replacement time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	35	APR-11

Event: Replace 25 m2 Wood Windows (Glass & Frame) - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$30,200	Unassigned

Updated: APR-11

B2020.03 Glazed Curtain Wall**

Aluminum assembly, clear anodized finish, fixed sealed glass units.

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

Event: Replace 17 m2 Glazed Curtain Wall

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$26,000	Unassigned

Updated: APR-11

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum assemblies, clear anodized finish, center rail, glazed, entry-exit hardware.

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

Event: Replace 2 Aluminum-Framed Storefronts: Doors

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$7,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors** - 1966 Section

Metal door and frame assemblies, insulated, glazed panel, painted finish, entry-exit hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	30	APR-11

Event: Replacement 2 Steel-Framed Storefronts: Doors - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$5,100	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors** - 1985 Section

Metal door and frame assemblies, insulated, glazed panel, painted finish, entry-exit hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace 7 Steel-Framed Storefronts: Doors - 1985 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$17,900	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors** - 2004 Section

Metal door and frame assemblies, insulated, glazed panel, painted finish, entry-exit hardware.

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

Event: Replace 2 Steel-Framed Storefronts: Doors - 2004 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$5,100	Unassigned

Updated: APR-11

B2030.01.10 Wood Entrance Door**

1966 Addition West entrance doorway: The double door and frame is painted wood. The frame is combined with side lite wood window units.
1955 Sector: Painted single wood doors and frames are provided at the East parking lot entrances. The frames are combined with wood side lite window units.
All Sections: The door hardware is functioning.
Replace with insulated metal frame and door assemblies at life-cycle replacement.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	APR-11

Event: Replace 3 Wood Entrance Door

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$7,700	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors** - 1966 Section

Wood assemblies, solid core, painted finish, with hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	40	APR-11

Event: Replace 2 Exterior Utility Doors - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$1,900	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors** - 1985 Section

Insulated metal door and frame assembly, painted finish, with exiting hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	40	APR-11

Event: Replace 4 Exterior Utility Doors - 1985 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$3,800	Unassigned

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

All sections: Exterior sheet vapour retarder and rigid board insulation, 1985-2004.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

B3010.02.01.01 Asphalt Shingles**

1992-1998: low slope asphalt shingles, library roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	25	APR-11

Event: Lifecycle Replacement 570 m2 Asphalt Shingles

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$27,400	Unassigned

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1985

Built-up Bituminous Roofing assembly, sloped to drain, on rigid insulation and vapour retarder.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	25	APR-11

Event: Replace 3300 m2 Built-up Bituminous Roofing (Asphalt & Gravel) - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$663,500	Unassigned

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1997

Built-up Bituminous Roofing assembly, sloped to drain, on rigid insulation and vapour retarder.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	25	APR-11

Event: Replace 2500 m2 Built-up Bituminous Roofing (Asphalt & Gravel) - 1997

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$480,000	Unassigned

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 2004

Built-up Bituminous Roofing assembly, sloped to drain, on rigid insulation and vapour retarder.

Rating	Installed	Design Life	Updated
5 - Good	2004	25	APR-11

Event: Replace 150 m2 Built-up Bituminous Roofing (Asphalt & Gravel) - 2004

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$29,000	Unassigned

Updated: APR-11

B3010.07 Sheet Metal Roofing**

Standing seam metal roof assembly, prefinished, on rigid insulationa and vapour retarder.

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

Event: Replace 120 m2 Sheet Metal Roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$29,000	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

External:
Prefinished metal gutters and rail water leaders draining to grade concrete splash pads.
Roof scuppers with rail water leaders draining to grade concrete splash pads.

Internal:
Internal roof drain assemblies, discharging through to exterior wall to splash pads (1985)

Rating	Installed	Design Life	Updated
3 - Marginal	1985	30	APR-11

Event: Repair 25 m Metal Gutters and Downspouts

Concern:
Damaged rain water leaders and separation at roof connections.
Recommendation:
Repair, replace and/or reconnected rain water leaders.
Consequences of Deferral:
Higher maintenance costs.

Type	Year	Cost	Priority
Repair	2012	$1,000	Low

Updated: APR-11

Event: Replace 200 m Metal Gutters and Downspouts

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$4,200	Unassigned

Updated: APR-11

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

Roof access hatch, insulated metal, lockable, painted.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1955: Gypsum board over wood studs.
1966: Gypsum board over wood studs.
1985: Gypsum board over wood studs.
1985: Concrete block around the interior perimeter of the gymnasium walls.
2004: Gypsum board over metal studs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C1010.01.03 Unit Masonry Assemblies: Partitions

1966 Addition: 190 mm smooth face concrete masonry units. (mechanical room)
1985 Addition: 190 mm smooth face concrete masonry units. (gym storage)

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	100	APR-11

C1010.04 Interior Balustrades and Screens, Interior Railings*

1966 & 2004: Metal pipe balustrade, painted finish.

Rating	Installed	Design Life	Updated
5 - Good	1966	0	APR-11

C1010.05 Interior Windows*

1955/66/85: Welded steel window assemblies, rated and non-rated, tempered or wire glass, painted finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C1010.07 Interior Partition Firestopping*

Not all locations have adequate firestopping.
Refer to K4020.03 Other Codes* - Fire-stopping

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

1955: Wood doors are provided
1966 Addition: Wood doors with windows are provided.
1966 Addition: Pressed steel frames with hollow metal doors are also provided.
1985: 1 3/4 hour fire rated doors and frames are installed in the corridor, other classroom doors are wood.
2004: Wood door with clear finish, metal doors with painted finish, all in painted metal frames.
All Sections: The door hardware is functional.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C1020.02 Interior Entrance Doors*

1955: Painted hollow metal doors with glazing and pressed steel frames.
1966: Painted hollow metal doors with glazing and pressed steel frames.
1985 Modernization and addition: Painted hollow metal doors with pressed steel frames.
2004: Aluminum assemblies with clear tempered glass.
All sections: The door hardware is functional.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C1020.03 Interior Fire Doors*

1966 addition: Corridor hollow metal doors and pressed steel frame are provided. Fire rating labels are missing from the doors.
1985 modernization: Hollow metal doors and pressed steel frames with fire rating labels are provided.
2004: Rated metal doors and frames, glazed and unglazed, painted finish.
All sections: The door hardware is functional.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

Event: Upgrade 6 Interior Fire Doors

Concern:
No rating labels on door assemblies.
Recommendation:
Provide new rated door assemblies.
Consequences of Deferral:
Deferred fire safety.

Type	Year	Cost	Priority
Code Upgrade	2012	$7,508	High

Updated: APR-11

C1020.05 Interior Large Doors*

Overhead coiling counter door, 2-only, at 1985 and 2004 administrations, aluminum finish.

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

C1030.01 Visual Display Boards** - 1985

White boards, tackboards and green chalk boards, aluminum trim.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	20	APR-11

Event: Replace 200 Visual Display Boards - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$144,000	Unassigned

Updated: APR-11

C1030.01 Visual Display Boards** - 2004

White boards, tack boards, aluminum trim.

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

Event: Replace 142 Visual Display Boards - 2004

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$102,300	Unassigned

Updated: APR-11

C1030.02 Fabricated Compartments (Toilets/Showers)** - 1955 Section

Prefinished metal toilet compartments, operable doors.

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

Event: Replace 6 Fabricated Compartments (Toilets/Showers) - 1955 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$8,400	Unassigned

Updated: APR-11

C1030.02 Fabricated Compartments (Toilets/Showers)** - 1966 Section

Prefinished metal toilet compartments, operable doors, re-painted finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	30	APR-11

Event: Replace 6 Fabricated Compartments(Toilets/Showers) - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$8,400	Unassigned

Updated: APR-11

C1030.08 Interior Identifying Devices*

Paper signs, room number and names.
Washroom signs, store bought, male-femail symbols.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

Event: Upgrade 200 Interior Identifying Devices

Concern:
Poor identifying devices for rooms or directional signs for rooms.
Recommendation:
Provide signage for room number and room name.
Provide directional signs.
Consequences of Deferral:
Higher program costs.

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

Updated: APR-11

C1030.10 Lockers**

Prefinished metal lockers, multi-coloured doors, sloped tops or bulkheads.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace 750 Lockers

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$480,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Wood veneer core, clear and painted finsihes.
Modular wood assemblies, painted and clear finishes.
Prefinished metal, modular style

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper roll holders, paper towel dispensers, and soap dispensers, mirrors and grab bars.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

C2010 Stair Construction*

1966: Reinforced concrete stairs with metal hand railing.
1966: Wood framed assembly with metal hand railing.
2004: Steel pan with concrete fill assemblies with metal hand railing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C2020.05 Resilient Stair Finishes** - 1966 Section

VCT resilient tile, resilient stair nosing, painted stringer and riser.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	20	APR-11

Event: Replace 12m2 Resilient Stair Finishes - 1966 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$1,100	Unassigned

Updated: APR-11

C2020.05 Resilient Stair Finishes** - 2004 Section

Integral resilient tread and nosing, painted stringer.

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

Event: Replace 12 m2 Resilient Stair Finishes - 2004 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$1,100	Unassigned

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

A metal handrail capped with a vinyl grip extends down the stairwell to the basement level.
Painted metal hand railing.
Painted metal balustrade, 1966, 2004.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C2020.10 Stair Painting*

Painted cast-in-place concrete stair.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

C3010.03 Plaster Wall Finishes (Unpainted)*

Plaster wall finish, 25 mm, 1955 Mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

1966 gypsum board with taped joints and no finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

C3010.06 Tile Wall Finishes** - 1966

Ceramic wall tile,100 x 100 mm, colours vary, washroom locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	40	APR-11

Event: Replace 200 m2 Tile Wall Finishes - 1966

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$56,000	Unassigned

Updated: APR-11

C3010.06 Tile Wall Finishes** - 1985

Ceramic wall tile,100 x 100 mm, colours vary, washrooms and change rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	40	APR-11

Event: Replace 742 Tile Wall Finishes - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$208,000	Unassigned

Updated: APR-11

C3010.09 Acoustical Wall Treatment**

1985 Addition: Cloth acoustic panels are mounted around the perimeter of the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	20	APR-11

Event: Replace 54 m2 Acoustical Wall Treatment

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$12,500	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Wall paint, medium to high sheen, colours vary.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	0	APR-11

C3020.01.02 Paint Concrete Floor Finishes*

1955 Sector: Painted exposed concrete slab in mechanical room.
1966 Sector: Painted exposed concrete slab in the mechanical room.

Rating	Installed	Design Life	Updated
3 - Marginal	1966	0	APR-11

Event: Replace 250 m2 Concrete Floor Finishes - Paint

Concern:
No floor finish or existing painted floor finish worn off.
Recommendation:
Prepare floors to receive new finish.
Apply heavy duty painted floor finish.

Type	Year	Cost	Priority
Failure Replacement	2014	$14,000	Low

Updated: APR-11

C3020.02 Tile Floor Finishes** - 1966

Ceramic floor tile, mosaic, 25 x 25 mm, multi-colour, with ceramic base. Washrooms and NE entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	50	APR-11

Event: Replace 75 m2 Tile Floor Finishes - 1966

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$22,200	Unassigned

Updated: APR-11

C3020.02 Tile Floor Finishes** - 1985

Quarry tiles, rectangular, brown colour, vestibules.
Ceramic floor tiles 50 x 50 mm, light brown colour.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	50	APR-11

Event: Completed - Replace the ceramic tile in the 1966 vestibule.

Concern:
The damaged ceramic tile flooring may cause other tiles to become loose.

Recommendation:
Install new ceramic floor tile within the 1966 addition vestibule entrance.

Type	Year	Cost	Priority
Repair	2010	$1,000	Low

Updated: APR-11

Event: Replace 115 m2 Tile Floor Finishes - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$34,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring** - 1985 Sports

Hardwood strip flooring, clear finish, painted game lines, gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace 363 m2 Wood Flooring - 1985 Sports

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$98,700	Unassigned

Updated: APR-11

C3020.04 Wood Flooring** - Parquet

Parquet wood flooring, clear finish, gym stage.

Rating	Installed	Design Life	Updated
5 - Good	2008	30	APR-11

Event: Completed - The parquet wood stage floor resanding and refinishing.

Concern:
If the floor is left in a deteriorating state, more damage could result to the floor.

Recommendation:
Resand and refinish the wood stage floor.

Type	Year	Cost	Priority
Repair	2008	$3,100	Low

Updated: APR-11

Event: Replace 61 m2 Wood Flooring - Parquet

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$13,200	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - 1985 VCT

Resilient tile flooring, 305 x 305 mm with rubber base.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	20	APR-11

Event: Replace 4380 m2 Resilient Flooring - 1985 VCT

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$243,800	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - 2004 VCT

Resilient tile flooring, 305 x 305 mm with rubber base.

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

Event: Replace 320 m2 Resilient Flooring - 2004 VCT

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$17,800	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - VAT 1966

Vinyl asbestos tile, colours vary, rubber base, locations vary.
K4030.01 Asbestos* - VAT TIle

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	20	APR-11

Event: Replace 130 m2 Resilient Flooring - VAT 1966

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$6,900	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring** - 1985

Commercial sheet carpeting, level loop, rubber base.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	15	APR-11

Event: Completed - Repair 10 m2 Carpet Flooring

Concern:
Although the carpets are still in afunctional state they are showing signs of wear.
Recommendation:
Repair the carpets in the staff room, 1966 addition's ancillory room, and in the 1966 library addition.
Consequences of Deferral:
Increased maintenance costs.

Type	Year	Cost	Priority
Repair	2010	$1,200	Low

Updated: APR-11

Event: Replace 250 m2 Carpet Flooring - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$17,900	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring** - 2004

Commercial sheet carpeting, level loop, rubber base.

Rating	Installed	Design Life	Updated
5 - Good	2004	15	APR-11

Event: Replace 34 m2 Carpet Flooring - 2004

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$2,400	Unassigned

Updated: APR-11

C3020.14 Other Floor Finishes* - 1985 Pulastic

Pulastic poured synthetic flooring with game lines, small gym.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Reinforced concrete slab is above the mechanical room, unpainted.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

C3030.02 Ceiling Paneling (Wood)*

Exposed gluelam wood beams and cedar wood roof decking, clear finish.
Wood roof decking with exposed painted gluelam beams, painted finish, 1955 gym

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C3030.03 Plaster Ceiling Finishes (Unpainted)*

1955 Sector: The mechanical room ceiling appears to consist of 1" zonolite plaster on metal lath on 2 3/8" layers of gypsum board.
1966 Addition: 1/2" plaster board ceilings are provided in the library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1966

Suspended T-bar assembly with acoustic panels, colour white.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	25	APR-11

Event: Replacement 700 m2 Acoustic Ceiling Treatment (Susp. T-Bar) - 1966

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$33,900	Unassigned

Updated: APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1985

Suspended T-bar assembly with acoustic panels, colour white.
All sections: Excluding the room areas outlined section C3030.04 (gypsum board ceiling finishes), as well as the ceiling in the 1966 addition stairwell, the other administrative and classroom areas have a T-bar acoustic ceiling system installed. Water stains on the acoustic T-bar ceiling system in the corridors and in the 1966 addition janitoral room (within the mechanical room), require replacement.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	25	APR-11

Event: Completed - Replace water stained T-bar acoustic ceiling tiles throughout the school.

Concern:
The water stained ceiling tiles appear damaged by mositure.
Recommendation:
Replace water stained ceiling tiles.
Consequences of Deferral:
Higher maintenance costs.

Type	Year	Cost	Priority
Repair	2010	$1,500	Low

Updated: APR-11

Event: Replace 2080 m2 Acoustic Ceiling Treatment (Susp. T-Bar) - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$100,700	Unassigned

Updated: APR-11

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

Suspended T-bar assembly with acoustic panels, colour white.

Rating	Installed	Design Life	Updated
5 - Good	2004	25	APR-11

Event: Replace 300 m2 Acoustic Ceiling Treatment (Susp. T-Bar) - 2004

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$14,500	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Painted gypsum board, plaster and concrete, ceilings and bulkheads, low to medium sheen, colour white.
A painted metal deck ceiling with steel trusses are provided in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	0	APR-11

D1010.02 Lifts**

Barrier free chair lift, Federal model, 454 kg capacity, serving 2 floors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

Event: Replace 1 Lift

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$27,200	Unassigned

Updated: APR-11

S4 MECHANICAL

D2010.04 Sinks**

Single and double compartment stainless steel sinks with swing spout faucets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	APR-11

Event: Replace Sinks in Classrooms and Admin Area.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$32,000	Unassigned

Updated: APR-11

D2010.05 Showers**

Push button showers in change rooms - not used.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	APR-11

Event: Replace 12 Showers

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$24,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Wall hung vitreous china. No coolers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	35	APR-11

Event: Replace 10 Drinking Fountains

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$16,000	Unassigned

Updated: APR-11

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

WC - Floor mounted elongated bowl manual flush valve. St. Marquerite wings have sensored flush valves.
LV - Counter mounted and wall hung vitreous china.
UR - Wall hung manual flush valve. St. Marquerite wings have sensored flush valves.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	35	APR-11

Event: Replace Approx. 55 Washroom Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$83,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

In-line domestic hot water recirculation pumps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	20	APR-11

Event: Replace 2 Plumbing Pumps: Domestic Water

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$4,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters** - 1985

Rheem Model CW400CA boiler, 360 MBH input, 302.3 pgh recovery. Taco Model 007-BF4 hot water circulator. Westeel Model RT3 storage tank. Located in Mech Room 116.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	20	APR-11

Event: Replace domestic hot water heater.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$6,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters** - 1994

John Wood Model JW602NA-04, 50 imp gal cap, 52.2 MBH input, 36.5 imp gph recovery. Taco Model 007-F5 circulator provide hot water recirculation. Located in basement boiler room and serves 1966 addition.
Giant Model UG5045LN, 50 us gal cap, 45 MBH input, 37.8 us gph recovery. Hot water is recirculated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	APR-11

Event: Replace 2 Domestic Water Heaters

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

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

All visible piping line insulation was noted as fibre glass jackets. Some joints and elbows may contain asbestos. Refer to section K4030.01 Asbestos*

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D2030.01 Waste and Vent Piping*

1955 and 1966 building sections likely run cast iron underground.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	0	APR-11

Event: Replace Damaged Sanitary Line If Required.

Concern:
Excessive corrosion. Possible pipe breaks.
Ground contamination. Sanitary back-up.
Recommendation:
Replace Damaged Sanitary Line If Required.

Type	Year	Cost	Priority
Failure Replacement	2012	$60,000	Medium

Updated: APR-11

Event: Sanitary Video.

Concern:
Excessive corrosion. Possible pipe breaks.
Ground contamination. Sanitary back-up.
Recommendation:
Video underground sanitary drainage right to street.

Type	Year	Cost	Priority
Study	2011	$15,000	Medium

Updated: APR-11

D2030.02.04 Floor Drains*

General purpose floor drains.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D2030.03 Waste Piping Equipment*

Duplex sanitary sump in basment boiler room. Sump in Mech Room 116.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Roof drains and overflow scuppers. Rainwater leaders down to grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D2040.02.04 Roof Drains*

Cast iron, open flow.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D3010.02 Gas Supply Systems*

Indoor gas meter in Meter Room 140. Regulator vented to outdoors. Black steel schedule 40 piping distribution.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

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

Sunnyday 66 Model A Boiler No. 66-W-12, 2750 MBH input. Two run and standby Taco Model BM3 008-65 base mount pumps, 125 gpm, 35 ft. head, 2 hp. HG Specialties Model HG TV-160 expansion tank, 80 us gal, installed last year. All located in basement boiler room of 1966 addition.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	35	APR-11

Event: Replace boiler, pumps and accessories.

Concern:
Existing boiler is corroded.
No heating redundancy if boiler fails.

Recommendation:
Replace boiler and pumps. Install two new boilers, adequate capacity.

Type	Year	Cost	Priority
Failure Replacement	2012	$175,000	High

Updated: APR-11

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

600mm round steel chimney serves basement boiler room in 1966 addition. Boiler and domestic water heater connect to it.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	35	APR-11

Event: Replace Chimneys &Comb. Air: H.W. Boiler.

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

Updated: APR-11

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

Water treatment in place.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

D3020.03.01 Furnaces**

Furnace F-1 located in Mech Room 116 serves 1985 addition, Eng. Air Model DGI-95-S1N, 8000 cfm, 1.5 " ESP, 950 MBH max input.
Furnaces F-1 & F-2 located in Mech Room 114 serve SW wing of original 1955 building.
Furnaces F-3 & F-4 located in Mech Room 115 serve SE wing of original 1955 building.
Furnaces F-5 & F-6 located in Mech Room 143 serve NW wing of original 1955 building.
Furnaces F-7 & F-8 located in Mech Room 144 serve NE wing of original 1955 building.
Furnaces F-9 & F-10 located in Mech Room 137 serve S side of gym in original 1955 building.
Furnaces F-11 & F-12 located in Mech Room 137 serve N side of gym in original 1955 building.
Furnace F-13 located in Mech Room 137 serves washrooms in original 1955 building.
Furnace F-14 located in Mech Room 109 serves Mrs. Paluck's office in original 1955 building.
Furnaces F-1 to F-14 are Flamemaster Model EM-170-CF, 153 MBH input.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	25	APR-11

Event: Replace 14 Furnaces.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$200,000	Unassigned

Updated: APR-11

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

Flues for furnaces F-9 to F-13 in Mech Room 137 vent to existing masonry chimney. Provide new chimney liner.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

Event: Replace Chimneys &Comb. Air: H.W. Boiler.

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

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution**

Multizone system with reheat coils provides zone control for 1966 addition. System consists of Trane Model T50-HF cabinet fan, filters and mixing section.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	30	APR-11

Event: Replace Air Handling Unit Serving 1966 Addition

Concern:
Old and inefficient air distribution system can fail anytime. Poor control with no replacement parts available.

Recommendation:
Replace Air Handling Unit.

Type	Year	Cost	Priority
Failure Replacement	2012	$235,000	Medium

Updated: APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

Disposable filters throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D3040.01.04 Ducts: Air Distribution*

Furnaces in original 1955 building supply heated air off bottom of unit to underslab distribution system to floor or millwork grilles along the exterior walls. A grille at the base of the unit supplies air to the furnace rooms. Air is returned at high level and mixed with outside air before returning back into top of unit. Relief air to the outdoors.
Underslab ductwork distribution from air handling unit serving 1966 addition complete with hot water re-heat coils.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Various ceiling and sidewall grilles & diffusers - supply & return.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Steel piping distribution from boiler room to perimeter heating units and re-heat coils.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	APR-11

Event: Replace Hot Water Distribution System. BOE: 3741 sq.m.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$450,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

Multiple roof mounted washroom exhaust fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	APR-11

Event: Replace 7 Exhaust Fans

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$25,000	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Galvanized steel, low velocity.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

Rooftop heat / cool packaged unit serving office area.
Lennox model: GCS165-060, 43 kW heating capacity, 5 tons of cooling.

Rating	Installed	Design Life	Updated
5 - Good	2005	30	APR-11

Event: Replace rooftop Unit

Type	Year	Cost	Priority
Lifecycle Replacement	2035	$30,000	Unassigned

Updated: APR-11

D3050.02 Air Coils**

Hot water reheat coils provide zone control for 1966 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	30	APR-11

Event: Replace Hot Water Re-Heat Coils serving 1966 Addition.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$35,000	Unassigned

Updated: APR-11

D3050.03 Humidifiers**

Steam humidifier serves furnace F-1 in Mech Room 116 and is currently not operational.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	25	APR-11

Event: Replace Humidifier

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

Updated: APR-11

D3050.05.02 Fan Coil Units**

Force flow heaters serving vestibules complete with hot water heating coils.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	APR-11

Event: Replace 7 FF Heaters

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

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Perimeter finned tube radiation serving washrooms and common areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	APR-11

Event: Replace Finned Tube Radiation. Approx. 40m length.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$20,000	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls**

Original building controls were Honeywell pneumatic controls. It appears that the boiler and air system in 1966 basement have been recently upgraded to Johnson electric controls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	30	APR-11

Event: Replace Electric and Electronic Controls. BOE: 6741 sq.m. GFA.

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

Updated: APR-11

D3060.02.02 Pneumatic Controls**

One 3 hp Eagle Model D3120H1 controls compressor complete with Devilbiss-Hankison air dryer are located in Mech Room 144 to modulate furnace mixed air dampers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	40	APR-11

Event: Replace Pneumatic Controls. BOE: 6741 sq.m. GFA.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$47,000	Unassigned

Updated: APR-11

D4010 Sprinklers: Fire Protection*

Partial wet sprinkler system provided. Sprinkler tree located in basement mechanical room. Sprinkler heads provided for the front offices and common areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Portable hand held fire extiguishers located throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

S5 ELECTRICAL

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

The main MDP is a 700Amp,120/208 Volt,3 Phase,4 Wire, Federal Pioneer Panel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	40	APR-11

Event: Replace Main Electrical Switchboard (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$30,000	Unassigned

Updated: APR-11

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

The branch circuit panels are made by Federal Pioneer,Square D and Canadian Westinghouse.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace Branch Circuit Panelboards(13)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$65,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

The motor starters are stand alone Square D units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace Motor Starters(5)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$5,000	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

The branch circuit wiring consists of EMT and wire ,and Armored cable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

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

The lighting controls is through G.E. and Douglas low voltage relays.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

There are still incandescent fixture in this school in the wash rooms and janitors rooms.These lamps should be changed out to energy efficient CFL lamps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

Event: Upgrade Incndescent Lighting(20)

Concern:
The incandescent lighting is energy inefficient.
Recommendation:
Replace the lamps with energy efficient CFL lamps.
Consequences of Deferral:
Higher operating costs.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2014	$2,000	Low

Updated: APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

The fluorescent lighting utilizes energy inefficient T-12 lamps and magnetic ballasts,these should be changed out to energy efficient T-8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace Interior Fluorescent Lighting(244)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$93,000	Unassigned

Updated: APR-11

D5020.02.02.03 Interior Metal Halide Fixtures*

There are twelve 175 Watt MH high bay lights in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

The emergency lighting battery packs consist of Aim-Lite,Lumacell and Emergilite.
These battery packs along with the emergency light remote heads illuminate all paths of egress from the building.

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

Event: Replace Emergency Lighting Battery Packs(5)

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

Updated: APR-11

D5020.02.03.03 Exit Signs*

The exit lighting consist of Lumacell and Aim-Lite and utilizes LED lighting.

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

D5020.02.10 Theatrical Lighting*

The incandescent stage lighting is controlled by an Electro Controller/dimmer switch.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

D5020.03.01.03 Exterior Metal Halide Fixtures*

There are 70Watt MH wall packs at each exit illuminating the paths of egress from the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

Event: Replace exterior light fixtures.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$75,000	Unassigned

Updated: APR-11

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

The exterior lighting control is through the Tork time clock and a PEC.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

D5030.01 Detection and Fire Alarm**

The fire alarm system includes a main EST Quick Start panel in the electrical room with a remote Est Quick Start annunciator located at the main entrance it also has smoke and heat detectors,pull stations and horn /strobe signaling devices.

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

Event: Replace Fire Alarm System(4394 Sq.M.)

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$115,000	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

There are Nexus motion detectors located through out the school.

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

Event: Replace Intrusion Detection System(4394 Sq.M.)

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$115,000	Unassigned

Updated: APR-11

D5030.02.03 Security Access**

There is a Nexus Security touch pad at the main entrance tied back to a Nexus Panel in the electrical room.

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

D5030.03 Clock and Program Systems*

The clocks are stand alone battery operated units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

D5030.04.01 Telephone Systems*

The telephone system utilizes a Telus back bone to a Nortel Norstar switcher down to Nortel Norstar hand sets in each classroom.

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

D5030.04.02 Paging Systems*

The paging system is incorporated into the telephone system through the Rauland Telecenter public address system.

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

D5030.04.04 Data Systems*

The data system utilizes a Focus Turbo Star controller down to a Dell switcher to each classroom through Cat 5E cabling.

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

D5030.04.05 Local Area Network Systems*

The network system is Alberta Supernet by Bell.

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

D5030.05 Public Address and Music Systems**

The public address system utilizes the Rauland Telecenter and the telephone system for public paging.

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

Event: **Replace Public Address system(1)**

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

Updated: APR-11

D5030.06 Television Systems*

The television system is stand alone TV,s and VCR,S

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

A lighting bar and stage lighting has been provided above the stage opening.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

E1090.04 Residential Equipment*

Microwaves, fridges, stoves, washer and dryer.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1955: A climbing wall apparatus has been placed in the smaller multi-purpose gymnasium. Gussets for badminton and volleyball poles have been placed within the 1955 gymnasium and within the 1985 addition. Six basketball backstops with nets have also been provided within the multi-purpose gymnasium.
1985 Addition: Spanning the width of the gymnasium, a divider gymnasium curtain has been provided at the center of the court. Six basketball backstops with nets have also been provided within the large gymnasium area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

E2010.02 Fixed Casework** - 1966

Wood veneer assemblies, painted and clear finishes, plastic laminate counter tops.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	35	APR-11

Event: Replace 150 m Fixed Casework - 1966

Concern:
Wood veneer core, painted or clear finish, plastic laminate counter tops.

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$124,800	Unassigned

Updated: APR-11

E2010.02 Fixed Casework** - 1985

Wood veneer core, clear finish, plastic laminate counter tops.
Wood veneer core, plastic laminate exterior and counter tops.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	35	APR-11

Event: Replace 290 m Fixed Casework - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$241,000	Unassigned

Updated: APR-11

E2010.02 Fixed Casework** - 2004

Wood core, clear finish, PVC edging, plastic laminate counter tops.

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

Event: Replace 80 m Fixed Casework - 2004

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$66,600	Unassigned

Updated: APR-11

E2010.03.01 Blinds** - 1985

Vertical blinds, cloth texture, with valance.
Horizontal blinds with valance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace 122 m2 Blinds - 1985

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$13,700	Unassigned

Updated: APR-11

E2010.03.01 Blinds** - 2004

Vertical blinds with valance.
Roller shades with valance.

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

Event: Replace 24 m2 Blinds - 2004

Concern:
Vertical blinds, cloth texture, with valance.

Type	Year	Cost	Priority
Lifecycle Replacement	2034	$2,700	Unassigned

Updated: APR-11

E2010.03.06 Curtains and Drapes**

In the basement, drapes have been provided over the exterior perimeter window units. Drapes have also been provided over the perimeter windows in the library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	APR-11

Event: Replace 35 m2 Curtains and Drapes

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$3,900	Unassigned

Updated: APR-11

E2020 Moveable Furnishings

Student desks, tables and chairs; metal frames, PVC edgebanding, plastic laminate tops.

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	0	APR-11

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Access form parking areas to main east and west entrances are low grades. No barrier free parking symbol has been applied to the asphalt of the parking lot, and a vertical sign indicating which stall is reserved for barrier free use is also missing. A curb cut will be required at the location where a barrier free parking stall is to be designated, cost under a $1000.00.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	0	APR-11

Event: Add 1 barrier free parking stall symbol.

Concern:
A barrier free parking stall needs to be designated with adequate signage.

Recommendation:
Paint the barrier free parking symbol on a parking stall that is directly adjacent to a a sidewalk. Adjust the width of the stall to conform to barrier free parking standards. Install a barrier free parking sign that is visible to drivers.

Consequences of Deferral:
Deferred barrier-free route.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$1,000	High

Updated: APR-11

K4010.02 Barrier Free Entrances*

East and west entrances have automatic door operators.

Rating	Installed	Design Life	Updated
4 - Acceptable	2010	0	APR-11

Event: Completed - Electronic door opener is provided.

Concern:
No electronic barrier free door openers have been provided at the the entrance directly adjacent to the parking lot area or at the main South entrance.

Recommendation:
Install a barrier free electronic door opener at the South main entrance of the school. Locate the designated barrier free parking stall adjacent to the assocaited sidewalk that leads to the South main entrance doorway.

Consequences of Deferral:
Deferred access.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2010	$2,252	Medium

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

1966 Section: Lift is provided to services 2 floors. There is no lift nor ramp for access to gym from corridor.
1955 Section An interior ramp to the gymnasium is provided for wheel chair accessibility.

Rating	Installed	Design Life	Updated
3 - Marginal	1955	0	APR-11

Event: Upgrade 1 Lift Barrier Free Interior Circulation

Concern:
No barrier-free access from 1966 building into the Gym for the public school.
Recommendation:
Provide 1 lift.
Consequences of Deferral:
Deferred accessibility to gum.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2012	$27,200	Medium

Updated: APR-11

K4010.04 Barrier Free Washrooms*

Barrier free washroom stalls are provided within the boys and girls washrooms that are adjacent to the 1985 addition's administration office area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	0	APR-11

K4020.02 Fire Code*

There is no backflow prevention device on water service.

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

Event: Add a backflow prevention device to water service.

Concern:
There is no backflow prevention device on water service.
Recommendation:
Add a backflow prevention device to water service.

Type	Year	Cost	Priority
Code Upgrade	2013	$4,000	Medium

Updated: APR-11

K4020.03 Other Codes* - Fire-stopping

Firestopping not observed at all wall and floor locations.

Rating	Installed	Design Life	Updated
2 - Poor	1955	0	APR-11

Event: Upgrade Facility - Fire-stopping

Concern:

Firestopping not present in all rated floor and wall penetrations.

Recommendation:

Conduct professional audit to determine:
-location of fire separations.
-identify assembly penetrations.
-recommend fire-stopping assemblies to be used per each condition.
-provide a estimate of probable costs for upgrade.

Training:
Retain fire-stopping manufacturer to provide training for maintenance staff on fire-stopping products and installation methods.

Fire-stopping Installation:
-retain professional to install fire-stopping as recommended in audit.

O&M Manuals
-insert audit, product manuals, installation methods in O&M manuals.

Consequences of Deferral:

Deferred fire safety.

Type	Year	Cost	Priority
Code Repair	2012	$7,000	High

Updated: APR-11

K4030.01 Asbestos*

Vinyl asbestos floor tile.
Refer to C3020.07 Resilient Flooring** - VAT 1966.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	0	APR-11

Event: Remove 130 m2 Asbestos Floor Tile

Concern:
Asbestos in floor tile and potentially in adhesive and leveling compound.
Recommendation:
Provide testing to confirm the presence of asbestos in floor tile, adhesive and leveling compound.
Abate asbestos as recommended in testing report, at lifecycle tile replacement.
Refer to C3020.07 Resilient Flooring** - VAT 1966.
Consequences of Deferral:
Potential exposure to asbestos.

Type	Year	Cost	Priority
Hazardous Material Management Upgrade	2014	$50,000	Medium

Updated: APR-11

Event: Remove pipe insulation

Concern:
Some pipe insulation appears to have asbestos contained materials.
Recommendation:
Remove asbestos insulation and replace with new fibre glass materials. Estimate is an allowance only.

Type	Year	Cost	Priority
Hazardous Material Management Upgrade	2014	$20,000	Unassigned

Updated: APR-11

K4030.04 Mould*

No mould reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

K4030.09 Other Hazardous Materials*

No other hazardous materials reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1955	0	APR-11

K5010 Reports and Studies*

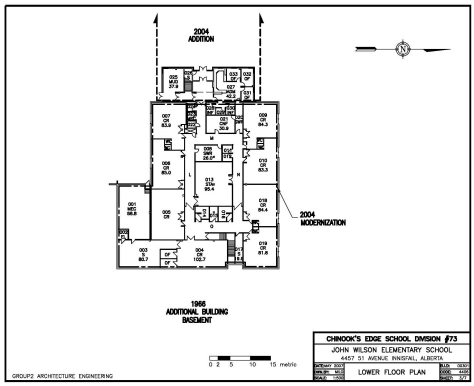
Facility Evaluation by Sherri Turpin - Architect on December 6, 2010

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

Event: Facility Evaluation by Sherri Turpin - Architect on December 6, 2010

Type	Year	Cost	Priority
Study	2010	$0	Unassigned

Updated: APR-11



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