RECAPP Facility Evaluation Report

Lethbridge School Dist #51

Nicholas Sheran Community School

B3693A
Lethbridge

Report run on: April 12, 2011 9:44 AM

Facility Details

Building Name: Nicholas Sheran Community
Address: 380 Laval Boulevard
Location: Lethbridge

Building Id: B3693A
Gross Area (sq. m): 4,839.00
Replacement Cost: $14,030,208
Construction Year: 1980

Evaluation Details

Evaluation Company: Stantec Consulting Ltd.
Evaluation Date: November 30 2010
Evaluator Name: Michael Just

Total Maintenance Events Next 5 years: **$1,433,500**
5 year Facility Condition Index (FCI): **10.22%**

General Summary:

The original masonry building of the Nicholas Sheran Community School was completed in 1980 with a reported floor area of 3872 sq. m. Eight portable classrooms were added to the southwest corner of the building in 1980 with a reported floor area of 790 sq. m. Another two portable classrooms were added to the cluster in 1985 and provided an additional reported floor area of 177 sq. m, giving the school a current total floor area of 4840 sq.m. The entire building, including the portables has a common roof.

The school is a one storey elementary school building with a mezzanine that contains the main mechanical room and a series of observation areas used to observe teaching sessions in the four classrooms located at the northwest corner of the school (for student teacher education purposes). The school has a reported student capacity of 550.

Structural Summary:

The original 1980 school is is understood to be cast-in-place perimeter and intermediate grade beams on a pile with pile cap support system, masonry walls with brick and block veneer on their exterior. The structural components of the school are comprised of load bearing concrete masonry block construction with steel trusses that support a standing seam metal roof.

The 1980 and 1985 portables addition is wood frame construction supported on a slab on grade. The roof structure of the portables is understood to be wood trusses supporting plywood roof deck and standing seam metal roofing.

Recommended work includes the following:
- Repair and re-point, interior masonry block walls

The structure of the building is in acceptable condition.

Envelope Summary:

The original 1980 school exterior walls are clad with clay brick veneer and vertical metal siding. The exterior siding provided on portions of some exterior wall elevations above and below roof lines is similar to the roof system material. Windows and main entrance doors are steel. The building roof system is original and is composed of sloped OWSJ with standing seam metal roofing. Windows are aluminum framed sealed glazing units. Entrance and utility doors are painted hollow metal with steel frames.
The 1980 and 1985 portables addition exterior walls are clad with wooden plywood and battens. The roof system of the portables is composed of sloped wood framing and metal clad roofing.

Recommended work includes the following:
- Repair exterior wall cladding of 1980 and 1985 portables
- Repair of gutters and downspouts

The building envelope is in acceptable condition, overall.

Interior Summary:

The interior of the school is made up of painted concrete block and gypsum wall board partition walls. The floors are covered with resilient tile in classrooms, resilient sheet goods in corridors, carpet in the administration office and library, rubber sport flooring in the gymnasium, and ceramic tile in multi-user washrooms. The ceiling finish is comprised primarily of T-bar system with acoustical tile in corridors, classrooms, library and the administration office, with painted gypsum board on bulkheads and in multi-user washrooms.

Recommended work includes the following:
- Repair and re-point interior masonry block partitions.
- Install acoustical wall treatment as part of a program functional upgrade

- Supply cooling to server and computer rooms as Indoor Air Quality Upgrade

The interior finishes are in acceptable condition, overall.

Mechanical Summary:

Domestic water is supplied by the municipality. Hot water is provided by a natural gas fired domestic water heater.

Heating is provided by a hot water and glycol heating system, fed by two 6-stage natural gas fired boilers, that is distributed to heating coils, finned tube radiation terminals, and fan coil units throughout the building. Ventilation is provided by three air handling units. General exhaust is provided by exhaust fans in the washrooms. Actuators and zone valves are pneumatically controlled. A portion of the building is tied into the central BMS control.

The building is not sprinklered; however, there is a standpipe system with hose cabinets mounted in the corridors. Handheld fire extinguishers are installed in wall brackets throughout the building.

Recommended work within the next five years includes:
- Install a backflow prevention device on the irrigation line.

Overall, the mechanical systems appear to be in acceptable condition.

Electrical Summary:

Electricity for the building is supplied via underground service from a utility owned pad mounted transformer on the site. It enters through the main switch unit, which is rated for a 1600 A, 120/208 V electrical supply which feeds the central distribution panelboard. Secondary distribution electrical panelboards serve lighting, plug loads, and equipment throughout the building.

Interior lighting is primarily provided by fluorescent tube fixtures with T12 bulbs and magnetic ballasts, with high intensity discharge fixtures in the gym. Interior lighting is controlled by low voltage switching and relays. Exterior lighting is provided by wall mounted metal halide fixtures and is controlled by a photocell. Emergency lighting is connected to emergency circuits powered by a natural gas fired generator.

The building is monitored by a Edwards QS1 addressable fire alarm system.

Recommended work within the next five years includes:
- Retrofit interior fluorescent lights to incorporate T8 bulbs and electronic ballasts.
- Replace the generator transfer switch.
- Install surge suppression on main CDP

Overall, the electrical components appeared to be 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*

Construction drawings were not available for review during the assessment; however, the foundation for the original 1980 building is understood to be cast-in-place concrete piles and grade beams.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

A1030 Slab on Grade*

The 1980 original building has a concrete slab-on-grade floor.

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

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

Construction drawings were not available for review during the assessment; however, the original 1980 building is understood to have load bearing interior masonry walls supporting the mezzanine floor and roof structural frame.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

Event: Repair interior masonry block walls

Concern:
Masonry block wall mortar connections to adjacent walls show signs of movement.
Recommendation:
Re-point mortar, repaint and monitor for any future movement.

Type	Year	Cost	Priority
Repair	2011	$8,000	Medium

Updated: APR-11

B1010.05 Mezzanine Construction*

A concrete mezzanine level is situated over the west washrooms and west corridor providing a mechanical room and observatory.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

B1020.01 Roof Structural Frame*

Construction drawings were not available for review during the assessment; however, the roof structure of the 1980 original building is understood to be comprised of OWSJ supporting a plywood deck and standing seam metal roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

B1020.03 Roof Decks, Slabs, and Sheathing*

Plywood roof decking is supported by OWSJ.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

B1020.04 Canopies*

The 1980 original building main entrance is provided with a canopy that is a continuation of the main building roof slope. The canopy structure is comprised of a structural steel welded frame with a metal roof deck.
The 1980 original building service entrance adjacent to the west main floor mechanical room is provided with a steel framed canopy that incorporates air intake grills for the HVAC equipment in the soffit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

A clay brick veneer is installed over a concrete masonry block back-up wall on the building perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

B2010.01.06.03 Metal Siding**

Vertical metal siding, similar to the roof metal is provided on portions of some exterior wall elevations above and below roof lines.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Metal Siding (approx. 500 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$160,000	Unassigned

Updated: APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

Expansion joints are installed at periodic intervals within the exterior brick veneer to accommodate thermal expansion.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

Sealant is installed within construction joints and around exterior window/door openings and louvered air intakes on the building perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	APR-11

Event: Replace Joint Sealers (caulking): Ext. Wall (approx. 800 m)

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

Updated: APR-11

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

Concrete masonry unit load bearing back-up walls are constructed behind exterior brick veneer on the building perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

Construction drawings were not available for review as part of the assessment, however it is understood that exterior walls incorporate insulation and a vapour barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Air in-take louvers consisting of pre-formed steel are installed on the northwest exterior canopy soffit to support air-flow and ventilation within the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

B2010.09 Exterior Soffits*

The perimeter soffits of the Nicholas Sheran School are pre-finished metal.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

The Nicholas Sheran Community School vaulted ceilings over corridors, and classrooms are provided with clerestory exterior windows comprised of sealed glass units set in fixed aluminum frames.
It was reported that the majority of clerestory windows were replaced and raised further from the roof surface in 2009.

Rating	Installed	Design Life	Updated
4 - Acceptable	2009	40	APR-11

Event: Completed - Repair of clerestory windows (approx 50 sq m)

Concern:
As indicated in the 2005 report:
Water damage and stains are evident on walls and bulk heads below clerestory windows.

Recommendation:
As indicated in the 2005 report:
The clerestory windows appear to be in good shape however it is hard to determine if the water damage that is evident is caused by the failure of the window units or the roof parapet or flashing system.

Type	Year	Cost	Priority
Study	2009	$50,000	Medium

Updated: APR-11

Event: Replace Clerestory Glazing (approx. 50 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2049	$50,000	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - Standard Units

Exterior windows installed on the building perimeter are comprised of insulating glazing units set in fixed aluminum frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Aluminum Windows (Glass & Frame) (approx. 320 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$386,000	Unassigned

Updated: APR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

1980, 1985 - Steel Framed Storefronts

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace Steel-Framed Storefronts: Doors and hardware (approx. 12 door leafs)

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

Updated: APR-11

B2030.02 Exterior Utility Doors**

Exterior utility doors are insulated metal hinged units, set in painted, pressed steel frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Exterior Utility Doors and hardware (approx. 6 door leafs)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$18,000	Unassigned

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

The low-slope roof section is understood to include a vapour barrier and tapered rigid insulation below roof membrane assembly.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

A low-slope roof surface, situated over a northeast part of the facility, is covered with a modified bituminous roofing assembly (SBS). At the time of the assessment, the roof surface was covered in snow and did not permit observation of the surface condition. The site contact indicated that there are no apparent leaks or concerns.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	APR-11

Event: Replace SBS roofing membrane (approx. 245 sq m)

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

Updated: APR-11

B3010.07 Sheet Metal Roofing**

The sloped roof surface, situated over the 1980 original building (approx. 3005 sq m) and portables (approx. 1600 sq m), is covered with a pre-finished metal roofing. At the time of the assessment, the roof surface was covered in snow and did not permit observing surface condition. The site contact indicated that areas of the roof were repaired in 2009 and there are no apparent leaks or concerns at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace metal roofing (approx. 4600 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$1,105,000	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

Pre-finished painted metal gutters, collecting roof runoff, are situated above primary and secondary entrances to the facility. The gutter connects and discharges onto paved surfaces at ground level via painted downspouts.

Rating	Installed	Design Life	Updated
3 - Marginal	1980	30	APR-11

Event: Repair downspouts and rainwater leaders

Concern:
Several downspouts require repair and re-attachment to building. Rainwater leaders and splash blocks were not observed.

Recommendation:
Repair and re-attach downspouts to building, ensuring rainwater leaders are attached to down spouts and splash pads are positioned to direct runoff away from building.

Type	Year	Cost	Priority
Repair	2011	$5,000	Low

Updated: APR-11

Event: Replace gutters and downspouts (approx. 1500 m)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$31,000	Unassigned

Updated: APR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior fixed partitions are comprised of masonry block and metal or wood stud framing sheathed with gypsum wallboard.

Rating	Installed	Design Life	Updated
3 - Marginal	1980	100	APR-11

Event: Repair cracks in masonry partitions

Concern:
Localized cracks in interior block partitions were observed in the 1980 original building.

Recommendation:
Re-point masonry block mortar and monitor for movement.

Type	Year	Cost	Priority
Repair	2011	$5,000	Low

Updated: APR-11

C1010.03 Interior Operable Folding Panel Partitions** - Computer lab

Folding panel partitions serve as dividers between computer labs on the main floor of the original building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace Computer Lab's Folding Panel Partitions (approx. 30 sq. m.)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$43,000	Unassigned

Updated: APR-11

C1010.03 Interior Operable Folding Panel Partitions** - Gymnasium

An operable fabric divider is provided in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace operable fabric divider (approx. 200 sq m)

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

Updated: APR-11

C1010.05 Interior Windows*

Interior windows are generally fixed units set in painted metal frames with wired or tempered single-pane glass adjacent to corridors and in the mezzanine level observatory.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1010.06 Interior Glazed Partitions and Storefronts*

The 1980 original building is provided with interior glazed partition and storefront comprised of tempered glass set in steel framing along the corridor adjacent to the administration office and library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1010.07 Interior Partition Firestopping*

Ductwork or conduit penetrations through fire separations are sealed where voids are present.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Interior swinging doors are typically solid core wood or painted, hollow metal, and typically include kick-plates and vision panels, set in painted, pressed steel frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1020.03 Interior Fire Doors*

Interior doors at fire separations, typically consist of painted, hollow core steel set in painted, pressed steel frames. Fire labels are provided on doors and frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1030.01 Visual Display Boards**

Classrooms are equipped with a combination of wall-mounted chalk boards and white boards. Wall-mounted cork or fabric-covered boards are installed in random locations throughout the building for posting of information.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	APR-11

Event: Replace Visual Display Boards (approx. 52 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$38,000	Unassigned

Updated: APR-11

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

Floor and wall-mounted, painted metal stall partitions are installed in multi-user washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace toilet partitions (approx. 20 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$28,000	Unassigned

Updated: APR-11

C1030.05 Wall and Corner Guards*

Metal wall corner guards are provided in the corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1030.06 Handrails*

A wooden handrail with wall mounted metal brackets is provided in the corridor of the 1980 portables.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1030.08 Interior Identifying Devices*

Each room in the facility is labeled with wall-mounted, laminated plastic signage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1030.12 Storage Shelving*

Metal and wood-framed storage shelving is present in most classrooms, custodial areas and storage rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Accessories in washrooms throughout the facility typically include wall-mounted mirrors, metal grab bars and soap/paper towel/toilet paper dispensers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C2010 Stair Construction*

The stair leading to the mezzanine mechanical room and Observatory are cast-in place concrete construction. The stair structure leading from the exterior entrance and stairwell to the Observatory are constructed with metal stringers and metal checker-plate treads.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C2020.03 Stair Finishes*

The concrete stair from the main floor to the mechanical room and Observatory is painted. The metal stair from the exterior entrance stairwell to the observatory is painted.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	APR-11

C2020.08 Stair Railings and Balustrades*

Stair railings and balustrades are constructed of painted, welded, metal pipe.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board is provided on interior metal stub framed walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

C3010.06 Tile Wall Finishes**

Ceramic tile wall finishes are installed in multi-user washrooms, change rooms, and in the designated special needs barrier free washroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Tile Wall Finishes (approx. 250 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$70,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Gypsum board and concrete masonry unit walls throughout the facility typically include a paint finish.

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

C3020.01.02 Paint Concrete Floor Finishes*

The mechanical and receiving room concrete floors are painted.

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

C3020.02 Tile Floor Finishes**

Ceramic tile floor finishes are installed in multi-user washrooms, change rooms, and designated special needs barrier free washroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	50	APR-11

Event: Replace Tile Floor Finishes (approx. 150 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$28,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - 1980

Original VCT is provided in most classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	APR-11

Event: Replace VC tile (approx. 900 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$50,000	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - 2009

Resilient sheet flooring, installed in 2009, is provided in corridors, some classrooms and a portion of the Library.

Rating	Installed	Design Life	Updated
4 - Acceptable	2009	20	APR-11

Event: Replace resilient sheet flooring (approx. 2100

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$186,000	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Carpet is provided in the administration office, library and some classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	2008	15	APR-11

Event: Replace carpet (approx.1260 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$64,000	Unassigned

Updated: APR-11

C3020.14 Other Floor Finishes* - Gymnasium

The gymnasium is provided with a rubberized sport floor manufactured by "Tarkett"

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	30	APR-11

Event: Replace gymnasium sport flooring (approx. 618 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$119,000	Unassigned

Updated: APR-11

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Washrooms and bulkheads in the facility include painted gypsum board ceilings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

Offices, classrooms, library, portables and corridors are equipped with suspended metal T-bar grid ceilings that include drop-in acoustical ceiling tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	APR-11

Event: Replace T-Bar Acoustic Ceiling (approx. 4000 sq m)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$194,000	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Washrooms and bulkheads in the facility include painted gypsum board ceilings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel sinks with manual valve sets are installed in the classrooms, staff room, and community room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 20 Sinks

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

Updated: APR-11

D2010.05 Showers**

A shower is installed in the barrier free washroom.

Rating	Installed	Design Life	Updated
5 - Good	2009	30	APR-11

Event: Replace 1 Barrier-free Shower

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$5,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Sensor operated water fountains are installed in corridors.

Rating	Installed	Design Life	Updated
5 - Good	2009	35	APR-11

Event: Replace 6 Drinking Fountains

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$23,000	Unassigned

Updated: APR-11

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

Washrooms are equipped with stainless steel lavatories with manual valve sets.

Rating	Installed	Design Life	Updated
5 - Good	2008	35	APR-11

Event: Replace 20 Lavatories

Type	Year	Cost	Priority
Lifecycle Replacement	2043	$27,000	Unassigned

Updated: APR-11

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

Washrooms are equipped with floor mounted vitreous china flush valve water closets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	APR-11

Event: Replace 20 Water Closets

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$42,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water supply piping appeared to be copper throughout. The building is served by a 100mm diameter municipal supply.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D2020.01.02 Valves: Domestic Water**

Isolation valves are installed on the domestic hot and cold water systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace 20 Isolation Valves

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$25,000	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention devices are installed on the heating water and fire standpipe lines.

Rating	Installed	Design Life	Updated
3 - Marginal	1980	20	APR-11

Event: Install Backflow Prevention Device on Irrigation Line

Concern:
The potable water system is not protected from backflow of the irrigation system.

Recommendation:
Install backflow prevention on the irrigation service.

Consequences of Deferral:
The potable water system will be vulnerable to backflow of irrigation water.

Type	Year	Cost	Priority
Code Upgrade	2011	$4,000	Low

Updated: APR-11

Event: Replace 2 Backflow Prevention Devices

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

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

Pumps provide partial recirculation of the domestic hot water system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	APR-11

Event: Replace 2 Pumps

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

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

Hot water is provided by a domestic water heaters manufactured by A.O.Smith with volume of 246L and recovery capacity of 1,200L/h.

Rating	Installed	Design Life	Updated
4 - Acceptable	2005	20	APR-11

Event: Replace 1 Domestic Water Heater

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$5,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Domestic water supply piping appeared to be insulated where visible.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D2030.01 Waste and Vent Piping*

Waste and vent piping appeared to be a combination of cast iron and PVC.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D2030.02.04 Floor Drains*

Floor drains are installed in washrooms, custodial rooms, and service rooms throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Internal rain water leaders are connected to roof drains and discharge to the adjacent site. Rain water drainage piping is understood to be cast iron.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D2040.02.04 Roof Drains*

Roof drains fitted with debris screens provide drainage from the low slope roof areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D3010.02 Gas Supply Systems*

Natural gas piping supplies the heating boiler, domestic water heater, and emergency generator.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

Heating water is provided by two natural gas fired Hydrotherm 6-stage boilers, each with a capacity of 237 kW.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	APR-11

Event: Replace 2 Hot Water Boilers

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$55,000	Unassigned

Updated: APR-11

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

Galvanized steel boiler flues and chimneys exhaust combustion gases through the roof of the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	APR-11

Event: Replace 60m Flues and Chimneys

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$42,000	Unassigned

Updated: APR-11

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

The heating water loop is comprised of 50% water and 50% glycol and is equipped with a chemical treatment program. A pot feeder is installed on the heating water line.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution**

Three Mark Hot air handling units with heating coils supply the gymnasium, classrooms, and portables. Capacity information unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 3 Air Handling Units (est. 6500 CFM/)

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

Updated: APR-11

D3040.01.04 Ducts: Air Distribution*

A system of galvanized steel supply and return ductwork is installed in the ceiling plenum.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Air outlets and inlets are square and linear ceiling level grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Heating water is supplied by the boilers and is distributed to the heating coils in the air handling units, perimeter finned tube radiation terminals, fan coil units, and unit heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Hot Water Distribution System (based on GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$500,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

General exhaust is provided by exhaust fans in the washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 4 Exhaust Fans (approx. 3000 l/s ea)

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

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Galvanized steel and flexible ductwork connects exhaust grilles and exhaust fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust inlets are typically ceiling level square grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D3050.05.02 Fan Coil Units**

Wall mounted fan coil units are installed in entrance vestibules.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 4 vestibule heating units

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

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Finned tune radiation terminals are installed along perimeter walls of the building, including the portables.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Finned Tube Radiation (based on GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$250,000	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

Unit heaters with hot water heating coils are installed in mechanical and service rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 2 Unit Heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$7,000	Unassigned

Updated: APR-11

D3060.02.01 Electric and Electronic Controls**

HVAC equipment throughout the building is equipped with electronic controls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace Electronic Controls (4839 m² GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$7,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

There are pneumatically operated zone valves and controls throughout. The central BMS system controls pneumatic actuators in portables through E/P transducers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Replace Pneumatic Controls (based on GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$31,000	Unassigned

Updated: APR-11

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

A central BMS system controls the boilers and hot water radiant pneumatic actuators.

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

Event: Replace BMS Controls for 1,000m² Floor Area

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$20,000	Unassigned

Updated: APR-11

D4020 Standpipes*

The building is equipped with a standpipe system within the hose cabinets located in corridors throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Hand held fire extinguishers are mounted in wall cabinets throughout the building. Fire hose cabinets are situated in corridors throughout the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

S5 ELECTRICAL

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

The main switch is 1600 A, 120/208 V and is manufactured by Federal Pioneer.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	APR-11

Event: Add Surge Suppression

Concern:

The previous assessment identified that the existing service has no surge suppression to protect equipment from electrical surges. This can shorten equipment life and increase operating cost. This recommended action has not been completed.

Recommendation:

Install surge suppression equipment on the main CDP.

Type	Year	Cost	Priority
Preventative Maintenance	2011	$8,000	Low

Updated: APR-11

Event: Replace Main Switchboard

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$30,000	Unassigned

Updated: APR-11

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

Electrical panelboards are manufactured by Federal Pioneer and serve lighting, plug loads, and equipment throughout the building. The panels typically appear to be between 70 to 100% full.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 8 Electrical Panelboards

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

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Motor starters, manufactured by General Electric, are provided for HVAC equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace 8 Motor Starters (varying sizes)

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

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Electrical branch wiring is understood to be copper throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

Interior lighting is controlled by low voltage switching and relays.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

Interior incandescent lighting is provided in custodial and service rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

The majority of the interior lighting is provided by fluorescent tube fixtures with T12 bulbs and magnetic ballasts.

T-12 fluorescent tube technology is becoming obsolete and it is assumed that lifecycle replacement, when required will use T-8 technology.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace approx. 700 Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$270,000	Unassigned

Updated: APR-11

D5020.02.02.03 Interior Metal Halide Fixtures*

Gymnasium lighting is provided by interior metal halide fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided by corridor fixtures connected to emergency circuits powered by an emergency generator.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D5020.02.03.03 Exit Signs*

Illuminated exit signs with incandescent bulbs indicate the paths of egress throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D5020.03.01.03 Exterior Metal Halide Fixtures*

Exterior building lighting is provided by wall mounted metal halide fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

Exterior lighting is controlled by a photocell.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

D5030.01 Detection and Fire Alarm**

The building is monitored by an Edwards QS1 addressable fire alarm system including smoke and heat detectors, manual pull stations, and horn-strobes for signaling devices.

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

Event: Replace Fire Detection and Alarm System (based on GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$125,000	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

There is a Magnum Alert 1000 security system with motion sensors. The system includes card access.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	APR-11

Event: Replace Intrusion Detection System (based on GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$125,000	Unassigned

Updated: APR-11

D5030.04.01 Telephone Systems*

A Rauland Telecenter system controls the phones, paging, PA and change bells.

Rating	Installed	Design Life	Updated
5 - Good	2002	0	APR-11

D5030.04.04 Data Systems*

The building is connected to the school district WAN. Data lines are run to a central LAN room in the library, CAT 5 cabling is run on the surface in conduits and surface raceways. There are several pack poles in the computer room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	0	APR-11

D5030.06 Television Systems*

A cable television connection is provided for the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

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

A White / BBC natural gas fired generator provides emergency power for the building. The generator has a backup propane fuel source.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	35	APR-11

Event: Replace Transfer Switch

Concern:
The manual transfer switch is original and replacement parts will be increasingly difficult to source.

Recommendation:
Install a programmable transfer switch for automated testing.

Type	Year	Cost	Priority
Repair	2011	$2,500	Low

Updated: APR-11

Event: Replace emergency generator (est. to be 100 kW)

Type	Year	Cost	Priority
Lifecycle Replacement	2035	$50,000	Unassigned

Updated: APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Residential appliances are provided in the staff lunch room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Retractable and adjustable basketball nets are provided in the gymnasium. The special needs classroom and washroom are provided with specific program therapeutic equipment

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

E2010.02 Fixed Casework**

Wall and floor-mounted wood cabinetry is provided in office areas, classrooms, the staff kitchen, change rooms and wash rooms throughout the building. Counter top surfaces are typically plastic laminate. Wall hung wooden coat racks are provided in some corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	APR-11

Event: Replace Casework (approx. 3200 sq m/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$307,000	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

Vertical fabric blinds are provided on all exterior windows and horizontal drapes are provided on the interior windows of the observatory.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	APR-11

Event: Replace Blinds (approx. 300 sq m)

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

Updated: APR-11

F1010.02.04 Portable and Mobile Buildings** - 1980 Portables

The school is provided with eight 1980 portable classrooms which are part of a complex of ten classrooms situated on the south end of the school, connected to the school by a permanent/fixed enclosed corridor vestibule which has been considered to be part of the base school. A wood framed common corridor separates the portables. The common corridor includes an exterior double door exit on the west and east. The doors consist of painted steel units set in a painted steel frame.

The1980 portable classrooms are believed to be wood-framed structures, which are placed on concrete pad foundations. The sloped roof structures are also believed to be sheathed with plywood that are supported by pre-engineered wood trusses, and wood stud framing on the building perimeter.

The portables are clad with painted exterior plywood and battens. The roof structures are protected with metal roofing. The roof runoff is collected with metal eavestrough on the west and east sides and drained to the adjacent asphalt surface. Exterior windows installed on the portables building perimeter are comprised of sealed glass units set in fixed aluminum frames.

The building interiors include resilient flooring, painted gypsum wall board and suspended T-bar grid with acoustic tile. The entrances consists of a painted steel door and frame. Accessories include whiteboards, chalkboards, tackboards.

An electrical sub-distribution panel serving the portable structure is provided in the mechanical/utility room, along with conventional telephone equipment. The intercom system and the telephone system for the school is also extended to the portable classroom. Interior lighting is provided by fluorescent fixtures. The portable building is equipped with a heat/smoke detector, emergency lighting, a portable fire extinguisher, an Exit light, and a battery-powered clock.

Heating in the portables is provided by perimeter finned tube radiation cabinets supplied by the base building hot water heating system. Ventilation is provided by an air handling unit in the base building mechanical room with the supply, return, and exhaust ductwork connected through the ceiling plenum. The portables are tied into the base building BMS control system.

Rating	Installed	Design Life	Updated
3 - Marginal	1980	30	APR-11

Event: Repaint exterior walls of portables (approx 252 sq m)

Concern:
Plywood cladding on the Portables is worn and requires repainting to forestall deterioration.

Recommendation:
Repaint exterior walls of portables.

Type	Year	Cost	Priority
Repair	2011	$6,000	Low

Updated: APR-11

Event: Repair exterior wood cladding

Concern:
Some areas of exterior wood cladding and battens are deteriorated.

Recommendation:
Repair damaged and deteriorated wood cladding and battens.

Type	Year	Cost	Priority
Repair	2011	$5,000	Medium

Updated: APR-11

Event: **Replace building envelope components (approx. 790 sq m gfa)**

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

Updated: APR-11

Event: **Replace electrical components (8 - 1980 Portables)**

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

Updated: APR-11

Event: **Replace interior components (approx. 790 sq m gfa)**

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$50,000	Unassigned

Updated: APR-11

Event: **Replace mechanical components (8 - 1980 Portables)**

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

Updated: APR-11

F1010.02.04 Portable and Mobile Buildings** - 1985 Portables

The school is provided with two 1985 portable classrooms which are part of a complex of ten classrooms situated on the south end of the school and are connected to the school by a permanent/fixed enclosed corridor vestibule which has been considered to be part of the base school. A wood framed common corridor separates the portables. The common corridor includes an exterior double door exit on the west and east. The doors consist of painted steel units set in a painted steel frame.

The 1985 portable classrooms are believed to be wood-framed structures, which are placed on a concrete pad foundation. The sloped roof structures are also believed to be sheathed with plywood that are supported by pre-engineered wood trusses, and wood stud framing on the building perimeter.

The portables are clad with painted exterior plywood and battens. The roof structures are protected with metal roofing.The roof runoff is collected with metal eavestrough on the west and east sides and drained to the adjacent asphalt surface. Exterior windows installed on the portables building perimeter are comprised of sealed glass units set in fixed aluminum frames.

The building interiors include resilient flooring, painted gypsum wall board and suspended T-bar grid with acoustic tile. The entrances consists of a painted steel door and frame. Accessories include whiteboards, chalkboards, tackboards.

An electrical sub-distribution panel serving the portable structure is provided in the mechanical/utility room, along with conventional telephone equipment. The intercom system and the telephone system for the school is also extended to the portable classroom. Interior lighting is provided by fluorescent fixtures. The portable building is equipped with a heat/smoke detector, emergency lighting, a portable fire extinguisher, an Exit light, and a battery-powered clock.

Heating in the portables is provided by perimeter finned tube radiation cabinets supplied by the base building hot water heating system. Ventilation is provided by an air handling unit in the base building mechanical room with the supply, return, and exhaust ductwork connected through the ceiling plenum. The portables are tied into the base building BMS control system.

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

Event: Repair exterior wood cladding

Concern:
Some areas of exterior wood cladding and battens are have deteriorated.

Recommendation:
Repair damaged and deteriorated wood cladding and battens and repaint.

Type	Year	Cost	Priority
Repair	2011	$1,000	Medium

Updated: APR-11

Event: Replace building envelope components (approx. 177 sq m gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$10,000	Unassigned

Updated: APR-11

Event: Replace electrical components (2 - 1985 Portables)

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

Updated: APR-11

Event: Replace interior components (approx. 177 sq m gfa)

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

Updated: APR-11

Event: Replace mechanical components

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

Updated: APR-11

S8 FUNCTIONAL ASSESSMENT

K2030.06 Acoustical Privacy*

No acoustic wall treatment is provided in the facility

Rating	Installed	Design Life	Updated
2 - Poor	1980	20	APR-11

Event: Install Acoustical Wall Treatment - Gym Walls & Ceiling (approx.300 sq m)

Concern:
No acoustic wall treatment is provided in the gymnasium which creates communication issues.

Recommendation:
Install acoustic wall treatment to the gymnasium.

Type	Year	Cost	Priority
Program Functional Upgrade	2014	$58,000	Low

Updated: APR-11

K3020.03 Air Conditioning/Cooling*

No cooling provided in computer room and server rooms.

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

Event: Supply Cooling to Server Room

Concern:
Existing server room is excessively hot and this can shorten the life span of the server equipment.

Recommendation:
Install cooling system for the server room.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2011	$8,000	Medium

Updated: APR-11

Event: Supply cooling for Computer Room

Concern:
The computer room is not air conditioned and reportedly becomes excessively warm in the spring and fall.

Recommendation:
Provide cooling for the computer room.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2011	$8,000	Low

Updated: APR-11

K4010.01 Barrier Free Route: Parking to Entrance*

The parking lot and bus loop are provided with drop curbs and level access to the main entrance sidewalk and main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

K4010.02 Barrier Free Entrances*

The north main entrance on the 1980 original building is designated as a handicap entrance, and is provided with a power assist door operator. All other exterior doors are manually operated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

Event: Completed - Open Device for Barrier Free Entrance

Concern:

The main entry to the school does not have a hold open device to accommodate staff or children with physical disabilities.

Recommendation:

Install a hold open device to accommodate people who have physical disabilities that are using the school. There should be one door system device with complete hardware installed on five main doors throughout the school including the library and the community room.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2007	$30,000	Low

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

The 1980 original building main floor, 1980 portables and 1985 portables are at a level plane, excluding access to the mezzanine observation room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

K4010.04 Barrier Free Washrooms*

All multi-user washrooms are provided with barrier-free access stalls. A designated barrier free washroom with specific specialized equipment is also provided.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

K4030.01 Asbestos*

No asbestos is known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

K4030.04 Mould*

No evidence of actual or suspect microbial growth was observed in the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

K4030.09 Other Hazardous Materials*

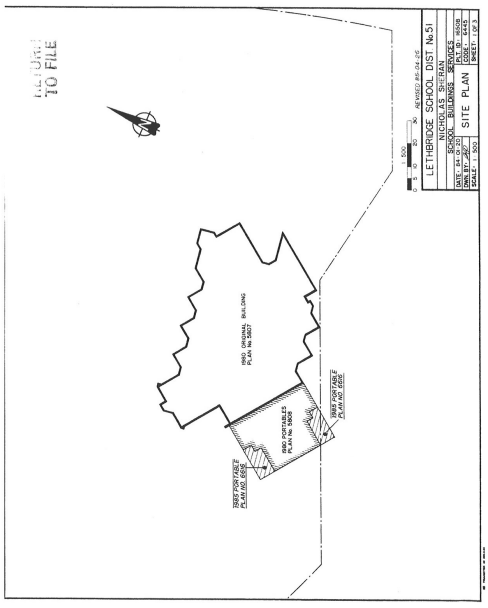
Chemical product storage practices used within the building appeared to be adequate.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	APR-11

K5010 Reports and Studies*

Floor plans submitted to Stantec Consulting Ltd.
November 30/2010

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



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