

RECAPP Facility Evaluation Report

Lloydminster Pub Sch #1753



Barr Colony School

B3721A

Lloydminster (AB)

Facility Details

Building Name: Barr Colony School
Address: 3103 - 52 Avenue
Location: Lloydminster (AB)

Building Id: B3721A
Gross Area (sq. m): 2,991.01
Replacement Cost: \$5,699,000
Construction Year: 1962

Evaluation Details

Evaluation Company: MAYCON Architectural & Engineering Services
Evaluation Date: August 18 2011
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: \$1,800,765
5 year Facility Condition Index (FCI): 31.60%

General Summary:

In 1962 the original school of 730 sq. m. was constructed but relocated to this site in 1976.
 In 1977 a 1,496 sq. m. addition was constructed.
 In 1984 a 397 sq. m. addition was constructed.
 In 1974 2 portables were installed, 232.4 sq. m
 In 1998 a 26.6 sq. M addition was constructed.
 In 2002 a 77.4 sq. M addition was constructed.
 In 2002 a major upgrade included: corridor ceilings and floors, lockers replaced, stucco fascia with metal cladding. Minor modernization to administration, library and best levers.
 In 2003 a portable with vestibule was added of 92.5 Sq. M
 The current total gross area of the building is 3,051.9 sq. M
 The school consists of a kindergarten, 11 classrooms, a science room, a library, a multi-purpose room, a gymnasium with stage, administration and support spaces.

Structural Summary:

Wood and concrete block load bearing walls on concrete foundation system. Concrete slab on grade. Suspended floor assemblies are wood framed. Roof systems include wood and steel framed assemblies.

Structural systems are in good condition.

Envelope Summary:

Exterior walls are typically cavity walls with brick facing housing aluminum framed sealed fixed and operable window units, painted metal clad doors and frames with built-up roofing

The building envelope is in acceptable condition.

Interior Summary:

Partitions are a combination of concrete block and metal studs/gypsum board. Ceiling finishes include gypsum board and acoustic tile in T-bar. Floor finishes include sheet vinyl, porcelain tile, wood flooring, VAT and VCT, and carpet. Gym wood flooring requires repair and refinishing.
 Solid core wood and hollow metal door set in pressed steel frames.
 Millwork is typically clear finish wood with plastic laminated counter tops.
 Visual display boards and prefinished metal toilet partitions and lockers.

Interior systems are in good condition.

Mechanical Summary:

Original school built in 1963 with additions in 1977, 1984, 2002. In 2002 BMCS was added and some heating upgrades occurred.

Heating system consists of two heating boilers located in separate mechanical rooms. In 2002 heating boilers were interconnected to provide standby. Heating system in 1984 addition mechanical room consists of hot water heating boiler; circulation pumps, distribution piping to terminal heating units. Heating plant in 1977 addition mechanical room consists of hot water heating boiler, circulation pumps, distribution piping to terminal heating units. New piping, heating coils, circulation pumps added in 2002. Ventilation provided by two built up indoor air systems; four reused furnace enclosure with heating coils; one gas fired rooftop unit; one packaged gas fired unit. Exhaust fans expel foul odors from school. Cooling system provided via eleven cooling coils interlocked with outdoor condensing units, installed in 2006. Plumbing fixtures are flush tank water closets, wall and stall urinals, plastic and porcelain on steel

lavatories, stainless steel sinks. Fire protection consists of wet standpipe in 1984 addition and ABC fire extinguishers. Mechanical systems are in fair to good condition.

Overall mechanical system is acceptable.

Electrical Summary:

The facility was originally built in 1962 with additions constructed in 1977 and 1984.. The main service is 120/208V, 3-phase, 4-wire and rated 800A; The service is underground fed from on site pad mounted transformer. The light fixtures are T-8 fluorescent lamp completed with electronics ballasts in hallways, class rooms, and gym area.

All Fire Alarm, intrusion, telephone and Public address systems meet current facility requirements.

The overall rating for the facility shall be "Acceptable"

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* - All Sections**

Perimeter and interior grade beams bearing on concrete piles.

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

A1030 Slab on Grade *- 1977, 1984, 1998 and 2000 Sections

Concrete slab on grade

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

A2020 Basement Walls (& Crawl Space)* - 1963 Section

Concrete foundations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	JAN-12

B1010.01 Floor Structural Frame (Building Frame)* - 1963 and 1977 Sections

1963: Wood frame suspended over crawl space.

1977: Concrete slab over stage at gym.

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

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

Wood framing supporting roof structure of 1963, 1998 and 2002 Sections

Concrete block supporting roof structure of 1977 and 1984 Sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	JAN-12

B1010.03 Floor Decks, Slabs, and Toppings* - 1963 Section

Wood sheathed floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	JAN-12

B1010.07 Exterior Stairs*

2 riser concrete stair extending from concrete landing at south gymnasium exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	0	JAN-12

Event: Install Painted Metal Handrailing

Concern:

No railing located at landing or stair.

Recommendation:

Install painted metal railing to ABC requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,000	Low

Updated: JAN-12

B1020.01 Roof Structural Frame* - All Sections

1963, 1998 and 2002 sections: Wood framed roof assembly bearing on wood framed walls.

1977 and 1984 sections: Steel structure bearing on concrete block and steel beams/columns

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

B1020.04 Canopies* - 1977 and 1984 Sections

Metal framing over building entries.

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

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - All Sections**

Face brick as outer wythe of cavity walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1962	0	JAN-12

B2010.01.06.03 Metal Siding 1977, 1984, 1998 and 2002 Sections**

Prefinished metal siding added over original stucco bands at top of exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	JAN-12

Event: Replace 96 sq. M Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$28,800	Unassigned

Updated: JAN-12

B2010.01.09 Expansion Control: Ext. Wall* - All Sections

Periodic control joints in face brick.

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

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1963, 1977 and 1984 Sections**

Control joints and transitions between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	JAN-12

Event: Replace 380L M Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,400	Unassigned

Updated: JAN-12

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1998 Section**

Caulking around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	JAN-12

Event: Replace 22 L M Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,000	Unassigned

Updated: JAN-12

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2002 Section**

Caulking around all exterior openings.

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

Event: Replace 52 L M Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,600	Unassigned

Updated: JAN-12

B2010.01.13 Paints (& Stains): Ext. Wall 1977 and 1984 Sections**

Exterior painting limited to doors and frames.

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

Event: Replace 30 sq. M Exterior Painting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,000	Unassigned

Updated: JAN-12

B2010.02.03 Masonry Units: Ext. Wall Const.* 1977 and 1984 Sections

Concrete block as inner wythe of cavity walls.

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

B2010.02.05 Wood Framing: Ext. Wall Const.* - 1963, 1998 and 2002 Sections

Wood frame exterior walls.

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

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

Not viewable. No concerns reported or observed.

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

B2010.06 Exterior Louvers, Grilles, and Screens* - 1977 and 1984 Sections

Clear anodized aluminum louvres.

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

B2010.09 Exterior Soffits* 1977 and 1984 Sections

Stucco on metal furring with vents.

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

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1963 Section**

Aluminum framed windows with fixed double glazed and operable vent units .Prefinished spandrel panels above and below vision panels.

Windows contain integral blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-12

Event: Replace 15 Window Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$22,500	Unassigned

Updated: JAN-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1977 Section**

Aluminum framed windows with fixed and operable vent units along the bottom. Prefinished spandrel panels below vision panels.

Windows contain integral blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	40	JAN-12

Event: Replace 21 Window Units

Concern:

Windows reported to be drafty; nearing end of effective design life.

Recommendation:

Replace windows with aluminum frame double glazed sealed units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$31,500	Low

Updated: JAN-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1984 Section**

Aluminum framed double glazed fixed and opening units with prefinished insulated spandrel panels below window units. Windows contain integral blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-12

Event: Replace 21 Window Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$31,500	Unassigned

Updated: JAN-12

B2030.01.02 Steel-Framed Storefronts: Doors - 1977 Section**

Painted metal clad doors with sealed upper glazing and sealed glazed sidelights and transom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-12

Event: Replace 7 Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,800	Unassigned

Updated: JAN-12

B2030.02 Exterior Utility Doors - 1977 Section**

Painted metal clad insulated doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-12

Event: Replace 5 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,000	Unassigned

Updated: JAN-12**B3010.01 Deck Vapour Retarder and Insulation***

No viewable. No concerns reported or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1963 Section**BUR with minor bubbling.
Replacement requires built-up curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	JAN-12

Event: Replace 730 Sq. M Built-up Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$124,100	Unassigned

Updated: JAN-12**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1977 Section**

Replacement requires built-up curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	JAN-12

Event: Replace 1490 sq. M Built-up Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$253,300	Unassigned

Updated: JAN-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1984 Section**

Replacement requires built-up curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	JAN-12

Event: Replace 390 sq. M Built-up Roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$66,300	Unassigned

Updated: JAN-12

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO) - 1998 and 2002 Sections**

Single ply rubber membrane

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

Event: Replace 100 sq. M Membrane Roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$19,000	Unassigned

Updated: JAN-12

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

Roof hatch from 1977 Section, roof drains, plumbing and exhaust vents.

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

S3 INTERIOR**C1010.01 Interior Fixed Partitions* - All Sections**

Concrete block and metal/wood stud partition throughout.

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

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel type doors at each side of gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-12

Event: Replace 44 sq. M Folding Panel Partition

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,000	Unassigned

Updated: JAN-12

C1010.05 Interior Windows* - All Sections

Wired glass and tempered glass set in pressed steel frame in windows and sidelites throughout.

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

C1010.07 Interior Partition Firestopping* - All Sections

Structure, mechanical ductwork and electrical conduit penetrate fire rated partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1962	0	JAN-12

Event: Repair 22 sq. M Partition Firestopping**Concern:**

Openings in fire separations have not been properly firestopped..

Recommendation:

Repair firestopping to all fire rated partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$2,200	Low

Updated: JAN-12

C1020.01 Interior Swinging Doors (& Hardware)* - All Sections

Solid core wood door with lever handled hardware.

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

C1020.02 Interior Entrance Doors*

Glazed hollow metal doors set in pressed steel frames at vestibules.

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

C1020.03 Interior Fire Doors*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1962	0	JAN-07

C1020.05 Interior Large Doors*

Overhead shutter mounted in head section over reception area counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

C1030.01 Visual Display Boards - All Sections**

Whiteboards and tackboards throughout all sections.

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

Event: Replace 52 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$33,800	Unassigned

Updated: JAN-12

C1030.02 Fabricated Compartments (Toilets/showers) 1963 and 1977 Sections**

Floor supported prefinished metal toilet partitions located in wash rooms.

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

Event: Replace 13 Prefabricated Toilet Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$16,250	Unassigned

Updated: JAN-12

C1030.06 Handrails*

Painted metal handrails to stage stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

C1030.08 Interior Identifying Devices* - All Sections

Plastic lamicaid signage mounted on doors.

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

C1030.10 Lockers - All Sections**

66 - Double tiered lockers located in corridors with 28 - 4 tier lockers located in staff room of 1961 Section

80 - Double tiered lockers located in corridors and multi-purpose room of 1977 Section.

100 - Double tiered lockers located in corridors and classrooms.

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

Event: Replace 274 Metal Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$137,000	Unassigned

Updated: JAN-12

C1030.12 Storage Shelving* - All Sections

Painted and clear finish plywood shelving.

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

C1030.14 Toilet, Bath, and Laundry Accessories* - 1963 and 1977 Sections

Commercial grade mirrors, soap dispensers, toilet paper and paper towel receptacles.

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

C2010 Stair Construction*

Cast concrete stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	JAN-12

C2020.05 Resilient Stair Finishes**

Rubber tile floor finishes on stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-12

Event: Replace 16 sq. M Rubber Tile Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,440	Unassigned

Updated: JAN-12

C3010.11 Interior Wall Painting*

All gypsum board and concrete block wall surfaces are painted.

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

C3010.14 Other Wall Finishes* - All Sections

Melamine panels with intumescent paint in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	JAN-12

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor finishes in selected service rooms.

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

C3020.02 Tile Floor Finishes All Sections**

Porcelain tile in wash rooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	50	JAN-12

Event: Replace 602 sq. M Porcelain Tile Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2052	\$105,350	Unassigned

Updated: JAN-12

C3020.04 Wood Flooring**

Sprung hardwood floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-12

Event: Refinish 382 sq. M Wood Flooring

Concern:

Woodboards beginning to cup; finishes have been yellowed.

Recommendation:

Sand down to bare wood, make repairs and re-finish.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$21,000	Low

Updated: JAN-12

Event: Replace 382 sq. M Wood Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$95,500	Unassigned

Updated: JAN-12

C3020.07 Resilient Flooring - 1963 Section**

VAT flooring located in service and resource storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	JAN-12

Event: Replace 40 sq. M VAT Flooring

Concern:

Flooring contains asbestos and if damaged could release health related particles.

Recommendation:

Recover floor with sheet vinyl flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,600	Low

Updated: JAN-12

C3020.07 Resilient Flooring - All Sections**

VCT flooring in teaching and service spaces.

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

Event: Replace 460 sq. M Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$41,225	Unassigned

Updated: JAN-12

C3020.08 Carpet Flooring - 1977 Section**

Carpet in library, stage and administration offices.

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

Event: Replace 318 sq. M Carpeting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$20,700	Unassigned

Updated: JAN-12

C3020.08 Carpet Flooring - 1977 Section**

Carpet flooring in multi-purpose room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	15	JAN-12

Event: Replace 150 sq. M Carpeting

Concern:

Muti-Purpose Room (classroom) carpet is worn and stained in a number of locations.

Recommendation:

Replace carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$9,750	Low

Updated: JAN-12

C3020.11 Floor Painting* - 1977 and 1984 Sections

Painted floors in mechanical and electrical rooms. Painted games lines in gym.

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

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

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

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

Event: Replace 2000 sq. M Acoustical Tile Ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$110,000	Unassigned

Updated: JAN-12

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings are painted.

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

C3030.09 Other Ceiling Finishes*

Painted metal deck in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

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

Stainless steel, single and double compartment sinks. Various sizes swing spout.
Janitor sinks floor mounted. Brass complete with vacuum breaker. Sinks are from 1963, 1977 and 1984.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-12

Event: Replace 22 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$33,000	Unassigned

Updated: JAN-12

D2010.08 Drinking Fountains/Coolers**

Wall mounted, porcelain, non refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	JAN-12

Event: Replace 6 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: JAN-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1963**

Lavatories - plastic bowl, spring loaded tempered water faucet. Wall hung in staff washroom.
Urinals - wall mounted complete with sensors faucets. Faucets recently upgraded.
Water closets - floor mounted, flush tank, vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	JAN-12

Event: Replace 14 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$21,000	Unassigned

Updated: JAN-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1977**

Urinals - stall type, flush tank.
 Lavatories - porcelain on steel and plastic.
 Water closets - floor mounted, flush tank, vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-12

Event: Replace 20 Washroom Fixtures

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

Updated: JAN-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

D2020.01.02 Valves: Domestic Water**

Ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-12

Event: Replace 60 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$12,000	Unassigned

Updated: JAN-12

D2020.01.02 Valves: Domestic Water**

Gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	JAN-12

Event: Replace 40 Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

Updated: JAN-12

D2020.01.02 Valves: Domestic Water**

Gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-12

Event: Replace 40 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,000	Unassigned

Updated: JAN-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

No backflow preventor on heating system make up. Look at K3010.01

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	JAN-12

Event: Replace Domestic Water Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,000	Unassigned

Updated: JAN-12

D2020.02.06 Domestic Water Heaters**

A.O. Smith cyclone heater with plastic flue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	JAN-12

Event: Replace Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$6,000	Unassigned

Updated: JAN-12

D2020.03 Water Supply Insulation: Domestic*

Domestic hot, cold recirculation piping insulated. (All phases.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D2030.01 Waste and Vent Piping*

Cast iron, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	JAN-12

D2030.02.04 Floor Drains*

General purpose floor drains located throughout. Hub drains in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D2040.01 Rain Water Drainage Piping Systems*

Piped to underground storm drainage. (All phases.) Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D2040.02.04 Roof Drains*

Full flow. Raised blocked installed in lieu of dome to prevent vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

D3010.02 Gas Supply Systems*

Distribution piping to heating boilers, domestic hot water heater, rooftop gas fired air systems, portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	0	JAN-12

D3020.01.01 Heating Boilers & Accessories: Steam**

Low pressure steam boiler for humidification. Disconnected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-12

Event: Replace Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

Updated: JAN-12

D3020.02.01 Heating Boilers and Accessories: H.W. - 1977**

Three section hydrotherm boiler. Natural draft, standing pilot, complete with low water cut off, flow switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-12

Event: Replace 1977 Boiler Plant

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$80,000	Unassigned

Updated: JAN-12

D3020.02.01 Heating Boilers and Accessories: H.W. - 1984**

Superhot AAE 1440 boiler, natural draft, spark ignition, 338kW heating output. Interconnected to 1977 addition boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	JAN-12

Event: Replace1984 Boiler Plant

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$90,000	Unassigned

Updated: JAN-12

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler - 1977**

Class B chimney. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-12

Event: Replace Chimneys & Comb. Air: H.W. Boiler. BOE: 10m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: JAN-12

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler - 1984**

Class B chimney. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	JAN-12

Event: Replace Chimneys & Comb. Air: H.W. Boiler. BOE: 10m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: JAN-12

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

Chemical pot feeder and side stream filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

D3020.03.01 Furnaces**

In 1984 Lennox furnace heat exchanger removed in four (4) furnaces. Cabinet and fan reused. Pumped heating coil installed in lieu of furnace heat exchanger. Return fan installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-12

Event: Replace Air Distribution Units - 4 Furnaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$90,000	Unassigned

Updated: JAN-12

D3030.06.02 Refrigerant Condensing Units**

Outdoor condensing units serving duct mounted cooling coils. R410 refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	JAN-12

Event: Replace 11 Refrigerant Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$50,000	Unassigned

Updated: JAN-12

D3040.01.01 Air Handling Units: Air Distribution - 1977**

Built up air system completed with motorized fresh, return, exhaust air dampers, supply fan, return fan, filters, pumped heating coil, low velocity ductwork distribution.

Gas fired rooftop unit complete with motorized fresh, return air dampers, supply fan, filters, heat exchanger, supply and return ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-12

Event: Replace 2 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$200,000	Unassigned

Updated: JAN-12

D3040.01.01 Air Handling Units: Air Distribution - 1984**

Provides ventilation for 1984 addition. Built up indoor air system complete with motorized fresh, return, exhaust air dampers, supply fan, pumped hot water coil, filters, low velocity supply air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-12

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$105,000	Unassigned

Updated: JAN-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

50 mm throw away media. (All phases.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D3040.01.04 Ducts: Air Distribution*

Galvanized steel supply and return air ducts are used throughout the school. All ducts up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Vary as to type. Linear floor, egg crate return. Sidewall double deflection. Square diffuser, double deflection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	JAN-12

D3040.03.01 Hot Water Distribution Systems - 1984**

Danfoss dual pump circulates heating water via black iron piping to terminal heating units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-12

Event: Replace Hot Water Distribution System. BOE: 1000 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$85,000	Unassigned

Updated: JAN-12

D3040.03.01 Hot Water Distribution Systems - 2002**

New black iron piping to radiant panels. Two inline pumps circulate outdoor air compensated water via three way valve to new radiant panel heating loop. Two inline pumps circulate outdoor air compensated water via three way valve to gym heating loop. Two inline circulation pumps circulate heating water to boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	JAN-12

Event: Replace Hot Water Distribution Systems. BOE: 1991 sq.m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$185,000	Unassigned

Updated: JAN-12

D3040.04.01 Fans: Exhaust - 1963**

Roof mounted cabinet fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-12

Event: Replace 3 Exhaust Fans

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

Updated: JAN-12

D3040.04.01 Fans: Exhaust - 1984**

Roof mounted cabinet fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-12

Event: Replace 4 Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,000	Unassigned

Updated: JAN-12

D3040.04.03 Ducts: Exhaust*

Low velocity, galvanized to exhaust grilles and fans (all phases).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	JAN-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

D3050.05.02 Fan Coil Units**

Entrance force flow heaters c/w line voltage thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-12

Event: Replace 6 Force Flow Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$24,000	Unassigned

Updated: JAN-12

D3050.05.03 Finned Tube Radiation**

Perimeter radiation complete with various types of enclosure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-12

Event: Replace Finned Tube Radiation. BOE: 950 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$40,000	Unassigned

Updated: JAN-12

D3050.05.06 Unit Heaters**

Horizontal unit heater in mechanical rooms and outside storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-12

Event: Replace 3 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: JAN-12

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

Radiant panel in entrance with digital stat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	35	JAN-12

Event: Replace Ceiling Radiant Panels. 40m lenght.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$60,000	Unassigned

Updated: JAN-12

D3060.02.01 Electric and Electronic Controls**

Digital thermostat installed to control new radiant panel heating elements. Digital control valves.

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

Event: Replace 10 Electric and Electronic Controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$3,500	Unassigned

Updated: JAN-12

D3060.02.02 Pneumatic Controls**

Simplex air compressor, refrigerated air dryer. Pneumatic thermostat, control valves damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-12

Event: Replace Pneumatic Controls. BOE: 2,991 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$16,000	Unassigned

Updated: JAN-12

D3060.02.03 Pneumatic and Electric Controls*

Transducers to integrate pneumatic components with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

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

Johnson Controls Metasys BMCS.

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

Event: Replace Building Systems Controls (BMCS, EMCS). BOE: 2,991 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$60,000	Unassigned

Updated: JAN-12

D4020 Standpipes*

Wet standpipe. Fire hose cabinet with hose, nozzle, fire extinguisher.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC fire extinguishers installed in fire hose cabinet and wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

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

There is a pad mounted transformer on site. It is serviced by utility company.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

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

The main service is fed from an on site pad mounted transformer. The main distribution panel, GE, is 600A with incoming circuit breaker, 120/208 Volts, 3-phase, 4-wire and located in 1962 section of the school. The distribution section is complete with feeder breakers that are adequately identified and there is not much space for future addition both physical, and capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	JAN-12

Event: Replace Main Electrical Switchboard (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$60,000	Unassigned

Updated: JAN-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1962**

CGE branch circuit distribution panels located throughout this portion of building storage rooms, and the panels only have limited space for the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	30	JAN-12

Event: Replace 3 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: JAN-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1977**

Square D branch circuit distribution panels located throughout this portion of building storage rooms, and corridors; and the panels only have limited space for the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-12

Event: Replace 4 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,000	Unassigned

Updated: JAN-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1984**

Square D branch circuit distribution panels located throughout this portion of building mechanical room; and the panels only have enough spaces for the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-12

Event: Replace 3 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: JAN-12

D5010.07.02 Motor Starters and Accessories-1962**

CGE individual motor starters and load switches are used major mechanical ventilation units and some small water pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	30	JAN-12

Event: Replace 15 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,000	Unassigned

Updated: JAN-12

D5010.07.02 Motor Starters and Accessories-1977**

CGE individual motor starters and load switches are used major mechanical ventilation units and some small water pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-12

Event: Replace 25 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: JAN-12

D5010.07.02 Motor Starters and Accessories-1984**

Westinghouse individual motor starters and load switches are used major mechanical ventilation units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-12

Event: Replace 8 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,800	Unassigned

Updated: JAN-12

D5020.01 Electrical Branch Wiring*-1962

Branch wirings are originally installed with the portion of building; the wires are either installed in conduits or the BX wires.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D5020.01 Electrical Branch Wiring*-1977

Branch wirings are originally installed with this portion of building addition; the wires are either installed in conduits or the BX wires.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

D5020.01 Electrical Branch Wiring*-1984

Branch wirings are originally installed with this portion of building addition; the wires are either installed in conduits or the BX wires.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	JAN-12

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

Lighting is locally controlled by low voltage relay control, switches are located in classrooms, and service rooms. the corridors and gym light switches are located in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D5020.02.02.02 Interior Fluorescent Fixtures**

The original T-12 lights were retro fitted to energy efficient T-8 lamp type fixtures completed with electronic ballasts throughout the school class room, offices.

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

Event: Replace 600 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$120,000	Unassigned

Updated: JAN-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting battery packs are installed through out school. The units are annually tested and and replaced if it is required.

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

Event: Replace 30 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$12,000	Unassigned

Updated: JAN-12

D5020.02.03.03 Exit Signs*

Exit signs were retro fitted to LED lamps. Exit signs are installed at required locations, and exits

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

D5020.03.01.03 Exterior Metal Halide Fixtures*

Wall mounted light fixtures located around building perimeter. 50% of the exterior lights are Metal Halide fixtures. The replacement is done during regular maintenance work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted light fixtures located around building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-07

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

Exterior lighting control has been controlled by photo-cell and tied into building management system with manual override.

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

D5030.01 Detection and Fire Alarm**

Notifier AFP 200 fire alarm panel were installed at main front entrance vestibule and completed with fire alarm bells, pull station, and detectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	JAN-12

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$60,000	Unassigned

Updated: JAN-12

D5030.02.02 Intrusion Detection**

The Maxsys DSC panel is used for facility security system and has motion sensor installed in the hallways and door contactors installed at exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	25	JAN-12

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$30,000	Unassigned

Updated: JAN-12

D5030.03 Clock and Program Systems*

Bell system is done with school PA system. Battery operated clocks were installed in each classroom.

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

D5030.04.01 Telephone Systems*

Panasonic Digital KX-TDE1000 is used for telephone system backboard, and handsets installed in all the classrooms and offices and through PA system performs facility paging functions.

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

D5030.04.04 Data Systems*

Data outlets are installed through school classrooms and offices; and Cat 5 cables are installed either conduit or free air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	JAN-12

D5030.04.05 Local Area Network Systems*

One serve and patch panel are installed in the facility and through supernet connected to regional school board. Also WI-FI wireless network system is installed for the school in 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	JAN-12

D5030.05 Public Address and Music Systems**

The Telecore 250 is used for facility PA system and has speakers installed through school classrooms and common areas. There are also teacher TOA MX-601 PA system for most of classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	20	JAN-12

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: JAN-12

D5030.06 Television Systems*

Basic cable TV system with outlet in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-07

D5090.01 Uninterruptible Power Supply Systems**

APC 1500VA ?UPS is installed for server system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	JAN-12

Event: Replace 1 Uninterruptible Power Supply System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$4,000	Unassigned

Updated: JAN-12

D5090.06 Lightning Protection Systems*

TVSS Surge suppression system are installed for some individual panel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	JAN-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment* - 1977 Section

Stained wood open book shelving units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

E1090.04 Residential Equipment* - 1977 and 2002 Section

Two refrigerators, dishwasher, electric range and microwave in staff lounge of 2002 Section.
Refrigerator and electric range located in Kitchen of 1977 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1962	0	JAN-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Four wall hung and two ceiling hung backboards for basketball located in gym.
Floor hockey nets and badminton nets and related equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	JAN-12

E2010.02 Fixed Casework** - 1977 Section

In 2011 the costs are estimated as follows:

Clear finished casework with plastic laminated counter tops located in classrooms.

Replacement Cost @\$100/GSM = \$ 29,000.00

Painted upper and lower cabinetry with plastic laminated counter tops located in Kitchen.

Replacement Cost@\$125/GSM = \$ 1,875.00

Plastic laminated counter top vanities.

Replacement Cost@\$50/GSM = \$ 1,600.00

Clear finished reception counters with plastic laminated counter tops located in Reception Area and Library

Replacement Cost - 2 x \$ 2,500.00 = \$ 5,000.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-12

Event: Replace Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$37,475	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework - 2002 Section**

Clear finished upper and lower cabinetry with plastic laminated counter tops located in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	JAN-12

Event: Replace Casework @\$125/GSM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$10,600	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework- 1963 Section**

In 2011 the costs are estimated as follows:

Clear finished wood casework with plastic laminated counter tops located in classrooms and science room.

Replacement Cost @\$100/GSM = \$ 40,800

Plastic laminated wash room vanity counters.

Replacement Cost @\$50/GSM = \$ 1,900.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	JAN-12

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$42,700	Unassigned

Updated: JAN-12

E2010.02 Fixed Casework- 1984 Section**

Clear finished casework with plastic laminated counter tops located in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	JAN-12

Event: Replace Casework @\$100/GSM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$28,000	Unassigned

Updated: JAN-12

F1010.02.04 Portable and Mobile Buildings - 1974 Portables**

Two portable classroom unit with common corridor directly connected to east end of school constructed in 1974 containing approximately 232.4 sq. M.

Units are metal framed bearing on steel beams supported on concrete pads.

Envelope consists of prefinished metal cladding, single ply rubber roofing, aluminum framed sealed fixed window units with roller blinds and painted metal clad exterior door.

Interiors consist of sheet vinyl flooring with porcelain tile corridor flooring, painted gypsum wallboard, acoustical tile ceilings, clear finished millwork with plastic laminated counter tops, visual display boards and prefinished metal lockers.

In 2011 the estimated costs are as follows:

Exterior replacement cost:

200 sq. M Prefinished metal cladding - \$ 34,000.00

232 sq. M Single ply roofing - \$ 40,000

2 Window units - \$ 2,000.00

1 Exterior door - \$ 1,000.00

Interior replacement cost:

50 sq. M porcelain tile flooring - \$ 8,500.00

150 sq. M sheet vinyl flooring - \$ 13,500.00

232 sq. M acoustical tile ceiling - \$ 10,000.00

Millwork@\$100/GSM = \$ 15,000.00

6 visual display boards - \$ 3,900.00

25 lockers - \$ 12,500.00

Electrical - Two portables.

Electric Branch Circuit Panels: one 3 phase, 4 wire 120/208V and rated 125A service panel with surge protection.

LCR = \$ 10,000

Motor Starters and Accessories: load switches for portables.

LCR = \$ 1,000.00

Fluorescent fixtures were retrofit in 2003 with T-8 lamps.

LCR = \$ 9,200.00

Intrusion system devices are connected to main school security panel.

LCR = \$ 400.00

Call and PA system devices are wired to main school system.

LCR = \$ 800.00

Fire alarm system devices are connected to main school.

LCR = \$ 3,000.00

Local area network system is hired wired and WI-FI wireless system

Mechanical - 2 portables

HVAC systems is provided by two gas fired indoor furnaces-Lennox Diplomat series complete with DX cooling coils.

Each furnace has 2.5t cooling capacity.

Condensing units are located on the roof . Domestic hot water to all 3 portables is provided by designated electric water heaters by GSW with 1.5W heating capacity.

Furnaces LCR = \$ 20,000.00

Condensing Units LCR = \$ 10,000.00

Hot Water Tanks (3) LCR = 15,000.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	JAN-12



North Elevation of 1974 and 2003 Portable Units

Event: Building Envelope Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$77,000	Unassigned

Updated: JAN-12

Event: Interior Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$63,500	Unassigned

Updated: JAN-12

Event: Mechanical Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,000	Unassigned

Updated: JAN-12

Event: Replacement - Electrical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$24,400	Unassigned

Updated: JAN-12

F1010.02.04 Portable and Mobile Buildings - 2003 Portables**

Single classroom unit directly connected to 1974 portables constructed in 2003 of 92.5sq. M in area.
 Unit is metal framed bearing on steel beams supported by concrete pads.
 Envelope consists of prefinished metal cladding housing a aluminum framed sealed fixed window unit with roller blind and painted metal clad storefront entry doors and single ply rubber roof.
 Interior consist of sheet vinyl floor, acoustical tile, painted gypsum wallboard, visual display boards, clear stained millwork with plastic laminated counter tops and prefinished metal lockers.
 Classroom contains unsecured crawl space access.

The estimated costs in 2011 are as follows:

Building envelope replacement cost:

- 92 sq. M roofing - \$ 13,600
- 100 sq. M metal cladding - \$ 30,000.00
- 1 window unit \$ 1,000.00
- 2 storefront doors - \$ 4,000.00

Interior replacement cost:

- 92 sq. M sheet vinyl flooring - \$ 7,200.00
- 92 sq. M acoustical tile ceiling - \$ 4,400.00
- Millwork@\$100/GSM = \$ 8,000.00
- 3 visual display boards - \$ 2,000.00
- 30 lockers - 14,400.00

Electrical

- Motor Starter and Accessories: load switches.
LCR = \$ 400.00
- Fluorescent Fixtures: original installed with building of T-8 lamps.
LCR = \$ 4,800.00
- Intrusion system devices are connected to school security panel.
LCR = \$ 400.00
- The call and PA system devices are wired to main school systems.
LCR = \$800.00
- Emergency battery packs are installed for emergency lighting.
LCR = \$ 400.00
- Fire Alarm System devices are connected to main building.
LCR = \$ 1,000.00

Mechanical

- HVAC provided by an outdoor packaged rooftop unit - Lennox model LGC036, with 3t cooling capacity , 22.9 heating output.
LCR = \$ 20,000.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	JAN-12

Event: Building Envelope Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$48,600	Unassigned

Updated: JAN-12

Event: Electrical Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$7,800	Unassigned

Updated: JAN-12

Event: Interior Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$36,000	Unassigned

Updated: JAN-12

Event: Mechanical Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$20,000	Unassigned

Updated: JAN-12

S8 SPECIAL ASSESSMENT**K3010.01 Plumbing for Program Equipment***

Look at D2020.01.03

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

Event: Install Back Flow Preventor**Concern:**

No backflow preventor on heating system make up

Recommendation:

Install backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2014	\$5,000	High

Updated: JAN-12**K4010.01 Barrier Free Route: Parking to Entrance***

Access provided from parking lot to east entrance..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-12

K4010.02 Barrier Free Entrances*

Barrier free access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	JAN-12

Event: Provide 2 Power Operated Doors**Concern:**

No power operated doors provided to BFA requirements.

Recommendation:

Provide power operated doors to meet BFA requirements to main entry and to doors from parking area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$7,500	Low

Updated: JAN-12

K4010.03 Barrier Free Interior Circulation* - All Sections

Access to all areas except stage.

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

K4010.04 Barrier Free Washrooms* - 1977 Section

Washrooms have acceptable cubicles and vanities, but only one grab bar provided in toilet cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	0	JAN-12

Event: Upgrade BFA Wash Rooms

Concern:

Two grab bars required at BFA toilets but only one provided.

Recommendation:

Add grab bars to toilets in one boys and one girls washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$1,000	Low

Updated: JAN-12

K4030.01 Asbestos* - 1963Section

Reported that asbestos is present in elbows of piping.
VAT installed in Mechanical and Storage Rooms. Refer to C3020.07.

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

K4030.02 PCBs* All Sections

HAZMAT study not available for review but PCB's are not readily apparent.

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

K4030.04 Mould* - All Section

Environmental assessment not available for review but mould not readily apparent.

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

K4030.09 Other Hazardous Materials* - All Sections

HAZMAT study not available for review but other hazardous materials are not readily apparent.

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

K5010 Reports, Drawings and Studies

On 18 August 2011, Vic Maybroda of MAYCON Architectural & Engineering Services supported by Slavek Strzelczyk of bacz Engineering Ltd. And Erol Seymen of Acuity Engineering Consulting Services Ltd were assisted by Bernard Gauthier and his staff of the Lloydminster Public School Division undertook an on-site evaluation review of the Barr Colony School.

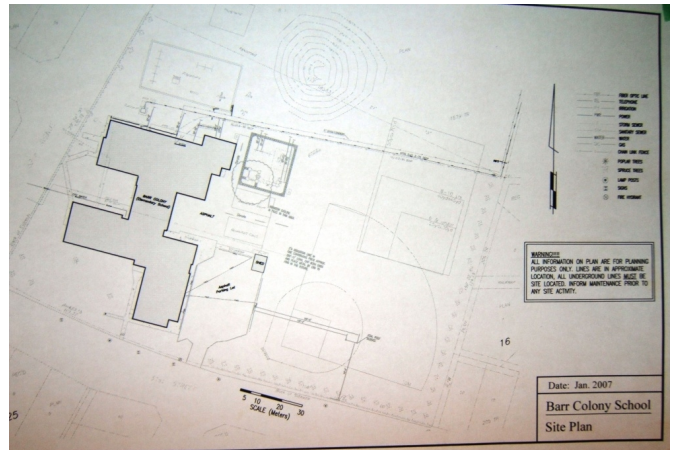
The school including 3 portable classroom units consists of a kindergarten, 11 classroom, a science room, a library, a multi-purpose room, a gymnasium, administration and support spaces with a total gross area of 2991 sq. M. Overall facility is in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	JAN-12

K5010.01 Site Documentation*

Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	JAN-12

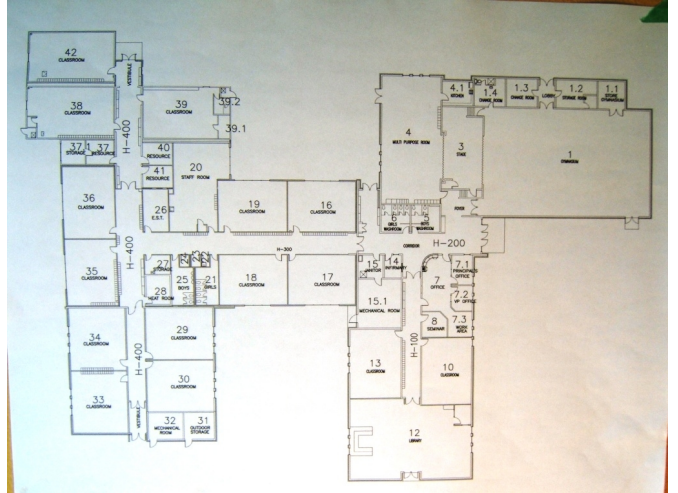


Site Plan

K5010.02 Building Documentation*

Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	JAN-12



Floor Plan