

RECAPP Facility Evaluation Report

Greater North Central Francophone Education Region#2



Ecole La Prairie School

B3920A
Red Deer

Facility Details

Building Name: Ecole La Prairie School
Address: 4810 - 35 Street
Location: Red Deer

Building Id: B3920A
Gross Area (sq. m): 2,098.06
Replacement Cost: \$5,543,353
Construction Year: 1952

Evaluation Details

Evaluation Company: Berry Architecture & Associates
Evaluation Date: November 16 2010
Evaluator Name: Angela Flinn

Total Maintenance Events Next 5 years: \$2,063,243
5 year Facility Condition Index (FCI): 37.22%

General Summary:

The original brick two storey building was constructed in 1951 and is 428 s.m.
A single storey 307 s.m. steel frame addition was constructed in 1961 and a single storey 1,251 s.m. wood frame and concrete block addition was constructed in 1972.
The capacity of the school is 225 students. The 1961 and 1972 buildings are generally in acceptable condition. The 1951 building would require an elevator for proper handicap access, the envelope has moisture damage and low thermal performance. In 2009, one new portable classroom was added to the site, the portable classroom is not attached to the building. Overall the building is in poor condition.

Structural Summary:

The 1951 building consists of wood deck roof and upper floor on open web steel joists on brick masonry on a reinforced concrete lower level walls and spread concrete footings. The lower level floor is concrete slab. The 1961 building is wood deck on open web steel joists and steel beams on steel columns and loadbearing concrete block interior walls with reinforced concrete foundation wall and spread concrete footings. The floor is concrete slab-on-grade. The 1972 building is wood deck on open web steel joists on loadbearing wood stud walls with reinforced concrete foundation wall and spread concrete footings. The gymnasium walls are concrete block. The floor is concrete slab-on-grade. The structures appear to be in acceptable condition.

Envelope Summary:

The 1951 walls are multi-wythe brick and reinforced concrete and built-up roofing. The 1961 walls are insulated metal panels in aluminum frames and brick veneer on wood frame. The 1972 envelope is paint on cement stucco and wood frame. The gymnasium is paint on concrete block with loose fill insulation the 1961 and 1972 roof is partially BUR and partially SBS. Windows and exterior doors are aluminum frame. The 1951 exterior is in poor condition, and the 1961 and 1972 exteriors are generally in marginal condition.

Interior Summary:

The 1951 interior has brick and concrete block partitions and wood stud gypsum board partitions; the 1961 interior has concrete block partitions; and the 1972 interior has both wood stud and concrete block partitions. Doors are typically solid core wood with steel frames however there are some aluminum doors. There are interior windows which are wired glass in wood frames. There are a variety of finishes. The floors are carpet, vinyl sheet goods, vinyl asbestos tile, ceramic tile, rubber stair treads, and parkay wood flooring in the gymnasium. Walls are typically painted. Ceilings are exposed wood deck, glue-on acoustic tile, suspended acoustic tile. Millwork is original clear or painted fir plywood with plastic laminate tops. Accessories include horizontal mini-blinds, fold-up metal boot racks, and surface mounted washroom accessories. The 1951 interior finishes and fixtures are in poor condition. The 1961 and 1972 interior finishes are generally in marginal condition.

Mechanical Summary:

The building, apparently built in three primary stages, incorporates essentially three different mechanical systems. The original 1951 era building is serviced by conventional hot water perimeter radiation and air handler, fed from a single boiler that appears to be the original unit. The 1961 era section utilizes Herman-Nelson classroom furnaces, while the newest (1972 era) section is now supplied by rooftop units. Essentially all the mechanical equipment, to varying degrees, is in poor condition, and well past their useful life expectancy. Most areas are well below standards for air movements and quality. A general modernization involving all aspects of the mechanical system is warranted.

Overall mechanical system is in poor condition.

Electrical Summary:

The facility was originally built in 1951 and there were two additions 1961, and 1971. There has been no major upgrading since then. The main service is 120/240V, 3 - phase and rated 400A with 250A incoming breaker; The service is underground fed from a pad mounted transformer.

The fluorescent fixtures are T-8 lamp fluorescent with electronics ballasts.

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***

(1951, 1961 & 1972) Reinforced concrete frost wall and footing foundation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	NOV-05

A1030 Slab on Grade*

(1961 & 1972) Reinforced concrete slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

A2020 Basement Walls (& Crawl Space)*

(1951) Lower floor exterior walls are reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)*

(1951) Open web steel joists on loadbearing reinforced concrete walls.

(1961) Steel beams span across the corridor, supporting wood deck and supporting block/brick wall for the corridor opening between the 1951 building and 1961 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

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

(1951) Brick masonry and reinforced concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	NOV-05

B1010.03 Floor Decks, Slabs, and Toppings*

(1951) Upper floor deck is dimensional lumber.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

B1010.07 Exterior Stairs* 1952

(1952) Cast-in-place concrete stairs, 2 risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

B1020.01 Roof Structural Frame* 1952

(1952) 75mm x 140mm T & G wood deck on open web steel joists supported by loadbearing masonry wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

B1020.01 Roof Structural Frame* 1961

(1961) 75mm x 140mm T & G wood deck on open web steel joists supported by steel beams and exposed steel columns and interior concrete block partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

B1020.01 Roof Structural Frame* 1972

(1972) 75mm x 140mm T & G wood deck wood deck on open web steel joists on loadbearing wood stud walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

B1020.04 Canopies*

(2000) Painted steel frame canopy with translucent roof panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	APR-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1952) Panels of red face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	APR-11

Event: Replace mortar on 1952 building (230 m2)

Concern:

Mortar needs to be repaired on about 50% of the brick walls. The brick has efflorescence on the north facade.

Recommendation:

Replace damaged brick due to lack of mortar and clean brick. Repoint mortar joints on areas requiring new mortar.

Consequences of Deferral:

Mortar will continue to fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$23,690	Low

Updated: APR-11



2010.02.10.JPG

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

(1972) Gymnasium exterior walls are stack bond 203mm x 406mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

B2010.01.06.02 Composite Panels*

(~1985) Metal sheet panels on plywood with rigid insulation and cork on the interior surface have been inserted into the top window panes of the 1951 windows, the top and bottom panes of the 1961 aluminum frames, and some panes of exterior aluminum doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	0	APR-11

Event: Replace panels with new insulated metal sandwich panels. (100 m2)

Concern:

The interior surface of the cork, which has not been painted, is showing evidence of moisture damage from condensation. Also, the sandwiched rigid insulation may not be properly protected from fire exposure as required by Code.

Recommendation:

Remove all composite panels, replace with pre-finished metal insulated sandwich panels. Approximately 100 square metres of material at approximately \$250/m

Consequences of Deferral:

Deterioration of particle board, compromised building envelope.



Moisture staining on interior cork surface.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$25,000	High

Updated: APR-11

B2010.01.06.05 Vinyl Siding**

(1972) Two to three rows of vinyl siding is on the top edge of the building face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1972	30	APR-11



2010.01.06.5.jpg

Event: **Remove vinyl siding and replace with pre-finished metal siding. (47 m2)**

Concern:

The vinyl siding is faded, brittle and is falling off in some places

Recommendation:

Remove vinyl siding and replace with pre-finished metal siding.

Consequences of Deferral:

More pieces could fall off. Potential for moisture to enter the building at the top of the wall. Poor appearance.



Top of gym wall, east side.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$6,070	Medium

Updated: APR-11

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

(1972) All exterior walls except the gymnasium have a standard stucco finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	APR-11



2010.01.08.JPG

Event: Patch cracks and paint stucco (300 m2)

Concern:

There are hairline cracks along the bottom edge where the lower cementitious cladding is pushing up on the bottom flashing. Bottom flashing is damaged.

Recommendation:

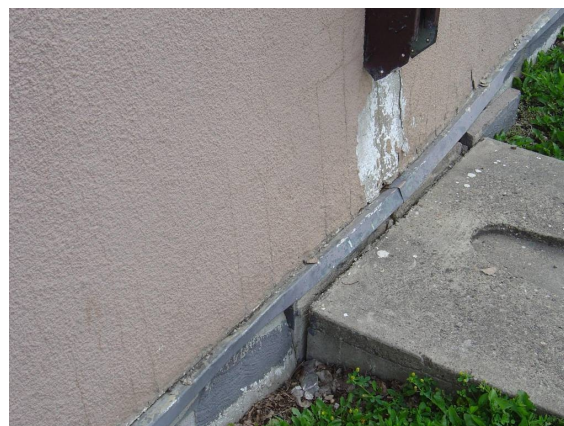
Patch cracks and paint stucco.

Consequences of Deferral:

Stucco will continue to fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$20,767	Low

Updated: APR-11



1972 - hairline cracks and water damage at base of 1972 addition.

B2010.01.08 Cement Plaster (Stucco): Exterior Wall* Parging Board

(1972) Cementitious skirting applied to the face of foundation wall, below stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	APR-11

Event: Replace building skirting (15 m2)

Concern:

The cementitious skirting is getting dislodged, likely from ground water pressure, and is pushing up on the building base flashing, causing damage to stucco finish.

Recommendation:

Remove all (approximately 140m) cementitious cladding, replace with parging on pressure treated plywood, strapped to the face of the foundation wall.

Consequences of Deferral:

Further damage to stucco



Cementitious cladding at base of 1972 addition

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$1,038	Medium

Updated: APR-11

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

There is caulking at stucco to brick/block joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	20	APR-11

Event: Clean out joint seal locations and reseal with acceptable sealants (1630 m)

Concern:

Joint sealers are brittle and have failed

Recommendation:

Clean out joint seal locations and reseal

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$48,735	Low

Updated: APR-11

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

(2000) Paint on 1972 gymnasium block walls and other exterior walls, and on the 1951 exterior concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2000	15	APR-11

Event: Sandblast paint finish off all locations, apply cementitious stucco finish coat. (850 m2)

Concern:

Paint is peeling off the gymnasium concrete block exterior wall and below rainwater leaders. There is evidence of moisture within the wall. Paint finish traps moisture and does not allow cementitious materials to breathe. Repainting is not viable, only cosmetic.

Recommendation:

Sandblast paint finish off all locations, apply cementitious stucco finish coat.



Paint finish peeling below downspouts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$170,850	Medium

Updated: APR-11

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

(1951) Lower level wall is cast-in-place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

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

(1961 & 1972) Exterior walls are 38mm x 140mm wood stud walls with batt insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

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

Vapour barrier may not exist. Minimum insulation, no roof and wall vapour barrier continuity. No signs of envelope distress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

(1961) (retrofit) anti wall climbing steel grate has been installed at the top edge of the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

B2010.07 Exterior Protection Devices for Openings*

There are metal grilles on the south windows for vandal prevention.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	APR-11

Event: Replace glass window panes with 'Lexan' panels (6 m2)

Concern:

The metal are rusting, unsightly, and visibility through the window is obscured.

Recommendation:

Remove grilles and replace glass window panes with 'Lexan' panels on a total of four windows.

Consequences of Deferral:

May cause staining on the exterior finish below the windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$5,271	Low

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1952 & 1961 Section**

(~1985) Horizontal operable and fixed double glazed aluminum windows in 1952 & 1961 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	APR-11

Event: Replace aluminum windows on 1952, and 1961 section (40 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$44,280	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1972 Section**

(~1972) Horizontal operable and fixed double glazed aluminum windows in 1972 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-11

Event: Replace aluminum windows on 1971 section (15 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$16,605	Unassigned

Updated: APR-11

B2030.01 Aluminum-Framed Storefronts: Doors**

(~1985) Aluminum doors and frames with glazing panels top and bottom, some glass has since been replaced with painted insulated metal panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	APR-11

Event: Replace aluminum storefront doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$48,720	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors**

(Est 1987) Replaced exterior doors with insulated metal doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-11

Event: Replace exterior metal doors (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$3,576	Unassigned

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

Vapour barrier may not exist. Minimum insulation, no roof vapour barrier continuity. No signs of envelope distress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) 1952 & 1961**

(~1985) Built-up roof over the 1951 building and 1961 addition and the gymnasium in the 1972 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	APR-11

Event: Replace built up roof with SBS roofing. (735 m2)

Concern:

The roof has beading and blisters and has been patched around the roof drain.

Recommendation:

Replace built up roof with SBS roofing complete with sloped insulation and new flashing.



Built-up roof, patched with SBS

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$135,240	Medium

Updated: APR-11

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

(1997) Roof of the 1972 addition has been replaced with SBS roofing membrane with sloped insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	APR-11

Event: Replace SBS roofing on the 1972 section of building (1250 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$228,750	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

(1972) 100mm pre-finished metal gutters and downspouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1972	30	APR-11

Event: **Replace all eavestrough and rainwater leaders.**
(300 m)

Concern:

Eavestrough and rainwater leaders are dented, and have a faded finish. Downspouts discharge too close to the building, and have damaged the exterior finish of the building. Extensions are missing on a number of downspouts.

Recommendation:

Replace eavestrough and rainwater leaders and provide extensions.

Consequences of Deferral:

Damage to exterior wall finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$5,922	Medium

Updated: APR-11

S3 INTERIOR**C1010.01 Interior Fixed Partitions* - 1951**

(1951) Original interior loadbearing and non-loadbearing partitions are multi-wythe brick, gypsum boardwalls, and concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

C1010.01 Interior Fixed Partitions* - 1961

(1961) Interior loadbearing partitions are concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

C1010.01 Interior Fixed Partitions* - 1972

(1972) Gypsum board on wood studs.

(2002) Gypsum board on wood studs between library and computer lab and classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

C1010.05 Interior Windows*

(1972) Wired glass windows in wood frame between office and corridor.

(2002) 5 wired glass windows in wood frame and between library and computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

(1952, 1961 & 1972 sections) Doors are painted, solid core wood in steel frames. Classroom doors have stainless steel kickplates. Some doors have small lights with wired glass. Hardware is round knob locksets with Schlage keying system, no coordination throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	APR-11

Event: Replacement of 40 interior doors throughout.**Concern:**

Doors are typically dented and scarred.

Recommendation:

Replacement of 40 interior doors throughout and install fire rated doors where required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$59,734	Low

Updated: APR-11

C1030.01 Visual Display Boards**

(est 1990) White boards, blackboards, tackboards through the facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-11

Event: Replace tackboards (48) and whiteboards (24) through the facility.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$61,752	Unassigned

Updated: APR-11

C1030.02 Fabricated Compartments (Toilets/Showers) 1972**

(1972) Pre-finished metal toilet partitions in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-11

Event: Replace prefinished metal toilet partitions (11)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$24,311	Unassigned

Updated: APR-11

C1030.02 Fabricated Compartments (Toilets/Showers) 1997**

(1997) Pre-finished metal toilet partitions in 1951 washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	APR-11

Event: Replace prefinished metal toilet partitions (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$13,261	Unassigned

Updated: APR-11

C1030.06 Handrails*

(1951) Metal handrails mounted to walls with metal brackets in stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

C1030.08 Interior Identifying Devices*

(1972) Washroom signs are plastic with routed letters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

C1030.10 Lockers**

(est. 2000) Pre-finished metal two-tier lockers in corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	APR-11

Event: Replace lockers in corridors in 1972 section (32 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$19,554	Unassigned

Updated: APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Surface mounted toilet paper, paper towel, garbage and soap dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	NOV-05

C1030.17 Other Fittings*

(1961 & 1972) - Coat hooks in 1972 classrooms. Metal fold-up boot racks in the entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

C2010 Stair Construction * 1951

(1951) East stairs from the lower level to the exterior are cast-in-place concrete, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1951	75	APR-11

Event: Repair concrete stair nosings (12 m)

Concern:

There are chunks missing out of the nosings in the concrete stair.

Recommendation:

Repair concrete stair nosings.

Consequences of Deferral:

Possible hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$1,757	Medium

Updated: APR-11

C2010 Stair Construction* 1972

(1972) stair between 1961 and 1972 additions 2 risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	100	APR-11

C2010.04 Stair Construction* 1951 & 1961

(1951 & 1961) two double-back wood stairs in the two storey 1951 building, one accessing the exterior and one accessing the 1961 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

C2020.05 Resilient Stair Finishes**

(1951 & 1961) Rubber treads on wood stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1951	20	APR-11



2010.08.JPG

Event: Provide new rubber treads and risers. (55 m2)

Concern:

Rubber treads are damaged and worn thin.

Recommendation:

Remove existing rubber treads and replace with new rubber treads and risers.

Consequences of Deferral:

Very poor appearance and possible slipping hazard with wet footwear.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$4,455	Medium

Updated: APR-11

C2020.08 Stair Railings and Balustrades*

(1951, 1961) Painted metal picket balustrade on top of gypsum board partition (handrail height) in stair wells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

C2020.10 Stair Painting*

(1951) East stair from lower level to the exterior is painted concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1951	0	APR-11

Event: Provide rubber treads and risers to stair. (14 m2)**Concern:**

The paint finish on the concrete stair is peeling and unsightly.

Recommendation:

Provide rubber treads and risers to stair.

Consequences of Deferral:

Potential for slipping hazard when used with wet footwear.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$1,757	Medium

Updated: APR-11

C3010.02 Wall Paneling**

(1972) Fir wall panelling in corridor at main entrance for display purposes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-11

Event: Replace fir wall paneling at the main entrance (16m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,600	Unassigned

Updated: APR-11

C3010.06 Tile Wall Finishes**

(1972) Girls and boys washrooms have 100mm x 100mm ceramic tile wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-11

Event: Replace ceramic wall tile (304 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$46,208	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

(1997) All interior walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	APR-11

C3020.02 Tile Floor Finishes Ceramic**

(1990) Ceramic tile floor in 1972 washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	APR-11

Event: Replace ceramic floor tile (285 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$6,678	Unassigned

Updated: APR-11

C3020.02 Tile Floor Finishes Quarry**

(1951) Ceramic tile in washrooms and entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	50	APR-11

Event: Re-grout washroom floor tile.

Concern:

In 1951 washrooms, the grout joints are badly stained with efflorescence from leaking toilets.

Recommendation:

Remove existing grout and provide new grout with sealer. Approximately 40 s.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$3,003	Low

Updated: APR-11



Poor grout tile joints in washroom

Event: Replace quarry tile flooring (150 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$42,368	Unassigned

Updated: APR-11

C3020.04 Wood Flooring**

(1972) Clear-stained parquet flooring with fir baseboard in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1972	30	APR-11

Event: Replace floor finish & baseboard in gymnasium. (225 m2)

Concern:

Fir baseboard in the 1972 gymnasium. Parquet flooring has gaps and large scratches.

Recommendation:

Remove existing parquet flooring and fir baseboard. Provide new wood sports floor including sub-floor suspension with rubber base trim.



Gymnasium wood wall base.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$58,500	Medium

Updated: APR-11

C3020.07 Resilient Flooring 1962 Vinyl Asbestos Tile**

(1961) - vinyl asbestos tile in corridor and classrooms in 1961 section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	20	APR-11

Event: Install sheet good flooring after removing the vinyl asbestos flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$33,449	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring 1972 VCT**

(1972) VCT flooring in the administration area and one corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-11

Event: Replace VCT flooring in the administration and corridor (250 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,285	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring 1997 VCT**

(est 1997) VCT flooring installed in 4 classrooms and main corridor in the 1972 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	APR-11

Event: Replace VCT flooring in corridor and 4 classrooms

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$26,570	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring 2003 Sheet Good**

(2003) Sheet good flooring installed over vinyl asbestos tile in 1951 classrooms. 100mm rubber base to library and computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2003	20	APR-11

Event: Replace sheet good flooring (400 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$33,755	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

(2002) Carpet in the library and computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	15	APR-11

Event: Replace carpet computer lab and library (53 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,864	Unassigned

Updated: APR-11

C3020.11 Floor Painting*

Painted concrete floor in mechanical and storage rooms of 1951 building, lower level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

C3030.02 Ceiling Paneling (Wood)*

(1951, 1961, and 1972) Exposed, T&G 150mm wide wood roof deck. Gymnasium has a white stain applied.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1	0	APR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) 1997**

(1997) In corridor of 1972 addition and (2002) in the library and computer lab: 610mm x 1220mm (610mm x 610mm look) tegular suspended acoustic tile in standard grid.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	APR-11

Event: Replace T-Bar ceiling (525 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$24,277	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Painted ceilings are in the lower level of the 1951 building storage, mechanical and stair well areas as well as in the 1972 administration suite and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	0	APR-11

C3030.09 Other Ceiling Finishes*

(1951, 1961, and 1972) - glue-on 100mm x 300mm acoustic tile in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1961	25	APR-11

Event: Replace ceiling tiles. (560 m2)

Concern:

Glued-on acoustic ceiling tiles are sagging, stained, and falling off in locations.

Recommendation:

Remove existing ceiling tiles. Provide and install new acoustic ceiling tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$25,782	Medium

Updated: APR-11



Ceiling tile sagging.

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

Stainless steel and enameled steel countertop sinks serving classrooms and administration area.
Enameled steel janitors sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	30	APR-11

Event: Replace 14 Sinks.**Concern:**

Sinks are stained, with poor seals and questionable trims.

Recommendation:

Replace all sinks.

Consequences of Deferral:

Higher on-going maintenance costs, possible loss of use.

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

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Wall mounted vitreous china and stainless steel, non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	35	APR-11

Event: Replace 3 drinking fountains.**Concern:**

Drinking fountains have some salt build-up and function poorly.

Recommendation:

Replace drinking fountains.

Consequences of Deferral:

Lack of use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,000	Medium

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1952**

UR - vitreous china, wall mounted with flush valve controls.

LV - vitreous china, counter top.

WC floor mounted, vitreous china, flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	35	APR-11

Event: Replace Approx. 14 Washroom Fixtures**Concern:**

Older units that have leaking flush valves and poor seals.
Some units are cracked and disfunctional plumbing brass.

Recommendation:

Replace existing washroom fixtures.

Consequences of Deferral:

High on-going maintenance costs; possible loss of use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$21,000	Medium

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1972**

UR - vitreous china, wall mounted with flush valve controls.

LV - vitreous china, counter top.

WC floor mounted, vitreous china, flush tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	APR-11

Event: Replace Approx. 20 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Type L hard drawn copper tubing for domestic use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D2020.01.02 Valves: Domestic Water**

Isolation valves for plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	40	APR-11

Event: Replace Approx. 100 Valves

Concern:

Leaking valves in many areas throughout the school.

Recommendation:

Replace Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$20,000	Medium

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

Two gas fired tank type domestic water heaters are provided.

DWH-1: Rheem model RG40-36M, 150 l storage volume, 10kW heating capacity.

DWH-2: AO Smith mode GCVL40l , 150 l storage volume, 10kW heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-11

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

All visible piping line insulation was noted as fibre glass jackets. Some joints and elbows may contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D2030.01 Waste and Vent Piping*

Where visible, all vent piping is DWV grade copper. Waste lines consist of both DWV grade copper, some plastic and cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D2030.02.04 Floor Drains*

General purpose floor drains located as per code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Cast iron rain water leaders and storm pipes associated with original (1951) building. Remainder of facility is serviced by a series of scuppers, troughs and downspouts in various sizes and conditions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D2040.02.04 Roof Drains*

Two cast iron roof drains on original (1951) building. All other roof areas have scuppers, troughs and downspouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D3010.02 Gas Supply Systems*

Galvanized steel schedule 40 piping distribution to mechanical equipment located on roof, mechanical room and in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

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

A single Peerless, model 170-9-W gas fired hot water boiler, installed in 1951 original building. 399 kW heating capacity. Actual age of the unit is unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	35	APR-11

Event: Replace hot water boiler.

Concern:

Older boiler is at the end of its useful life, with very low thermal efficiencies. Replacement parts not available.

Recommendation:

Replace boiler and accessories with new, dual boiler system and controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$100,000	High

Updated: APR-11

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

Insulated combustion air adequate size. Old masonry chimney used to vent a boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	35	APR-11

Event: Replace existing masonry mechanical chimney. Approx. 6m length.

Concern:

Old masonry chimney is old and could fail.

Recommendation:

Upgrade system with new metal insert and repair masonry structure.

Consequences of Deferral:

Possible loss of use, and flue gas contamination.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,000	Medium

Updated: APR-11

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

Water feed outfitted with chemical pot feeder. Chemical additives unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D3020.03.01 Furnaces**

Herman-Nelson gas fired ventilation furnaces in some classrooms. Performance data not available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1965	25	APR-11

Event: Replace 5 Unit Ventilators.

Concern:

Existing units deteriorate and have very poor temperature control. All units have corroded heat exchanger and can fail any time. Replacement parts not available.

Recommendation:

Replace units with new Change-Air models, or equivalent.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$90,000	High

Updated: APR-11

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

Galvanized steel vents up through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution**

Trane (model unknown) air handler, with supply and return fans, serving 1951 and 1961 era areas of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	30	APR-11

Event: Replace air handler.

Concern:

An older unit that is functional, but high maintenance and undersized by current standards. Replacement parts not available.

Recommendation:

Replace existing air handling unit with new, adequate size.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$150,000	Medium

Updated: APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

Removable media filters in air handler and RTUs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D3040.01.04 Ducts: Air Distribution*

Standard galvanized sheet metal ducts for air movements from both the air handler, classroom furnaces and the RTUs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

Event: Clean all ductwork.

Concern:

All ductwork is dirty, and significant debris likely.

Recommendation:

Clean all ductwork.

Consequences of Deferral:

Poor air quality, and reduced air movements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$15,000	Medium

Updated: APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Typically steel, fixed blade supply/return air grilles and registers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Black iron distribution piping noted in mechanical room. Finned tube feeders are copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	40	APR-11

Event: Replace hot water distribution piping. Approx. 750 sq.m. area served.

Concern:

Older piping with some previous leaking problems. Main distribution pumps in poor condition.

Recommendation:

Replace distribution piping when new boilers are installed, and replace distribution pumps.

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

Updated: APR-11

D3040.04.01 Fans: Exhaust**

Primarily roof mounted, dome exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	30	APR-11

Event: Replace 5 Exhaust Fans

Concern:

Poorly functioning units are old and inefficient, with air movements far below current standards.

Several noted to be in rough condition, with limited air movements. Some exhaust fans are damaged and not operational.

Recommendation:

Replace exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,000	Medium

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Standard galvanized sheet metal ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	0	APR-11

Event: Install new exhaust air ductwork.

Concern:

Existing ducts are undersized to suit current air movement standards. Refer to D3040.04.01 Fans: Exhaust**

Recommendation:

Replace ducts when new fans are changed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,000	Medium

Updated: APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Typically fixed blade steel units in ceilings. Units to be replaced in exhaust package upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

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

Total of four packaged gas fired heating units with electric cooling.
 Three units, each York D6GC036N07925A models, service the computer labs and library areas.
 The fourth unit, a Lennox GCS24-953-200-1Y unit, services the gym.
 R-22 refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	APR-11

Event: Replace 4 Rooftop Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$100,000	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

Ceiling recessed force flow heater serving vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	APR-11

Event: Replace 2 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

D3050.05.03 Finned Tube Radiation**

Standard institutional model finned tube radiation serving older section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	40	APR-11

Event: Replace Finned Tube Radiation. BOE: approx. 150m length.

Concern:

Old equipment, with significant maintenance costs ongoing.
 Numerous leaks noted.

Recommendation:

Replace all sections of fin tube. Approximately 450 feet in allowance.

Consequences of Deferral:

Possible significant leakage, and system loss.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$75,000	Medium

Updated: APR-11

D3050.05.06 Unit Heaters**

Trane hydronic fed unit heater in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	30	APR-11

Event: Replace Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

Standard DeVilbiss pneumatic control compressor and Honeywell control panels and equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	40	APR-11

Event: Replace Controls with BMS.

Concern:

Old pneumatic panels and compressors nearing end of useful life, and replacement parts difficult to find.

Recommendation:

Replace primary control panels with new digital systems, and maintain pneumatic actuators.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$75,000	Medium

Updated: APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Surface and recessed cabinet mounted type ABC extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

The main service is fed from an on site pad mounted transformer. The main distribution is 120/240 Volts, 1 phase, 3 wire, and is complete with an 250A fuse disconnect. The distribution section is complete with feeder breakers that are adequately identified and there is no spare space for future addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	40	APR-11

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,000	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1951**

Branch circuit distribution panels located this part of the building and all the panels have no space for the future uses. It is hard to find replacement parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	30	APR-11

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1961**

Branch circuit distribution panels located this part of the building and all the panels have no space for the future uses. It is hard to find replacement parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	30	APR-11

Event: Replace one Electrical Branch Circuit Panelboards (Secondary Distribution)1961

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: APR-11

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1972**

Branch circuit distribution panels located this part of the building and all the panels have no space for the future uses. It is hard to find replacement parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-11

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

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	1971	30	APR-11

Event: Replace 12 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Most branch wirings were originally installed at each part of building; the wires are either installed in conduits or the BX wires are used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

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

Lighting is locally controlled by line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

Fixtures are used in janitorial or mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

The fixtures are T-8 fluorescent lamps with electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	APR-11

Event: Replace 420 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$84,000	Unassigned

Updated: APR-11

D5020.02.02.03 Interior Metal Halide Fixtures*

Surface mounted 400W MH units in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	0	APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

The units are regularly tested and some unit batteries are replaced as required. The lighting coverage is good in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-11

Event: Replace 20 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

Exit signs located at required exits. Fixtures are incandescent type lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Exterior incandescent fixtures are installed under canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

The HPS wall packs were installed along the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

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

Exterior lighting appears to be both timer and photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

D5030.01 Detection and Fire Alarm**

Hardwired Pyrotronics System 3 is used for facility fire alarm system with annunciator in front vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	APR-11

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$42,000	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

The DSC PC-5010 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>
4 - Acceptable	1972	25	APR-11

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,000	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

Simplex 6100 clock and program system is used, and integrated with paging system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

D5030.04.01 Telephone Systems*

Norstar Meridian telephone system with 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>
5 - Good	2000	0	APR-11

D5030.04.04 Data Systems*

One server and two patch panel locations are installed in the facility and through supernet connected to regional school board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	APR-11

D5030.04.05 Local Area Network Systems*

Data outlets are installed through school classrooms and offices; and Cat 5 cables are installed either conduit or free air. The wireless can be accessed through entire facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2000	0	APR-11

D5030.05 Public Address and Music Systems**

Bogen TPU-35B public address and music system is installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-11

Event: Replace 05 Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,000	Unassigned

Updated: APR-11

D5030.06 Television Systems*

The TV outlets are available in few locations. There are few portable TV stand, Video players.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Residential appliances in the staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1972) 4 wood basketball backstops on steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-11

E2010.02.Fixed Casework**

(1951, 1961 and 1972) Original fir plywood casework, most painted, some clear lacquered. Plastic laminate tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	35	APR-11

Event: Replace cabinets throughout the facility (800 m)

Concern:

All millwork throughout the facility are damaged.

Recommendation:

Replace cabinets in the entire school including the 11 classrooms, administration area, and library.

Consequences of Deferral:

High maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$317,520	Low

Updated: APR-11



1951 classroom sink area

E2010.03.01 Blinds**

(1972) Aluminum horizontal mini-blinds, typical

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-11

Event: Replace blinds on all windows (90 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,577	Unassigned

Updated: APR-11

E2020 Moveable Furnishings

(est. 1990) Student desks and chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-11

F1010.02.04 Portable and Mobile Buildings**

(2009) Modus portable classroom detached from the building, located to the south of the permanent facility.

Electrical: Electrical Branch Circuit Panels: one 3 phase, 4 wire 120/208V and rated 125A panel was installed in the portable. Motor Starters and Accessories: load switches for all the furnaces. Interior Fluorescent lights: Fixtures was original installed with the building with T-8 lamps. The HPS wall packs were installed around building perimeter. The fire alarm system devices were connected to main building Edwards 6500 hardwired fire alarm panel. The intrusion system devices were connected to Maxsys DSC PC-4020 security panel. The Public Address and Music System was wired to PA-2000 Amplifier System.

Envelope: metal siding exterior and metal skirting with aluminum windows.

Interior: painted gypsum board walls and painted hollow metal doors. Flooring is sheet good. Blinds installed on the windows. Ceiling is T-bar grid.

Mechanical: Heating and ventilation system is provided by packaged gas fired Keeprite furnace complete with heat recovery module. Overhead ductwork distribution to ceiling mounted diffusers. Overall mechanical equipment is in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2009	30	APR-11

Event: Lifecycle Replacement - Electrical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$11,300	Unassigned

Updated: APR-11

Event: Lifecycle Replacement - Envelope

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$120,000	Unassigned

Updated: APR-11

Event: Lifecycle Replacement - Interior

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$60,000	Unassigned

Updated: APR-11

Event: Lifecycle Replacement - Mechanical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$10,000	Unassigned

Updated: APR-11

S8 FUNCTIONAL ASSESSMENT**K2030.06 Acoustical Privacy**

There are acoustic concerns in the 1972 administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	APR-11

Event: Provide blow-in cellulose insulation between offices.

Concern:

There are complaints about sound transmission between offices in the administration suite.

Recommendation:

Remove the top 150mm - 300mm of gypsum board on one side of each partition. Provide blow-in cellulose insulation within the stud spaces. Patch gypsum board.

Consequences of Deferral:

Compromise of privacy for sensitive discussions/meetings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2014	\$8,184	Low

Updated: APR-11

K3020 Indoor Environment

There is an ant infestation in the 1961 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	0	APR-11

Event: Contract exterminators to eliminate ant infestation.

Concern:

There is an ant infestation in the 1961 classrooms.

Recommendation:

Contract exterminators in summer to eliminate ant infestation.

Consequences of Deferral:

Health hazzard to occupants.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2010	\$1,502	Medium

Updated: APR-11

K4010.01 Barrier Free Route: Parking to Entrance*

Parking area does not have a barrier-free route

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	APR-11

Event: Provide sidewalk.

Concern:

The parking area is on the opposite side of the building from the main entrance, and there is no direct route to it that is accessible.

Recommendation:

Construct a sidewalk partially around the perimeter of the building. Provide a handicap ramp in the sidewalk at the parking area.

Consequences of Deferral:

Inconvenience to persons in wheelchairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$8,183	Low

Updated: APR-11

K4010.02 Barrier Free Entrances*

The main entrance is at grade however there is no automatic door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	APR-11

Event: Provide two automatic door operators.

Concern:

The main entrance does not have handicap operators on the doors.

Recommendation:

Provide an automatic door operator to an exterior door and interior vestibule door at the main entrance.

Consequences of Deferral:

Difficulty for persons with disabilities to open the door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$9,821	Low

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

The 1951 section is only accessible by stairs. The 1961 section has a difference of two risers between it and the 1972 section. There is a ramp constructed to fit over the two-riser stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1951	0	APR-11

Event: Provide a handi-cap lift, including enclosed shaft.

Concern:

The 1951 part of the school are not wheelchair accessible.

Recommendation:

A handi-cap lift, including a new fire rated enclosed shaft with steel doors would be required to make the entire school accessible.

Consequences of Deferral:

All programming involving persons with disability would need to be planned for the 1972 area of the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$70,276	Low

Updated: APR-11

K4010.04 Barrier Free Washrooms*

Washrooms are not barrier-free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	APR-11

Event: Modify washrooms to be barrier-free.

Concern:

One of the staff washrooms is partially barrier free in that it has a toilet with space beside it for a wheelchair and a grab bar however the vanity does not have knee space. General washrooms adjacent to the gymnasium have vanities which do not have knee space or h/c stalls.

Recommendation:

Modify the boys and girls washrooms adjacent to the gymnasium to have one h/c toilet stall each, and replace or modify the vanities. Replace vanity in staff washroom.

Consequences of Deferral:

Inconvenience for a person in a wheelchair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$22,524	Low

Updated: APR-11

K4020.03 Other Codes*

install backflow preventor serving incoming water main

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

Event: Install backflow preventor serving incoming water main

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

Updated: APR-11

K4030.01 Asbestos*

(1961) Floor tiles appear to be vinyl asbestos tile. Piping may have asbestos insulation as well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1952	0	APR-11

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1952	0	APR-11

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

There is R22 refrigerant in the system.

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

K4030.09 Other Hazardous Materials*

No hazardous storage of fuels or chemicals was found or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1952	0	APR-11

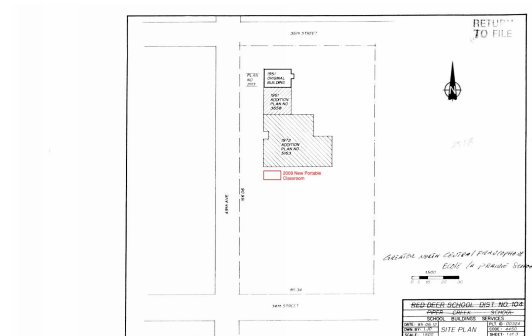
K5010 Reports and Studies*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	APR-11

Event: Plans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2010	\$0	Unassigned

Updated: APR-11



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