

RECAPP Facility Evaluation Report

Northern Gateway Reg Div #10



Mayerthorpe Jr. / Sr. High School

B3754A
Mayerthorpe

Facility Details	
Building Name:	Mayerthorpe Jr. / Sr. High School
Address:	5310 - 50 Avenue
Location:	Mayerthorpe
Building Id:	B3754A
Gross Area (sq. m):	5,868.91
Replacement Cost:	\$20,352,000
Construction Year:	1967

Evaluation Details	
Evaluation Company:	Wade Engineering Lt.d
Evaluation Date:	September 28 2011
Evaluator Name:	Mike Pangman / Randy Kubik

Total Maintenance Events Next 5 years:	\$3,100,339
5 year Facility Condition Index (FCI):	15.23%

General Summary:

A 1954 portable and 1962 original school construction were demolished in 1997.

- In 1967, a single storey 3,500 m2 school was constructed.
- In 1984, a single storey 36.4 m2 addition was constructed.
- In 1990, a single storey 173.7 m2 addition, including links for portables, was constructed.
- In 1990, a single 130 m2 Portable was added.
- In 1992, a 574.8 m2 Gym and storage addition was constructed.
- In 1996, a single storey 1,453.8 m2 addition was constructed.
- In 1998, a single storey 200 m2 addition was constructed.
- In 1998, a pre-engineered metal storage shed was added.

Modernizations of select areas were completed in 1993 and 2009

The current total gross area of the building is 6,068.7 m².
 The current student capacity is estimated at 475 students.
 The current enrollment is 304 students in grades 7 - 12.

Structural Summary:

The structure is comprised of either concrete grade beams on concrete piles with concrete block walls, or concrete block with slab on grade. Floors are wood or concrete slab on metal pan on steel beams. OWSJ or glulam wood beams and steel Q-deck or wood roof decks on concrete block or steel columns

Major settling issues were observed at three locations and require further Structural Studies.

Overall condition is acceptable.

Envelope Summary:

Exterior finishes include stucco, painted concrete block, brick veneer, composite panels, large external mural and compressed wood fascia. Windows are aluminum and steel frame. Doors are pressed steel storefronts and utility doors in steel frames. Roofing is Asphalt & Gravel BUR, SBS, and Inverted Protected Membrane System. Skylights at links to Portables.

Suggested work includes Barrier Free upgrade at entrance doors to add power assist openers, the addition of a fixed ladder w cage to access gym roofs, and the addition of a safety railing at parapet where roof hatch is less than 6 ft from the roof edge.

Overall condition is acceptable.

Interior Summary:

Some interior finishes have been upgraded over the years. Walls are mainly painted concrete block or gypsum with some wood paneling and plywood. Floors are mostly resilient sheet with some carpet, painted concrete and 3 rooms with original VA tile. Gym and Stage areas are wood strip flooring. Washrooms and change rooms have ceramic tile floors and walls. Ceilings are mostly suspended T-bar with some acoustic tiles, wood, painted gypsum, and exposed Q-deck. Wood and metal doors in steel frames, throughout.

Suggested work includes the addition of a safety cage to the inside roof access ladder, adding acoustical wall treatment in gym 166, and replacing about 42% of the carpet flooring.

Overall condition is acceptable.

Mechanical Summary:

The overall building has been well maintained and is in overall good condition.

The plumbing systems of the building, domestic water distribution, natural gas, storm and sanitary piping, and plumbing fixtures are mostly original. The systems in the 1967 section of the building were replaced in the 1996 renovation. Domestic hot water is produced by two commercial type gas fired hot water heater in the 1967 section. There is also a small electric water heater serving the 1990 addition. The washrooms fixtures have recessed and wall mounted lavatories, floor mounted and wall mounted urinals, and floor mounted tank type water closets. The shower rooms are equipped with wall mounted shower heads. Janitor mop sinks are present in custodial rooms throughout the building. Stainless steel sinks are located in the several general purpose classrooms, the science laboratories, home economics room, and the staff room. Most fixtures are in good condition.

Heating of the building is provided by two natural gas fired boilers which circulate water through finned radiation and radiant panels in the classrooms and offices, fan coil units in the entrances, and mechanical room unit heaters, and heating coils in the air handling units. Four air handling unit provides ventilation air for the school. A make up air handling unit is present for the industrial arts area. Several furnaces are used for supplemental heat in the industrial arts area and 1990 section. Electronic and pneumatic controls are used to control the mechanical equipment. Fire extinguishers are located throughout the building.

Several items require attention within the next 5 years. The systems serving the industrial area are in acceptable condition, however they may need upgrading if the area is to be used extensively. Several of the force flow units are needing replacement.

Many of the mechanical systems were replaced in 1996 and are in acceptable condition. Overall the facility appears to be in acceptable condition.

Electrical Summary:

The school is provided with a 1000A, 120/208V 3 Phase, 4 wire service fed from an on site pad mounted transformer. The main switchboard is the product of Federal Pioneer and is located in the electrical room of the 1967`section. The central distribution panel is approximately 90% full. Branch circuit panel boards are full and in light of the receptacle shortage in the classrooms, additional panels should be provided. Fire alarm system is in constant trouble and can no longer be relied upon as a life safety system. A new fire alarm panel is on site and ready to be installed. Interior lighting fixtures are complete with T8 lamps and electronic ballasts. Overall, the electrical systems are 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* - 1967, 1992 and 1996 Sect

Grade beams on concrete piles along perimeter and glulam beams on concrete pile inside building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	MAR-12

Event: Repair #3

Concern:

Settling issues observed at common wall of Rooms 123 and 133. Significant cracking observed in concrete blocks near the door

Recommendation:

Based on the result of the study repair and level slab.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$80,000	Medium

Updated: MAR-12

Event: Repair #4

Concern:

Settling issues observed in A.1. Rm 119 where a temporary stud wall built to shore up a cracked glulam beam has shifted (lifted over an inch).

Recommendation:

Based on the result of the study repair and level slab.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$60,000	High

Updated: MAR-12

Event: Repair Foundations - 1

Concern:

1996 Addition - Student Gathering Area floor along the connection with 1967 addition has settled and floor slopes up from South to North.

1996 Addition - East corridor connecting 1967 addition corridor has movement.

Recommendation:

Based on the result of the study repair and level slab.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$105,379	High

Updated: MAR-12

Event: Repair Foundations - 2

Concern:

1992 Addition - Gym 166 has settled at the NE corner at the doors connecting to the Gym 116 (1967 Section). Concrete blocks have shifted up to an inch in places.

Recommendation:

Based on the result of the study repair and level slab.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$120,000	High

Updated: MAR-12

Event: Study of floor settlement issue #1

Concern:

1996 Addition - Student Gathering Area floor along the connection with 1967 addition has settled and floor slopes up from South to North.

1996 Addition - East corridor connecting 1967 addition corridor has movement.

Recommendation:

Retain structural engineer to study and review the structural support conditions and recommend required repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$6,586	Low

Updated: MAR-12

Event: Study of floor settling issue #2

Concern:

1992 Addition - Gym 166 has settled at the NE corner at the doors connecting to the Gym 116 (1967 Section). Concrete blocks have shifted up to an inch in places.

Recommendation:

Retain structural engineer to study and review the structural support conditions and recommend required repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$15,000	High

Updated: MAR-12

Event: Study of floor settling issue #3

Concern:

Settling issues observed at common wall of Rooms 123 and 133. Significant cracking observed in concrete blocks near the door

Recommendation:

Retain structural engineer to study and review the structural support conditions and recommend required repair.



NW corner of 1992 addition has settling issues at link between the two gyms

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$7,500	Medium

Updated: MAR-12

Event: Study of floor settling issue #4

Concern:

Settling issues observed in A.1. Rm 119 where a temporary stud wall built to shore up a cracked glulam beam has shifted (lifted over an inch).

Recommendation:

Retain structural engineer to study and review the structural support conditions and recommend required repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$7,500	High

Updated: MAR-12

A1030 Slab on Grade* - 1967, 1984, 1990, 1992 and 1998 Sect

Concrete slab on grade.

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

Event: COMPLETED Replace concrete slab.

Concern:

(1967) Addition - (MEC 139) has settled and cracked concrete slab.

Recommendation:

Replace concrete slab. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$13,173	Medium

Updated: MAR-12

A2020 Basement Walls (& Crawl Space)* - 1996 Sect

Grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

1967, 1984, 1992, 1998 sections - concrete blocks.
 1990 section - wood studs
 1996 section- concrete blocks for fir wall and wood studs

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

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

1967, 1984, 1990, 1992 and 1998 sections - concrete block.
 1996 section - concrete blocks for fire wall and steel columns.

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

B1010.03 Floor Decks, Slabs, and Toppings*

1967 and 1984 sections - has wood deck on O.W.S.J.
 1990 section - has wood deck on sloped wood joists and O.W.S.J.
 1992 section - has concrete slab on metal deck on O.W.S.J on steel beams.
 1996 section - has plywood sheathing on TJI on glulam.
 1998 section - has Q deck on O.W.S.J.

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

B1010.05 Mezzanine Construction*

1967 Section - has plywood deck floor, frame construction.
 1992 Section - Gymnasium Mechanical Room has concrete slab on metal deck on steel beams.

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

B1010.07 Exterior Stairs*

1967 and 1996: Cast in place concrete steps with painted steel hand rails at 4 entrances and the southeast corner from the east side parking area to the front main entrance.

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

Event: Code Upgrade - Add concrete landings at base of steps (10 m2)

Concern:

1996 section - both concrete steps at the north elevation drop off at the base an equivalent to 2 step risers to the grass and are unsafe

Recommendation:

Add a concrete landing at the base of both steps to meet ABC and regrade, as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$3,000	Medium

Updated: MAR-12

Event: Replace concrete stairs (19 m2)

Concern:

Concrete stairs at front main entrance have deteriorated to the re-bar reinforcement

Recommendation:

Replace concrete stairs at main entrance at the 1967 section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,537	Medium

Updated: MAR-12

B1010.09 Floor Construction Fireproofing*

Non combustibile slab on grade most sections

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

B1010.10 Floor Construction Firestopping*

No open penetrations observed, except where gypsum ceilings are damaged.

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

B1010.11 Other Floor Construction*

Stage floor wood frame

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

B1020.01 Roof Structural Frame*

- 1967 Section - metal deck on glulam on concrete block.
- 1984 Section - wood deck on wood joists on concrete blocks.
- 1990 Section - wood deck on wood joists on wood studs.
- 1992 Section - Gymnasium - steel deck on O.W.S.J. on concrete blocks.
- 1996 Section - metal deck on glulam on steel columns, concrete blocks and wood studs.
- 1998 Section - steel deck on O.W.S.J. on concrete blocks.

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

B1020.06 Roof Construction Fireproofing*

Sealed penetrations where observed

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

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

Gymnasium - 75 mm brick veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

1967 and 1984: Painted concrete block walls.

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

B2010.01.06.02 Composite Panels*

1967 and 1992: Single and multiple rows of framed composite panels at below fascia of both gymnasiums.

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

Event: Repair loose aluminum clips of mullion system**Concern:**

A few of the aluminum mullions are loose and need repair.

Recommendation:

Inspect all mullion system for the composite panes and repair loose clips, as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$1,000	Low

Updated: MAR-12**B2010.01.06.04 Wood Siding** - 1967 Sect**

Painted compressed wood panels at fascia above the concrete block and at roof low walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace wood siding panels (211 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,100	Unassigned

Updated: MAR-12

B2010.01.06.04 Wood Siding - 1984 Sect**

Painted compressed wood panels at fascia above the concrete block and at roof low walls.

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

Event: Replace wood siding panels (22 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$1,100	Unassigned

Updated: MAR-12

B2010.01.06.04 Wood Siding - 1996 Sect**

Painted compressed wood panels at fascia above the concrete block and at roof low walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-12

Event: Replace wood siding panels (167 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$5,600	Unassigned

Updated: MAR-12

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

1984, 1990, 1992, 1996 and 1998: Stucco finishes throughout most additional sections.

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

Event: Repair damaged stucco (10 m2)

Concern:

Stucco is cracked and damaged (missing) at the 1984 section at the exit door.

Recommendation:

Repair damaged stucco.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,500	Low

Updated: MAR-12

B2010.01.09 Expansion Control: Ext. Wall*

Vertical building control joints between 1967 and 1992 sections, and between 1998 and 1996 sections.

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

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1996 and 1998 Sect**

Sealant at window frames
Vertical building control joints at 1998 and 1996 sections.

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

Event: Replace joint sealers (160 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$5,000	Unassigned

Updated: MAR-12

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1967 & 1990 Sect**

1967 sect. resealed 1992 - Sealant at window frames
1990 sect. sealed in 1990 - Sealant at window frames and building control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-12

Event: Replace joint sealants (75 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,900	Unassigned

Updated: MAR-12

B2010.01.13 Paints (& Stains): Ext. Wall - 1967 & 1996 Sect**

1967 Sect. Painted in 1993
1996 Sect. With original paint 1996
Two tone painted concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	15	MAR-12

Event: Repaint exterior concrete block walls (690 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,800	Unassigned

Updated: MAR-12

B2010.01.99 Other Exterior Wall Skin*

1967 section - Mosaic ceramic tile panels above steel framed windows at front main entrance
 1996 section - Cement parging below the stucco with some minor repairs required at the corners where the parging is chipped and falling off (< \$1000).

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

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

1967, 1984, and 1992: Concrete block wall.

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

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

1990 and 1996: Wood stud exterior wall construction.

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

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

Vapour/air barrier and rigid insulation assumed to be present behind brick and stucco finishes, consistent with typical practice at time of construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

1967 and 1996: Exterior metal grilles at mechanical rooms

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

B2010.09 Exterior Soffits*

Compressed wood soffits throughout with some stucco soffits at entrance

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

B2020.01.01.01 Steel Windows (Glass & Frame) - 1967 Sect**

Steel framed windows at front main entrance above storefront doors and decorative block wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Relace windows (7 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,900	Unassigned

Updated: MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1967 Sect**

Anodized aluminum double glazed sealed windows most with internal blinds.

Note: LCR cost increased 30% to allow for blinds

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace aluminum windows (16.2 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$26,500	Unassigned

Updated: MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1990 Sect**

Anodized aluminum window frames with double glazing

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

Event: Replace aluminum windows (8 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$10,100	Unassigned

Updated: MAR-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1996 Sect (c/w Blinds)**

Anodized aluminum double glazed sealed windows with internal blinds.

Note: LCR cost increased 30% to allow for blinds

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-12

Event: Replace aluminum windows (43 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$70,000	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors - 1967 Sect**

South west main entrance; 3 panels with side lights for each
 South east entrance; 2 panels with side lights and transom glazing.
 Minor repairs required to weather stripping (< \$1000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace steel framed storefronts (5 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,200	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors - 1990 and 1996 Sect**

Insulated hollow core pressed steel in steel frames
 Install years: 1990 - 2 panels with glazed transom
 1996 - 3 panels with side lights and transoms glazing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-12

Event: Replace steel framed storefronts (5 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$13,200	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1967 Sect**

Painted insulated hollow core pressed steel doors in steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace steel utility doors (3 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,300	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1984, 1990 and 1992 Sect**

Install year average of 1984, 1990, 1992 = 1988
 Painted insulated hollow core pressed steel doors in steel frames.
 Install years: 1984 - 3 panels; 1990 - 3 panels; 1992 - 2 panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-12

Event: Replace steel utility doors (8 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$8,800	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1990 Sect - #2**

Unpainted hinged plywood double door in steel frame at Storage Rm 159

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1990	40	MAR-12

Event: Replace large plywood utility door (2 panels).

Concern:

Storage Rm 159 has damaged unpainted plywood doors which may also be a security risk.

Recommendation:

Replace large unpainted plywood doors with steel utility doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$2,500	Medium

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1998 Sect**

Painted insulated hollow core pressed steel doors with GWG glazing in steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-12

Event: Replace steel utility door (2 panels).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$2,200	Unassigned

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

Assumed felt or kraft vapour retarder and unknown thickness rigid insulation present below roof membrane on older roofs and upgraded materials on newer roof systems

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

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1967 and 1984 Sect**

1984 section installed 1984 - asphalt & gravel BUR - 40 m2
 1967 section re-roofed in 1984 - asphalt & gravel BUR - 3500 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	25	MAR-12

Event: Replace asphalt & gravel BUR roofing (3540 m2)

Concern:

Older BUR roofing has deteriorated flood coat and perimeter membrane flashings, ridges and blistering throughout. Removal of moss and vegetation at the downspouts of the barrel roof area is required. Minor repair required to seal an exposed area of plywood at a low wall tie-in from the SBS roof at the SE corner of Room 168 (< \$1,000)

Recommendation:

Replace asphalt & gravel BUR roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$531,000	Medium

Updated: MAR-12

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

Asphalt & gravel BUR on part of the 1990 section, including the two link roof sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace asphalt & gravel BUR roofing (150 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,500	Unassigned

Updated: MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1967 and 1990 Sect**

1967 section - Re-roofed in 1990 - Five barrel shaped roofs cover the inside main entrance area (135 m2). Repairs have been completed to resolve past leaks issues. On going maintenance to remove debris, that may prevent proper drainage, is required.

1990 section - Sloped roof area for I.A. Storage - (1990 section - 90 m2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: COMPLETED Repair SBS roofing.

Concern:

(1967) Addition - (Main Entrance Canopy) has water accumulated in the valley.

(1996) Addition - has damaged SBS roofing near the parapet.

Recommendation:

Repair SBS roofing. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$13,173	Low

Updated: MAR-12

Event: Replace SBS roofing (225 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$43,900	Unassigned

Updated: MAR-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1996 and 1998 Sect**

SBS roof system: Install years: 1996 - (1,455 m2) and 1998 - (200 m2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-12

Event: Replace SBS roofing (1655 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$322,800	Unassigned

Updated: MAR-12

B3010.04.08 Membrane Roofing (Inverted/Protected) - 1992 Sect**

Inverted roofing with river stone on Fabrene scrim sheet on rigid extruded polystyrene insulation on 4 ply built-up roofing membrane on 12.7 mm gypsum sheathing on 76 mm steel deckboard.

NOTE 1: minor repairs required to remove debris and tree/shrub growing out of the drain (< \$1000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-12

Event: Replace inverted roofing (600 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$129,000	Unassigned

Updated: MAR-12

B3010.08.02 Metal Gutters and Downspouts - 1984 and 1990 Sect**

1990 section: steel eavestrough and downspout.

1984 section: steel downspout

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

Event: Replace troughs & downspouts (18 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,000	Unassigned

Updated: MAR-12

B3020.01 Skylights - 1990 Sect**

One skylight on each of two links to existing and removed Portables

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace skylights (2 at <2 m2)

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

Updated: MAR-12

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

Roof hatch in Mechanical Room of 1967 section for access to lower roof areas (no safety cage). Roof hatch is less than 2 m from the roof edge and without a safety railing. Access to upper, gym areas requires an additional extension ladder. See K1020.12 for Roof Access Upgrades and Cost
Other vent and exhaust penetrations throughout, original and later installations

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

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

1967 and 1996: Clearstory windows on roof above Library and Student Gathering area and below barrel roof fascia at the main front entrance

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Partitions are concrete block and wood or metal frame with painted gypsum board cladding.

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

C1010.02 Interior Demountable Partitions*

Demountable partitions at various locations throughout

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

C1010.03 Interior Operable Folding Panel Partitions**

Accordian style folding partitions divide rooms at two locations (ANC and Stage areas)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace folding partitions (53 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$66,500	Unassigned

Updated: MAR-12

C1010.05 Interior Windows*

1967 section - ADM 141, PRI 143, VP 144, IA 119 office and Computer Lab, and PEO 128 have metal frame windows.
1996 section - LIB 154/SG 117 has metal frame windows.

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

C1010.07 Interior Partition Firestopping*

No unsealed wall penetrations observed

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

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors with pressed steel frames located throughout the school.

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

C1020.02 Interior Entrance Doors*

Steel doors in pressed steel frames with side lite and transom glazing at several entrance locations creating vestibule entrances.

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

C1020.03 Interior Fire Doors*

Standard fire rated steel doors in required areas.

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

C1020.04 Interior Sliding and Folding Doors*

Wood folding doors at closets in Staff Room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C1020.05 Interior Large Doors*

Steel roll-up door at student gathering area Kitchen (Rm 176)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-12

C1020.07 Other Interior Doors*

1967 section - (MEC 139) has access door to crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C1030.01 Visual Display Boards**

Classrooms have white boards, tack boards, some chalk and smart boards. Some boards are original and in good condition (chalk) with other boards having been recently replaced. There is no set replacement schedule and thus an arbitrary average install year has been used.

Boards are replaced on an ongoing basis as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-12

Event: Replace visual display boards (114 tack, 54 white, 2 chalk @ \$300 each (avg))

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$51,000	Unassigned

Updated: MAR-12

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

Boys & girls washrooms and change rooms had floor mounted prefinished metal toilet and shower partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace toilet and shower partitions (8 toilet, 7 shower)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,200	Unassigned

Updated: MAR-12

C1030.05 Wall and Corner Guards*

Stainless steel and PVC corner guards at locations throughout

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

C1030.08 Interior Identifying Devices*

Plastic door signage throughout, replaced as needed

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

C1030.10 Lockers - 1996 Sect**

Prefinished steel lockers in corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace lockers (191 full size)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$103,700	Unassigned

Updated: MAR-12

C1030.10 Lockers - 1967 Sect**

Prefinished steel full and half size lockers in corridors and change rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Repair prefinished metal lockers (30)

Concern:

Doors damaged at 30 prefinished metal full size lockers make them unusable.

Recommendation:

Repair prefinished metal lockers doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$3,952	Low

Updated: MAR-12

Event: Replace lockers (264 full; 88 half size)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$174,300	Unassigned

Updated: MAR-12

C1030.12 Storage Shelving*

Painted adjustable wood and plastic laminate surfaced shelving in storage, resource and utility rooms throughout Prefinished laminate shelving and wood magazine racks in Library.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Chrome frame mirrors, plastic towel dispensers, painted metal soap dispensers and refuse containers at washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C2010 Stair Construction*

1967 section - steel stairs with painted steel handrail in Mechanical Rm, wood stairs at Stage.
 1990 section - wood stairs with painted and stained wood handrails at 2 Links to Portables.
 1996 section - wood frame raised platform with steps at Student Gathering Area.

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

C2020.05 Resilient Stair Finishes - 1967 Sect**

Resilient vinyl on both wood stairs to Stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	20	MAR-12

Event: Replace resilient stair finishes (4.5 m2)

Concern:

Stairs have worn out resilient finishes, with some step just exposed wood

Recommendation:

Replace resilient stair finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Low

Updated: MAR-12

C2020.05 Resilient Stair Finishes - 1996 Sect**

Student Gathering Area has sheet vinyl and rubber treads at raised platform.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-12

Event: Replace resilient stair finishes (15.2 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,400	Unassigned

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

Painted steel, and painted and stained wood hand rails at stairs

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

C3010.02 Wall Paneling**

Staff Room has dimensional stained wood paneling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-12

Event: Replace Wall Paneling (32 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$7,500	Unassigned

Updated: MAR-12

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Mezanine near Stage has unpainted gypsum wall finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

C3010.06 Tile Wall Finishes**

SDA 122, 124, BWR 127, GWR 128, Staff washrooms and kitchen, GMS 117, GYM 116 Storage have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	40	MAR-12

Event: Replace Ceramic Wall Tile (518 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$143,000	Unassigned

Updated: MAR-12

C3010.09 Acoustical Wall Treatment**

GYM 116 has acoustic wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-12

Event: Replace acoustic wall panels (168 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$42,000	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Painted concrete block and gypsum throughout, updated on an ongoing basis, as required

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

C3010.14 Other Wall Finishes*

I.A. Storage (Rm 159) has unpainted plywood and particle board wall covering
Storage Room near GMS 117 has unpainted plywood wall covering.

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

C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy finish in I.A. room

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

C3020.01.02 Painted Concrete Floor Finishes*

Mechanical Rooms - (MEC 139 & 169) have painted concrete floor finishes. Repainting done, as required.

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

C3020.02 Tile Floor Finishes - 1967 and 1996 Sect**

1967 Sect. With tile floor replaced in 1993 - SDA 122, 124, BWR 127, GWR 128, Staff washrooms have ceramic floor tiles (96.2 m2).

1996 Sect. With original tile - BWR 172 and GWR 173 have ceramic floor tiles (34.7 m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	50	MAR-12

Event: Replace Tile Floor Finishes (130.9 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$24,100	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring - 1967 Sect**

GYM 116 wood sports floor on sleepers; STG 120 have wood strip flooring on wood frame.
Floor was refinished (2nd time) in 2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-12

Event: COMPLETED Repair

Concern:

(1967) Addition - (GYM 116) has damaged wood strip flooring.

Recommendation:

Repair wood strip flooring. (approx 220 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$28,979	Low

Updated: MAR-12

Event: Replace wood sport flooring (525.8 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$131,300	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring - 1992 Sect**

GYM 166 has wood sport floor on sleepers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-12

Event: Refinish wood flooring (496.6 m2)

Concern:

At over 20 yrs of age, refinishing may extend the life cycle beyond 30 yrs.

Recommendation:

Refinish wood flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$24,900	Low

Updated: MAR-12

Event: Replace wood flooring (496.6 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$124,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1967 Sect - #1**

Original VC tile and resilient sheet in classrooms and corridors
Original VA tile in Rooms 133, 135, and 136

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-12

Event: Replace resilient flooring (1303 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1967 Sect - #2**

Resilient sheet flooring in rooms HEC 150 and I.A. 119 Computer Lab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	MAR-12

Event: COMPLETED New flooring in two classrooms

Concern:

New flooring in classrooms # and #

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$10,440	High

Updated: MAR-12

Event: Replace resilient flooring (226.9 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$20,900	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1967, 1990 and 1992 Sect**

1967 sect. Flooring replaced in 1993
1990 and 1992 are original flooring to those sections.
Install year of 1992 is average of 1990, 1992, and 1993
Resilient sheet in classrooms, corridors, gym storage, student gathering area, and one washroom (Rm 175)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-12

Event: Replace resilient flooring (305.3 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,100	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1996 and 1998 Sect**

Original resilient flooring in 1996 and 1998 sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-12

Event: Replace resilient flooring (1091 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$100,400	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring - 1967 Sect**

Carpet flooring in admin, conference room and staff offices, ANC 121, and the computer server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	15	MAR-12

Event: Replace carpet flooring (245 m2)

Concern:

Carpet is ripping and worn out.

Recommendation:

Replace carpet flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$24,500	Low

Updated: MAR-12

C3020.08 Carpet Flooring - 1996 Sect**

Carpet flooring in Library and Classroom Rm #183

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	15	MAR-12

Event: Replace carpet flooring (338.7 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$33,800	Unassigned

Updated: MAR-12

C3020.09 Access Flooring**

Storage Room 179 has access metal panel to crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-12

Event: Replace access metal panels.(2)

Recommendation:

Replace access metal panels. (2 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$2,634	Unassigned

Updated: MAR-12

C3020.14 Other Floor Finishes*

Rubber sports mat covering resilient flooring in weight room, next to Gym 116

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-12

C3030.02 Ceiling Paneling (Wood)*

GYM 116, STG 120, and Main Entrance area have wood deck and wood beams.

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

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

I.A. Room #159 has unpainted damaged gypsum ceiling.
 Mech Rm 164 has unpainted damaged gypsum ceilings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	MAR-12

Event: Repair gypsum board ceiling (20 m2)

Concern:

Mech Rm 164 as gypsum ceiling caving in

Recommendation:

Repair damaged gypsum board ceiling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,500	Medium

Updated: MAR-12

Event: Repair gypsum board ceiling (80 m2)

Concern:

I.A Rm #159 has severely damaged gypsum ceiling.

Recommendation:

Repair damaged gypsum board ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$10,537	Medium

Updated: MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1967 Sect - #1**

T-bar ceilings in classroom, corridors, admin and staff areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-12

Event: Replace T-bar ceiling tiles (1652 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$82,600	Unassigned

Updated: MAR-12

Event: Replace acoustic ceiling tiles (50 m2)

Concern:

Some ceiling tiles are damaged, stained or missing

Recommendation:

Replace damaged, stained or missing ceiling tiles, as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,634	Low

Updated: MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1967 Sect - #2**

T-bar ceiling in Rooms 151, 153, and 155

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-12

Event: Replace T-bar ceiling tiles (196.3 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$9,800	Unassigned

Updated: MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1967 Sect - #3**

T-bar ceiling in Rooms 119 (computer Lab) and HEC 150

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	MAR-12

Event: Replace T-bar ceiling tiles (227 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$11,400	Unassigned

Updated: MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1990 Sect**

T-bar ceiling in corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace T-bar ceiling tiles (49 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,500	Unassigned

Updated: MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1996 Sect**

T-bar ceiling in library, classrooms and corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-12

Event: Replace T-bar ceiling tiles(1095 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$54,800	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Latex paint finish on gypsum in washrooms, weight room, storage & utility room. Repainting being done, as required.

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

S4 MECHANICAL

D2010.04 Sinks** - 1967 Section

(19) Single basin stainless steel sinks located in science laboratories and other classrooms. (3) Double basin stainless steel sinks in staff room, science preparation room, and concession room. (1) Mop sink in custodial room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace 23 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$36,800	Unassigned

Updated: MAR-12

D2010.04 Sinks** - 1967 Section - Home Economics

(4) Double basin stainless installed in 2007 in home economics area renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	MAR-12

Event: Replace 4 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$6,700	Unassigned

Updated: MAR-12

D2010.04 Sinks** - 1996 Section

(10) Single basin stainless steel sinks located in science laboratories and other classrooms. (1) Mop sink in custodial room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 11 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$16,900	Unassigned

Updated: MAR-12

D2010.05 Showers**

(18) Wall mounted showers with vandal resistant heads and push button valves in gym change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace 18 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers - 1967 Section**

(4) Wall mounted, vitreous china drinking fountains. Single and double bubbler models present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-12

Event: Replace (4) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,300	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers - 1996 Section**

(1) Refrigerated stainless steel drinking fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12

Event: Replace (1) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$4,000	Unassigned

Updated: MAR-12

D2010.09 Other Plumbing Fixtures*

(1) Haws eyewash station in science preparation room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1967 Section**

(14) Recessed stainless steel lavatories with motion sensor faucets. (7) Enamel floor mounted urinals with manual flush valves. (11) Enamel floor mounted tank type water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-12

Event: Replace Fixtures (14 Lav, 7 Urnl, 11 WC)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$62,300	Unassigned

Updated: MAR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1990 Section**

(1) Recessed stainless steel lavatory. (1) Enamel floor mounted tank type water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-12

Event: Replace Fixtures (1 Lav, 0 Urnl, 1 WC)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$4,000	Unassigned

Updated: MAR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1996 Section**

(4) Recessed stainless steel lavatories with motion sensor faucets. (1) Enamel wall mounted lavatory. (3) Enamel wall mounted urinals with automatic flush valves. (6) Enamel floor mounted tank type water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12

Event: Replace Fixtures (5 Lav, 3 Urnl, 6 WC)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$28,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Insulated copper piping with soldered joints. Water meter in 1967 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D2020.01.02 Valves: Domestic Water**

Ball valves and gate valves providing Isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace 220 Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$44,000	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Reduced pressure backflow prevention device on boiler make up water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-12

Event: Replace 1 Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,500	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Bell and Gosset circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	MAR-12

Event: Replace 1 Circulaiton Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$5,700	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters - 1967 Section - 1996 Install**

(1) John Wood model JW-75-360 natural gas fired, storage water heater. Gas input capacity: 105 kW (360 MBH). Storage capacity: 237L (62.5 Gal). Located in 1967 section mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-12

Event: Replace 1 Hot Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,900	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters - 1967 Section - 2003 Install**

(1) Bradford White model D65T 370 3N natural gas fired, storage water heater. Gas input capacity: 108 kW (370 MBH). Storage capacity: 246 L (65 Gal). Located in 1967 section mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-12

Event: Replace 1 Hot Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$5,900	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters - 1990 Section**

(1) John Wood model JW072 electric hot water heater serving. 120 V power input. 1500 W capacity. In 1990 mechanical room serving wash room in link to portable classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-12

Event: Replace 1 Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,600	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

(1967)(1996) Preformed, fibreglass pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-07

D2030.01 Waste and Vent Piping*

Copper piping with solder joints. Cast iron piping with MJ joints. ABS Plastic with solvent joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D2030.02.04 Floor Drains*

Floor drains and cleanouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D2030.03 Waste Piping Equipment*

Sump pumps in crawl space below 1967 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping with MJ joints from roof drains to storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D2040.02.04 Roof Drains*

Conventional roof drains with dome strainers. Approximately 20 roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3010.02 Gas Supply Systems*

Schedule 40 piping, welded & threaded joints, partially painted. Connecting incoming gas service to furnaces, boilers, domestic water heaters, make up air unit, and radiant heater. Gas meter and regulator in 1967 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

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

(2) Superhot model AAE-3000-N-M water tube boiler complete with operating and safety controls. Input heating capacity: 878 kW (3000 MBH)..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12

Event: Replace 2 Heating Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$123,500	Unassigned

Updated: MAR-12

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

Galvanized steel chimneys from each boiler, up through roof to weather caps. Partially insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12

Event: Replace Two 5m Chimneys

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$7,200	Unassigned

Updated: MAR-12

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

Chemical pot feeder and strainer on hydronic loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

D3020.03.01 Furnaces - 1984 Section**

(2) Natural gas fired furnaces in mechanical room beside industrial arts area. Climate Master furnaces. Estimated capacity of 58.7 kW (200 MBH) each

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

Event: Replace 2 Furnaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,500	Unassigned

Updated: MAR-12

D3020.03.01 Furnaces - 1990 Section**

(1) Lennox model G8RQ3-120-2 natural gas fired furnace serving the link area to west side trailers. Input capacity 35.1 kW (120 MBH)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace 1 Furnace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,300	Unassigned

Updated: MAR-12

D3020.03.01 Furnaces - 1998 Section**

(1) Bryant furnace beside the gymnasium storage room serving storage room and weight lifting work out area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-12

Event: Replace 1 Furnace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$4,300	Unassigned

Updated: MAR-12

D3020.03.02 Chimneys (& Comb. Air): Furnace* - 1984 Section

Galvanized steel chimney up through roof to weather caps.

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

D3020.03.02 Chimneys (& Comb. Air): Furnace* - 1990 Section

Galvanized steel chimney up through roof to weather cap.

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

D3020.03.02 Chimneys (& Comb. Air): Furnace* - 1998 Section

Galvanized steel chimney up through roof to weather cap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

D3020.04.03 Fuel-Fired Unit Heaters**

(1) Gas fired unit heater in 1984 mechanical room attached to industrial arts area.

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

Event: Replace 1 Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,300	Unassigned

Updated: MAR-12

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

Galvanized steel chimney up through roof to weather cap.

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

D3040.01.01 Air Handling Units: Air Distribution - 1967 Section**

(1) Built-up air handling unit with components in field-built plenum. Supply and return fans, filters, heating coils, mixing dampers. Located in main mechanical room in 1967 section. (1) North gymnasium air handling unit: Dunham Bush supply fan and Woods return fan. Bell & Gossett coil circulation pump on heating coil. Located in Gymnasium mezzanine Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 2 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$161,800	Unassigned

Updated: MAR-12

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

Climate Master direct fired natural gas make up air unit. Model CDFT-6. Capacity 292 kW (1000 MBH). Located in 1984 mechanical room serving industrial arts area.

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

Event: Replace 1 Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$57,300	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 1992 Section**

(1) Air handling unit serving south gymnasium. Haakon Airpak packaged unit Supply and return fans, heating cool. 8726 L/s (18500 CFM) Capacity. Complete with 3/4 HP Bell and Gosset coil circulation pump. Located in south gymnasium mezzanine mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-12

Event: Replace 1 Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$41,900	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 1996 Section**

(1) Scott Springfield air handling unit serving 1996 Addition. Unit includes blowers, heating coil, filters and mixing dampers. Model: AHU-20000-H-M. Capacity 9434 L/s (20000 CFM).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 1 Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$41,900	Unassigned

Updated: MAR-12

D3040.01.04 Ducts: Air Distribution*

Overhead and under-floor, low velocity galvanized steel ductwork connecting various air handling units to grilles and diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Rectangular, sidewall ceiling and sill, single and double deflection, supply and return grilles. Ceiling egg grate return grilles. Square ceiling diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.03.01 Hot Water Distribution Systems**

Schedule 40 steel piping with threaded and victaulic joints. Mostly insulated. (2) Bell and Gosset 5 hp 3 x 9.5B heating water circulation pumps in 1967 mechanical room installed in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-12

Event: Replace Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$558,700	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust - 1967 Install**

(5) Exhaust fans serving industrial arts from original construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-12

Event: Replace 5 Exhaust Fans

Concern:

Existing exhaust fans are corroded and not working properly.

Recommendation:

Evaluate industrial arts area future usage and determine if fans should be replaced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$17,300	Low

Updated: MAR-12

D3040.04.01 Fans: Exhaust - 1996 Install**

(9) Exhaust fans in 1967 section have been replaced in 1996 renovation. (5) Exhaust fans in new 1996 section serving science lab and washrooms. (1) Fan in 1998 section serving weight lifting room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 16 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$46,600	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Galvanized steel rectangular and round, high and low velocity ductwork, connecting exhaust hoods and grilles to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Various exhaust hoods in industrial arts area. Ceiling and sidewall exhaust grilles throughout rest of school. Fume hood in science classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D3040.06 Other HVAC Distribution Systems*

(1) N. R. Murphy cyclone dust collector is located outside of the industrial arts area.

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

D3050.02 Air Coils**

Reheat coils in under floor ductwork in 1967 section. One per heating zone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace 4 Air Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units - 1967 Section**

(3) Hydronic force flow units at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-12

Event: Replace 3 Fan Coil Units

Concern:

Existing original fan coil units are outdated and not functioning properly

Recommendation:

Replace fan coil units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$17,800	Low

Updated: MAR-12

D3050.05.02 Fan Coil Units - 1996 Section**

(2) Hydronic force flow units at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 2 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$11,900	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation - 1967 Section**

12 m (40 ft) of finned tube radiation in 1967 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace 12m of Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,100	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation - 1992 Section**

67 m (221 ft) of finned tube radiation in 1992 section around south gymnasium and storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-12

Event: Replace 67m of Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$33,700	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation - 1996 Section**

8m (25 ft) of finned tube radiation in science preparation room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-12

Event: Replace 8m of Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$4,100	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

1967 Section: (2) Hydronic unit heaters in mechanical room. 1992 Section: (1) Hydronic unit heater in south gymnasium mechanical room. 1996 Section: (1) Hydronic unit heaters in 1996 section mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 4 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$14,800	Unassigned

Updated: MAR-12

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

119m (389 ft) of hydronic ceiling radiant heating panels in 1996 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-12

Event: Replace 119m Radiant Ceiling Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$97,800	Unassigned

Updated: MAR-12

D3060.02.03 Pneumatic and Electric Controls*

Pneumatic control of components in 1967 addition. Controls air compressor: Quincy, duplex, with 2 HP motors. Electric control of components in 1996 addition. All force flow heaters, unit heaters electrically controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

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

Johnson Controls Metasys - controlling boilers, pumps, air handling units & fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-12

Event: Replace Building Systems Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
To Be Determined	2016	\$133,200	Unassigned

Updated: MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemical, portable fire extinguishers on wall mounting brackets or in cabinets or wall compartments.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

There is a utility owned pad mounted transformer located on the north side of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

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

A Federal Pioneer 1000A, 120/208V, 3 phase, 4 wire main distribution centre has been provided in the electrical room. It is complete an 1000A main breaker and a feeder breaker section. All feeder breakers have been identified. The main distribution centre is approximately 90% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-12

Event: Replace Main Electrical Switchboard (<1200A)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$90,800	Unassigned

Updated: MAR-12

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

Branch circuit panel boards have been provided throughout the school and are located in the classroom wings and the mechanical rooms. Panels are generally full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-12

Event: Provide additional panels(4 42 cct)

Concern:

All branch circuit panels are full to capacity. There is a shortage of receptacles in the classrooms.

Recommendation:

Provide 4 new panels (42 circuit each) located in the classroom wings for the addition of more receptacles in the classrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$38,800	Medium

Updated: MAR-12

Event: Replace Branch Circuit Panelboards (24 Panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$232,800	Unassigned

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Loose wall mounted magnetic motor starters have been provided for motor control. Starters are complete with hand-off-auto selector switches and pilot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-12

Event: Replace Motor Starters and Accessories (19 Magnetic and 10 Manual)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$60,300	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Branch wiring is copper and is installed in conduit and armoured cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

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

Lighting is generally controlled by line voltage switches; gym lighting is controlled by a GE low voltage switching system. Each area is locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Recessed and surface mounted fixtures have been provided. Fixtures are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-12

Event: Replace Interior Florescent Fixtures (5868 Msq GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$512,300	Unassigned

Updated: MAR-12

D5020.02.02.03 Interior Metal Halide Fixtures*

There are 250W pulse start metal halide fixtures in the large gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs and remote heads. All paths and points of egress are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-12

Event: Replace Emergency Lighting Battery Packs (14 Packs 12 remote eads)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$53,300	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

Exit signs are of the LED type. Each required exit has been provided with an exit sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	MAR-12

D5020.02.05 Special Purpose Lighting*

The drama room has stage lighting controlled by line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted fixtures have been provided around the building perimeter. The main entrance has been provided with recessed mounted fixtures located in the canopy. Wall mounted fixtures are rated at 150 Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

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

Exterior lightning is photo cell controlled with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

D5030.01 Detection and Fire Alarm**

An Edwards ESA 2000 hard wired, zoned fire alarm system has been provided. It is complete with heat detectors, smoke detectors, manual pull stations, and bells. The control panel with its integral annunciator is located in the main entrance of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1997	25	MAR-12

Event: Replace Detection and Fire Alarm (5868 Msq GFA)

Concern:

Panel is in a constant state of trouble and cannot be repaired.

Recommendation:

Replace Detection and Fire Alarm.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$196,400	High

Updated: MAR-12

D5030.02.02 Intrusion Detection**

An Ademco intrusion alarm system has been provided. It is complete with motion sensors, door contacts and key pads. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-12

Event: Replace Intrusion Detection (5868 Msq GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$49,100	Unassigned

Updated: MAR-12

D5030.02.04 Video Surveillance**

A CCTV system consisting of cameras and monitors has been provided. Cameras are located throughout the school, mainly in the corridors, and also on the building exterior. Monitor and recording system is located in the general office. A digital recording system has been provided.

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

Event: Replace Video Surveillance System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$12,900	Unassigned

Updated: MAR-12

D5030.04.01 Telephone Systems*

A Panasonic D1232 telephone system has been provided with telephone sets provided in each office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

D5030.04.03 Call Systems**

A Dukane Starcall call system is located in the general office area. It is complete with a desk console. The call system is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided throughout the school including corridors, and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace Call Systems (24 Stn)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$98,600	Unassigned

Updated: MAR-12

D5030.04.04 Data Systems*

Cat 5 data cabling has been provided throughout the school with outlets in each classroom and the administration area. All cables are routed to the network located in a dedicated server room. A data rack rack has been provided in a closet complete with patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

D5030.05 Public Address and Music Systems**

There is a TOA 900 wall mounted amplifier in the stage area to service the large gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-12

Event: Replace Public Address and Music Systems (Sound System in Gym)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,700	Unassigned

Updated: MAR-12

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

Wall mounted and free standing adjustable wood book shelving, wood magazine and book racks. Various tables and chairs and study carrels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

E1020.03 Theatre and Stage Equipment*

Stage drapery, pot lighting and sound system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

E1020.07 Laboratory Equipment*

Science and Prep Rooms have standard lab equipment, including chemical fume hood, acid resistant laminate counter tops, signed acid storage cabinet, sinks, gas burners and various laboratory equipment, steel chemical storage cabinets, burn relief station, and eye wash stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

E1090.01.04 Housekeeping Carts*

Floor cleaning equipment and housekeeping carts are present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1967	0	MAR-12

E1090.03 Food Service Equipment*

Display beverage cooler in Kitchen Rm 176; food preparation equipment in HEC

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-12

E1090.04 Residential Equipment*

Fridges, ranges, microwaves, freezer, water cooler, coffee maker, washer & dryer, sewing machines in kitchens, HEC, and staff room areas.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Fixed and electric winch operated folding basketball nets, scoreboard, clock, various free weights and dedicated equipment, climbing ropes, tumbling mats and other various equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1967	0	MAR-12

E2010.01 Fixed Artwork*

Exterior mural at south and east elevations of the 1992 section (Gymnasium)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-12

E2010.02 Fixed Casework - 1967 Sect.**

Various ages and original millwork throughout. Fixed wood benches, built-in and glass & wood cabinetry display cases at several locations, reception counters, plastic laminated vanities, open and closed casework and standard fittings throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-12

Event: Replace Casework (GFA 3500m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$350,000	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework - 1984 & 1990 Sect**

Install year average; 1984, 1990 = 1987

Various ages and original millwork throughout. Fixed wood benches, built-in and glass & wood cabinetry display cases at several locations, reception counters, plastic laminated vanities, open and closed casework and standard fittings throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-12

Event: Replace Casework (GFA 210m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$21,000	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework - 1992, 1996 & 1998 Sections**

Install year average; 1992, 1996, 1998 = 1995

Various ages and original millwork throughout. Fixed wood benches, built-in and glass & wood cabinetry display cases at several locations, reception counters, plastic laminated vanities, open and closed casework and standard fittings throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	35	MAR-12

Event: Repair damaged counter tops (6 m²)

Concern:

Science Rooms have damaged counter tops.

Recommendation:

Replace damaged countertops.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,200	Low

Updated: MAR-12

Event: Replace fixed casework (GFA - 2227m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$222,700	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

Vertical fabric blinds on some interior windows.

External windows in classrooms have internal blinds. (refer B2020.01.01.02 - 1967 sect. for LCR and costing.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace Internal Blinds (7 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,000	Unassigned

Updated: MAR-12

E2010.03.06 Curtains and Drapes**

STG 120 has stage curtains and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-12

Event: Replace stage curtains (128.4 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$14,300	Unassigned

Updated: MAR-12

E2010.04 Fixed Floor Grilles and Mats*

1967 section - Main Entrance has recessed floor grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

E2010.05 Fixed Multiple Seating - 1967 Sect**

Fixed retractable seating in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-12

Event: Replace Fixed Bleachers (36 seats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$14,500	Unassigned

Updated: MAR-12

E2010.05 Fixed Multiple Seating - 1992 Sect**

Fixed retractable seating in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	MAR-12

Event: Replace Fixed Bleachers (84 seats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$33,600	Unassigned

Updated: MAR-12

E2020.04 Moveable Multiple Seating*

Portable seat & table assemblies in cafeteria (SG177)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-12

F1010.02.02 Metal Building Systems* - 1998 Sect

Metal shed added in 1998 is used for storage of plowing and lawn cutting equipment

Pre-Engineered steel structure on concrete foundation and slab on grade.

Wood trusses with wood studs, metal siding (no windows), and sloped metal roof.

Plywood sheathing interior walls and painted gypsum ceiling.

Two overhead doors and two steel utility doors with a rollup door link to the 1990 Portable.

All electrical systems (power, communications, data, and fire alarm) have been extended from the portable and are connected to and fed from the host systems in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-12

F1010.02.04 Portable and Mobile Buildings - 1990 Portable**

General: Portable added to fixed link in 1990 is used as Mechanic's trailer, includes a manual overhead door linking the storage shed on the north side (Metal Building). Total GFA is 130 m2.

Structural: Wood frame construction on concrete piles with vented crawl space.

Envelope: Roof is SBS; Metal siding; PVC window; Steel panel and frame utility door at NW corner exit with wood steps (rotted).

Interior: Finishes include resilient sheet flooring, acoustic tile ceiling and painted gypsum walls. One chalk board, closed faced wood cabinetry and fixed painted wood shelving.

Mechanical: Space is heated by two natural gas furnaces and has a domestic electric water heater. The attached storage shed has a natural gas fired radiant tube heater.

Electrical: All electrical systems (power, communications, data, and fire alarm) have been extended into the portables and are connected to and fed from the host systems in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	30	MAR-12

Event: Building Envelope - Replace SBS Roof (130 m2), Siding (139 m2), Window (0.7 m2), Doors (1 panel)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$68,100	Unassigned

Updated: MAR-12

Event: Interior - Replace tile ceiling (65 m2), Resilient flooring (65 m2), Chalk board (1), and Casework (GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,700	Unassigned

Updated: MAR-12

Event: Replace Electrical System (GFA - 130 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$26,000	Unassigned

Updated: MAR-12

Event: Replace Mechanical Systems (furnaces (2); gas radiant tube heater; electric water heater, stainless steel sink; exhaust fan)

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

Updated: MAR-12

Event: Replace exterior wood steps

Concern:
Exterior wood steps are deteriorated (rotted) and not level.

Recommendation:

Replace deteriorated exterior wood steps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,200	Medium

Updated: MAR-12

F1010.03 Other Special Structures*

Exposed concrete foundation walls and slab for future portable buildings on the west side south of the current 1990 Portable.

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

F1020.02.13 Paint Booths*

I.A. 119 has paint booth work areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

S8 SPECIAL ASSESSMENT**K1020.12 Other Site Services* - Roof Access**

Access to main roof from mechanical room has no safety cage.
Roof hatch is less than 2m from the roof edge and with no safety railing.
Access to upper, gym areas requires an additional extension ladder

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

Event: Add fixed ladder to access upper roof areas (5 m)**Concern:**

No access to the upper, gym roof areas, without pulling up an additional extension ladder.

Recommendation:

Add a fixed ladder complete with safety cage from the lower roof to access the upper, gym roof areas (5 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$2,500	Medium

Updated: MAR-12

Event: Add safety cage to existing ladder to roof hatch (2.5 m)**Concern:**

Fixed ladder inside Mech Rm to main roof areas, has no safety cage.

Recommendation:

Add a safety cage to the existing fixed ladder in the Mech Rm (2.5 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$2,500	Medium

Updated: MAR-12

Event: Add safety railing at roof edge (4 m)**Concern:**

Hatch is less than 2 m from the roof edge with no safety railing

Recommendation:

Add a safety railing at the parapet next to the roof hatch (4 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$2,500	Medium

Updated: MAR-12

K3020.10 Other Indoor Environment*

Gym 166 has no acoustical wall treatment.

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

Event: Add acoustical wall treatment in Gym (175 m2)

Concern:

Gym 166 has no acoustical wall treatment.

Recommendation:

Add acoustical wall treatment in Gym 166

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2013	\$44,000	Low

Updated: MAR-12

K4010.01 Barrier Free Route: Parking to Entrance*

Designated Barrier Free route is from west side gravel parking to level sidewalk to south entrance of the 1990 section or the west entrance of the 1998 section (to the Gym)

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

K4010.02 Barrier Free Entrances*

Level access to two entrances on the west side of the school but the entrance doors do not have power assists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-12

Event: Barrier Free Access Upgrade

Concern:

There are no power assist door openers at any entrances to the school.

Recommendation:

Add power assist door opener at one entrance on the west side

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$5,000	High

Updated: MAR-12

Event: Barrier Free Access Upgrade

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	0	\$0	Unassigned

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

Building is one level and has wide enough corridors for handicapped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

K4010.04 Barrier Free Washrooms*

1967 section - BWR 127, GWR 128 have prefinished metal handicapped toilet cubicles.
1996 section - Washroom Rm 175 is a dedicated handicapped washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

K4030.01 Asbestos*

Original VA tile in Rooms 133, 135, and 136 may have ACM, but can remain until replacement is required due to damage or wear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-12

K4030.04 Mould*

No issues identified or reported during site inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-07

K4030.09 Other Hazardous Materials*

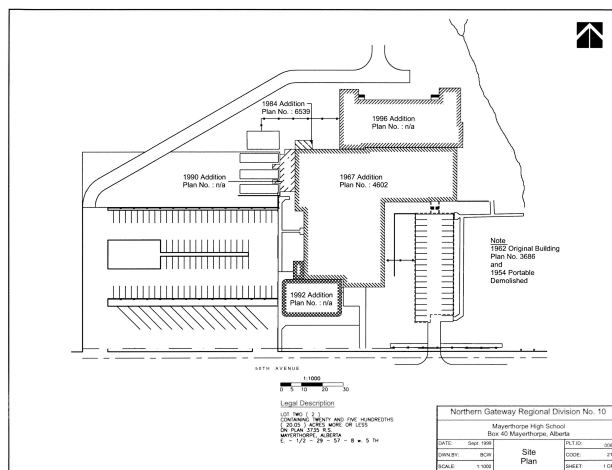
No issues identified or reported during site inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-07

K5010.01 Site Documentation*

Prime Consultant: Wade Engineering Ltd.
 Year of Evaluation: 2011
 Areas Evaluated: All areas

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



K5010.02 Building Documentation*

Prime Consultant: Wade Engineering Ltd.

Year of Evaluation: 2011

Areas Evaluated: All areas, with 1990 Portable, 1998 Shed, and 1998 Addition added to the floor plan

Rating

4 - Acceptable

Installed

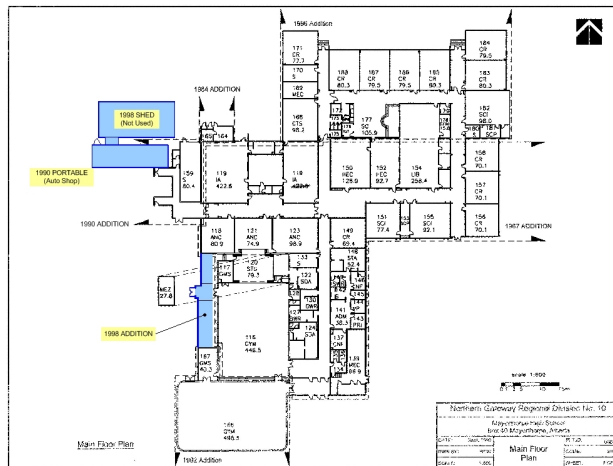
2011

Design Life

0

Updated

MAR-12



Building Floor Plan (1999) with additions added to drawing