

RECAPP Facility Evaluation Report

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



Poplar Ridge School

B3944A
Red Deer

Facility Details

Building Name: Poplar Ridge School
Address: R. R. 1
Location: Red Deer

Building Id: B3944A
Gross Area (sq. m): 2,546.44
Replacement Cost: \$6,979,000
Construction Year: 1981

Evaluation Details

Evaluation Company: Berry Architecture + Associates
Evaluation Date: June 13 2011
Evaluator Name: Angela Flinn

Total Maintenance Events Next 5 years: \$1,346,581
5 year Facility Condition Index (FCI): 19.29%

General Summary:

In 1980 this single storey 2,368 s.m. building was constructed.
 Two portable classrooms were added in 2003
 The building is in good condition.
 The school capacity is 225 students from grades K-6

Structural Summary:

The roof structure is metal deck, open web steel roof joists, on concrete block walls and steel columns. The main floor is concrete slab on metal deck on open web steel joists. Mezzanines are structural concrete slabs. The foundation is reinforced concrete grade beam and piles. The structure is in good condition.

Envelope Summary:

The roof is the original BUR roofing 2011 SBS small portion. The exterior walls are split-face concrete block with pre-finished metal fascia. Windows are double-glazed aluminum and doors are insulated hollow metal with glazed transom. The envelope is in good condition with the exception of the roof which will require replacement in the near future.

Interior Summary:

Floors: VCT, carpet, sheet good, mosaic ceramic tile, and maple sports flooring.
 Walls: Paint and vinyl wall covering on concrete block and gypsum board partitions.
 Ceilings: SAP, painted gypsum board, and suspended linear metal in the gymnasium.
 Doors: Painted wood doors in steel frames and hollow metal in steel frames.
 Windows: Wired glass in steel frames in library.
 The interior is generally in good condition.

Mechanical Summary:

Building is heated by two natural gas fired hot water boilers that supply hot water to perimeter radiation, entrance cabinet heaters and unit heaters.
 Two air handling units provide ventilation throughout school.
 Johnson Controls DDC system controls the boilers and air handling systems.
 Fire protection consists of ABC fire extinguishers.
 Portable classroom is heated and ventilated by packaged gas fired furnaces.

Overall mechanical system is in acceptable condition.

Electrical Summary:

The facility was originally built in 1980 and there has been no major upgrading since then. The main service is 120/208V, 3-phase, 4-wire and rated 600A; The service is underground fed from pad mounted transformer.

The fluorescent fixtures were retro fitted T-8 lamp fluorescent with electronics ballasts.

All fire alarm, intrusion, telephone and Public address and Music systems meet current facility requirements.

The overall rating for the facility shall be "Acceptable"

Rating Guide

Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL

A1010 Standard Foundations*

Reinforced concrete frost wall and spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

A1030 Slab on Grade*

Reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

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

200mm and 250mm concrete block walls with bond beam.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

B1010.05 Mezzanine Construction*

200mm reinforced concrete structural slab for mechanical room over change rooms.
Concrete on metal Q-deck over storage space beneath stage/classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

B1010.10 Floor Construction Firestopping*

Voids around mechanical and electrical penetrations are sealed with a fire rated sealant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

B1020.01 Roof Structural Frame*

Open web steel joists and metal deck supported by steel columns and 200mm and 250mm concrete block walls with bond beam.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

B1020.06 Roof Construction Fireproofing*

Assumed roof is fireproofed at required locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

S2 ENVELOPE**B2010.01.02.02 Concrete Block: Ext. Wall Skin***

150mm grey split-faced concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

B2010.01.06.03 Metal Siding**

Pre-finished metal fascia, horizontal rib pattern.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-12

Event: Replace metal siding (550m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$168,024	Unassigned

Updated: MAR-12

B2010.01.09 Expansion Control: Ext. Wall*

Expansion is controlled by vertical construction joints at window locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

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

Caulking in control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	20	MAR-12

Event: Re-caulk control joints (60m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,833	Unassigned

Updated: MAR-12

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

Painted concrete block below windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	15	MAR-12

Event: Replace paint (30m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$550	Unassigned

Updated: MAR-12

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

R12 fibreglass batt insulation in steel stud wall with poly vapour barrier on inside face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

B2010.09 Exterior Soffits*

50mm X 50mm battens on plywood on structural concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

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

Clear anodized aluminum double glazed sealed unit double-hung windows with bug screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-12

Event: Replace windows (24m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$27,495	Unassigned

Updated: MAR-12

B2030.01.02 Steel-Framed Storefronts: Doors**

Insulated hollow metal doors in steel frames with glazed viewers in door. 4 doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace steel storefront doors (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$51,933	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors**

Roof access is from the mechanical room by a small hollow metal door with a steel frame and a double-glazed sealed unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-12

Event: Replace insulated metal door (1)

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

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

Rigid insulation and vapour retarder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

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

Asphalt and gravel built-up roof, pre-finished metal flashings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	25	MAR-12

Event: Replace BUR with SBS (2136 m2)

Concern:

Roofing has a considerable amount of beading and the ballast is thin, showing seams.

Recommendation:

Replace BUR roofing with SBS roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$375,220	Medium

Updated: MAR-12

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

SBS roof was installed on gym roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2011	25	MAR-12

Event: Replace SBS roofing (410 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$72,025	Unassigned

Updated: MAR-12

B3010.08.02 Metal Gutters and Downspouts**

Interior roof drains, exit from exterior wall just above foundation. Drain extends 150mm from building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-12

Event: Replace downspouts (1.5m)

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

Updated: MAR-12

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

Concrete block partitions and steel stud partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	NOV-06

C1010.02 Interior Demountable Partitions*Between library and classroom
Administration area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

Vinyl-faced operable partition separating the stage area from the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Patch vinyl covering**Concern:**

Some of the vinyl has been damaged on the gymnasium side.

Recommendation:

Adhere a layer of vinyl wall covering over the panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$1,317	Low

Updated: MAR-12**Event: Replace folding panel partitions (20 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,920	Unassigned

Updated: MAR-12**C1010.05 Interior Windows***

Wired glass in steel frame in library. Rolling shutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

C1010.07 Interior Partition Firestopping*

Firestopping is provided by masonry block partitions, at visible penetration locations fire stopping was found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

C1020.01 Interior Swinging Doors (& Hardware)*

Painted solid core doors with a small glazed panel on the classroom doors. Knob handles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

C1020.03 Interior Fire Doors*

Hollow metal doors and steel frames for storage, mechanical, and janitor rooms with proper ULC labels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

C1020.04 Interior Sliding and Folding Doors*

Kinnear aluminum rolling shutters in kitchen and administration. Right location?

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

C1030.01 Visual Display Boards**

White boards and tack boards in the classrooms. Tack boards are full height/width of exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-12

Event: Replace white boards and tack boards (25 white boards & 72 tackboards)

Recommendation:

9 classroom areas including cafe, stage and ancillary.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$92,929	Unassigned

Updated: MAR-12

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

Floor braced pre-finished metal toilet compartments in bathrooms and shower/change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace toilet compartments (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$24,287	Unassigned

Updated: MAR-12

C1030.08 Interior Identifying Devices*

Laminated plastic plaques, screw fastened.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

C1030.10 Lockers**

Pre-finished metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace lockers (110 lockers)

Recommendation:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$54,607	Unassigned

Updated: MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Surface mounted paper towel, soap and toilet paper dispensers, mirrors and grab bar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

C1030.17 Other Fittings*

Fold-up metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-12

Event: Repair boot rack shelves**Concern:**

The finish on the boot racks is worn and some shelves are bent.

Recommendation:

Paint and replace racks as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$6,586	Low

Updated: MAR-12

C2010 Stair Construction*

Cast in place concrete stairs down to gymnasium level and up to mechanical room. Expanded metal tread and steel stringer stairs to roof access door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

C2020.05 Resilient Stair Finishes**

Rubber treads with diamond textured nosing, smooth risers and stringers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-12

Event: Replace stair finish (7.2m2)

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

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

Painted rectangular HSS steel handrail fastened to wall and on square steel pickets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	NOV-06

C2020.10 Stair Painting*

Painted concrete stairs to mechanical room and painted metal stairs to roof access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	NOV-06

C2030 Interior Ramps*

Cast in place concrete ramp to gymnasium finished with VCT with rubber base. Painted rectangular HSS steel handrail fastened to wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-12

C3010.06 Tile Wall Finishes**

100mm x 100mm glazed ceramic wall tile in boys change rooms. Some tiles are missing.
100mm x 150mm tile on wall behind staff kitchen counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-12

Event: Replace ceramic tiles (80 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$20,160	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Painted concrete block and gypsum board partitions. Ongoing painting schedule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	NOV-06

C3010.12 Wall Coverings*

Vinyl wall covering in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	NOV-06

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	NOV-06

C3020.02 Tile Floor Finishes**

50mm x 50mm mosaic tile in janitor closets, wash rooms and change rooms. 200mm x 100mm ceramic tile in entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	50	MAR-12

Event: Replace floor tiles (140 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$23,522	Unassigned

Updated: MAR-12

C3020.03 Terrazzo Floor Finishes*

North vestibule flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-12

C3020.04 Wood Flooring**

Maple sports flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace wood gym flooring (410 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$106,467	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1981**

VCT with rubber base typical and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-12

Event: Replace resilient flooring (1442 m2)

Recommendation:
1,800 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$121,142	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 2005**

2003 - Sheet good flooring in corridor.
 2007 - Sheet good flooring in administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-12

Event: Replace sheet good flooring (404 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$33,939	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring**

Carpet in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1981	15	MAR-12

Event: Completed - Replace carpet

Concern:

Carpet is worn out, stained and has runs.

Recommendation:

Replace carpet in administration and library. Approximately 300 s.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$32,931	Low

Updated: MAR-12

Event: Replace carpet (140m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,623	Unassigned

Updated: MAR-12

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

610mm x 1220mm square lay-in acoustic tiles in standard white suspension grid, typical.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-12

Event: Replace ceiling tiles (1900m2)

Recommendation:

1,800 sm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$87,062	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Painted concrete ceiling in change rooms. Painted gypsum board ceilings in washrooms, storage rooms and janitor's closet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	NOV-06

C3030.09 Other Ceiling Finishes*

Suspended linear metal ceiling in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	NOV-06

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

Stainless steel counter top sinks in staff room and infirmary. Single fibreglas mop sink in mechanical room and two cast iron mop sinks in janitors rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace 10 Sinks

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

Updated: MAR-12

D2010.05 Showers**

Shower heads and floor drains in both locker room areas, all to Code. Showers are only used for storage areas at this time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace 16 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$32,000	Unassigned

Updated: MAR-12

D2010.08 Drinking Fountains/Coolers**

Vitreous china and stainless steel wall mounted non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-12

Event: Replace 4 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,000	Unassigned

Updated: MAR-12

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

Crane, floor mounted, tanked control vitreous china urinals.

Crane, floor mounted, vitreous china flush valve toilets in student washrooms. Staff rooms using floor mounted, vitreous china, tanked units.

Original units are vitreous china, countertop mounted lavatories in student washrooms. Some units have been replaced with countertop stainless steel fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-12

Event: Replace 22 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$33,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water lines typically noted as type L hard drawn copper tube. Pressure and storage tank piping is PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D2020.01.02 Valves: Domestic Water**

Most valves, where visible, were noted as gate and ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-12

Event: Replace 90 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$18,000	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Nominal hp domestic hot water recirculation pump in place. Primary water system fed from well provided by a 2hp Myers pump and Well-X-trol pressure tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-12

Event: Replace 3 Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$9,000	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

A total of two hot water tanks were noted in the building. Both heaters are manufactured by Giant and have heating capacities of 20 KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-12

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$10,000	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Fibreglas jacket piping insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D2030.01 Waste and Vent Piping*

Waste piping typically noted as cast iron, type DWV grade copper and some PVC or ABS. Venting typically grade DWV copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D2030.02.04 Floor Drains*

General purpose floor drains provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Cast iron rain water drainage piping and leaders, to surface run-off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D2040.02.04 Roof Drains*

Standard cast iron roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3010.02 Gas Supply Systems*

Schedule 40 black iron gas pipe distribution system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

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

Two, Multi-Temp 'Hydrotherm' MR900B model, gas fired boilers, 190kW output each, with four stage heating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-12

Event: Replace Heating Boilers and Accessories: H.W.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$95,000	Unassigned

Updated: MAR-12

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

Chimneys and combustion air source ductwork are adequately sized for the thermal loads involved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-12

Event: Replace boiler chimney.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,000	Unassigned

Updated: MAR-12

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

General rust and scale inhibitor chemical treatment, via pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3040.01.01 Air Handling Units: Air Distribution**

Two Dunham-Bush central air handlers. A model HAH-80 feeds the gym, and shows signs of a leaking coil and inefficient running fan motors. A model HHU-218 supplies air to the remainder of the halls, library etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	30	MAR-12

Event: Replace 2 air handling units.

Concern:

Two older air handlers with leaking coils and poorly operating fans, no replacement parts.

Recommendation:

Replace air handlers.

Consequences of Deferral:

Higher maintenance costs, and improper air volumes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$165,000	Medium

Updated: MAR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

Replaceable filter media in air handlers and furnaces, changed out as part of regular maintenance programs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3040.01.04 Ducts: Air Distribution*

SMACNA standard galvanized sheet metal ducting, sized to suit existing air handlers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Enameled steel supply air diffusers and registers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3040.03.01 Hot Water Distribution Systems**

Two Armstrong, 5hp centrifugal circulation pumps, parallel configuration supplying heating water to coils and finned tubes via a schedule 40 black iron distribution system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-12

Event: Replace Hot Water Distribution System. BOE: 2546 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$250,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

Roof mounted, dome exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace 6 exhaust fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,000	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

SMACNA standard galvanized sheet metal ducts, sized to suit air movements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Enameled steel and cast aluminum exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D3050.03 Humidifiers**

Duct mounted humidifiers at air handlers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2006	25	MAR-12

Event: Replace 2 humidifiers.

Concern:

Both existing humidifiers are leaking and in poor condition.

Recommendation:

Replace units.

Consequences of Deferral:

Loss of use, and high maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$3,000	Medium

Updated: MAR-12

D3050.05.02 Fan Coil Units**

Hydronic fan coil heating units at primary entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace 4 Force Flow Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Standard finned tube radiation equipment at building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-12

Event: Replace Finned Tube Radiation. BOE: 2546 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$120,000	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

Hydronic type unit heater serving mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,000	Unassigned

Updated: MAR-12

D3060.02.02 Pneumatic Controls**

Original Powers pneumatic controls and compressor system interlock with BMS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-12

Event: Replace Pneumatic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$16,000	Unassigned

Updated: MAR-12

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

Johnson Controls Metasys direct digital control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	MAR-12

Event: Replace Building Systems Controls (BMCS, EMCS). BOE: 2546 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$65,000	Unassigned

Updated: MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Type ABC portable extinguisher located in required areas. Public spaces utilizing wall mounted cabinets, while non-public areas are surface mounted units.

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

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

There is a pad mounted electrical transformer on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-12

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

The main service is fed from the pad mounted transformer. The main distribution is rated at 800A, 120/208 Volts, 3-phase, 4-wire. The school portion takes 600A via CDP, with a separate 200A feed and meter to adjacent skating rink facility. The distribution section is complete with feeder breakers that are adequately identified and there few spare space for future addition. It is very hard to find replacement circuit breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
800/600A	N/A

Event: Replace Main Electrical Switchboard (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$30,000	Unassigned

Updated: MAR-12

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

Branch circuit distribution panels located throughout building and all the panels only have limited spaces for the future uses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-12

Event: Replace 7 circuit panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,000	Unassigned

Updated: MAR-12

D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers**

There is two section Alan Bready MCC panel, and 80% is full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-12

Event: Replace motor control centres

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

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Allen-Bradley 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	1981	30	MAR-12

Event: Replace 10 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Most branch wirings are originally installed with building; the wires are either installed in conduits or the BX wires are used throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

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

Lighting is locally controlled by line voltage switches most areas; corridors and gym are on motion detector control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D5020.02.02.01 Interior Incandescent Fixtures*

Some incandescent lights were installed in few locations. Some of them were retro fitted to compact fluorescent units as part of regular maintenance work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

The fixtures were retro fitted to T8 lamp and electronic ballast units throughout of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	MAR-12

Event: Replace 480 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$96,000	Unassigned

Updated: MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

The fixtures are originally installed with the building. The units are regularly tested and some unit batteries are replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-12

Event: Replace 24 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,600	Unassigned

Updated: MAR-12

D5020.02.03.03 Exit Signs*

Exit signs located at required location and exits. Fixtures are incandescent exit lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D5020.03.01.01 Exterior Incandescent Fixtures*

There are some incandescent lights under canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted fixtures were installed along the building perimeter with adequate coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

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

Photoelectric cell and time clock exterior lighting control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	NOV-06

D5030.01 Detection and Fire Alarm**

EST Quick start Fire alarm panel were installed at front entrance and completed with bell/strobe, pull station, and detectors.

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

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$48,000	Unassigned

Updated: MAR-12

D5030.02.03 Security Access**

Protec panel is used for facility security system and has motion sensor installed in the hallways and door contactors installed at exterior doors. Security system keypad at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-12

Event: Replace security access system

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

Updated: MAR-12

D5030.02.04 Video Surveillance**

There is a security camera.

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

Event: Replace Video Surveillance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$2,500	Unassigned

Updated: MAR-12

D5030.03 Clock and Program Systems*

It is done trough PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2011	0	MAR-12

D5030.04.01 Telephone Systems*

Panther 306 telephone equipment and switchboard were used as a telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

D5030.04.04 Data Systems*

One serve and one patch panel locations are installed in the facility and through super-net connected to regional school board.

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

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>
4 - Acceptable	2003	0	MAR-12

D5030.05 Public Address and Music Systems**

Rauland Telecentre were installed for public address system completed with speaker installed in throughout entire school, and hand set in the class room for paging function.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	20	MAR-12

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$15,000	Unassigned

Updated: MAR-12

D5030.06 Television Systems*

Limited numbers of coaxial cable runs and switchgear in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	NOV-06

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment***

Cafe Kitchen: ceramic top stove, refrigerator, microwave.
 Staff Kitchen: refrigerator, microwave, coffee maker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	NOV-06

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Four metal and two wood basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	NOV-06

E2010.02 Fixed Casework 1981**

Plastic laminate tops, painted plywood classroom and library cases. Plastic laminated plywood vanities in washrooms. Birch faced plywood classroom cupboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-12

Event: Replace casework (135m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$107,230	Unassigned

Updated: MAR-12

E2010.02 Fixed Casework 2003**

Staff kitchen has plastic laminate top and melamine cases, doors and drawer-fronts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	35	MAR-12

Event: Replace casework (6m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$4,766	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

50mm vinyl horizontal blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-12

Event: Replace blinds (24m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,566	Unassigned

Updated: MAR-12

E2020 Moveable Furnishings

Student desks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	NOV-06

F1010.02.04 Portable and Mobile Buildings**

Structure: wood frame walls and TJI roof and floor joists on wood piles with vented crawl space.
 Exterior: stucco exterior finish, SBS roofing, steel door with small wired glass panel, and PVC windows.
 Interior: vinyl sheet flooring, vinyl faced gypsum board wall and ceiling panels.
 Mechanical: counter-flow furnace and insulated under-floor ducts.
 Electrical: 60 amp panel with 12 circuits, fire alarm connected to school alarm system.

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

Event: Replace electrical in the portable classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$11,300	Unassigned

Updated: MAR-12

Event: Replace envelope of portable classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$120,000	Unassigned

Updated: MAR-12

Event: Replace interior finishes in portable classroom

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

Updated: MAR-12

Event: Replace mechanical in the portable classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$10,000	Unassigned

Updated: MAR-12

F1010.02.04 Portable and Mobile Buildings**

Structure: wood frame walls and TJI roof and floor joists on wood piles with vented crawl space.
 Exterior: stucco exterior finish, SBS roofing, steel door with small wired glass panel, and PVC windows.
 Interior: vinyl sheet flooring, vinyl faced gypsum board wall and ceiling panels.
 Mechanical: counter-flow furnace and insulated under-floor ducts.
 Electrical: 60 amp panel with 12 circuits, fire alarm connected to school alarm system.

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

Event: Replace electrical in the portable classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$11,300	Unassigned

Updated: MAR-12

Event: Replace envelope of portable classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$120,000	Unassigned

Updated: MAR-12

Event: Replace interior finishes in portable classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$60,000	Unassigned

Updated: MAR-12

Event: Replace mechanical in the portable classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$10,000	Unassigned

Updated: MAR-12

S8 SPECIAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

The access from the parking area is around to the south entrance doors. A sidewalk ramp from the gravel parking surface is required. Main entrance to the school is through exterior concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	0	MAR-12

Event: Provide sidewalk ramp**Concern:**

A sidewalk ramp from the gravel parking surface is required.

Recommendation:

Provide a barrier-free ramp up to sidewalk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2015	\$2,634	Medium

Updated: MAR-12

K4010.02 Barrier Free Entrances*

Entrances would be barrier free except that there is no automatic door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	0	MAR-12

Event: Provide door operator**Concern:**

There is no automatic door operator.

Recommendation:

Install one automatic door operator to the exterior door at the main entrance .

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2015	\$5,269	Medium

Updated: MAR-12

K4010.03 Barrier Free Interior Circulation*

The interior of the facility is barrier free. There is a steep ramp down into the gymnasium and change room area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

K4010.04 Barrier Free Washrooms*

The washrooms near the entrance are designed for barrier free although stalls are smaller than those required of the current code. Other four washroom locations need to be modified for barrier free access. The washrooms in the portable classrooms are barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	0	MAR-12

Event: Modify toilet stalls

Concern:

None of the washrooms have barrier free stalls or sinks and trim.

Recommendation:

Modify one stall in each washroom (six locations) and one of two staff washrooms to be barrier free

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2015	\$52,689	Medium

Updated: MAR-12

K4020.03 Other Codes*

No code infractions noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

K4030.01 Asbestos*

Based on age of the building it is presumed that no asbestos containing materials are present within the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

K4030.09 Other Hazardous Materials*

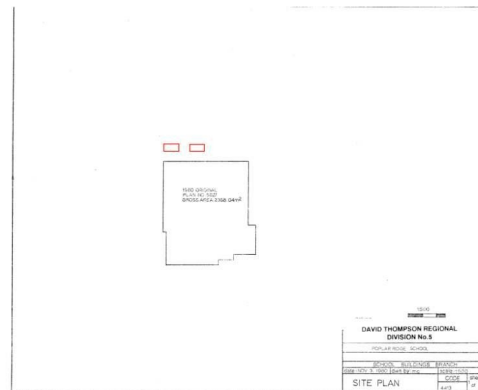
Standard cleaning solutions and chemicals for cleaning were found in Janitor rooms, properly labeled and stored. No other hazardous materials were found on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

K5010.01 Site Documentation*

Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12

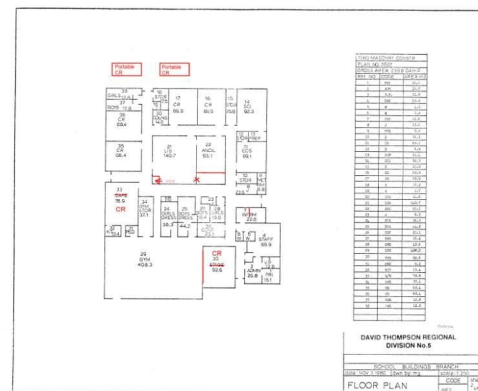


Site Plan

K5010.02 Building Documentation*

Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-12



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