

# RECAPP Facility Evaluation Report

Calgary RCSSD #1



**Holy Angels School**

B4900A

Calgary

**Facility Details**

**Building Name:** Holy Angels School  
**Address:** 275 Riverglen Drive S.E.  
**Location:** Calgary

**Building Id:** B4900A  
**Gross Area (sq. m):** 3,663.28  
**Replacement Cost:** \$8,383,219  
**Construction Year:** 1999

**Evaluation Details**

**Evaluation Company:** Quinn Young Architects  
**Evaluation Date:** September 25 2008  
**Evaluator Name:** Paul Tarbin

**Total Maintenance Events Next 5 years:** **\$28,800**  
**5 year Facility Condition Index (FCI):** **0.34%**

**General Summary:**

Original structure was built in 1999 with an area of 3838.88 sq. Meters, is single storey with a Mechanical mezzanine. The current capacity of the building has a combination of student and staff count of 328. No additions or alterations have been made. The school has four semi-permanent attached portable classrooms.

**Structural Summary:**

The school is constructed with a structural slab on grade, concrete grade beams on concrete piles. The mechanical mezzanine is a structural concrete slab supported on concrete block walls. There is a raised concrete floor over the mechanical mezzanine. Concrete block and wood stud load bearing exterior walls support the metal roof decks and wood TJI joists. Interior supporting structure is a combination of load bearing concrete block walls and HSS columns on concrete pedestals.

The structure is in good condition.

**Envelope Summary:**

The exterior building envelope consists of a combination of sloped concrete tile roof and flat SBS roof membranes. Exterior walls are split faced concrete block veneer insulated cavity walls with punched aluminum windows and a prefinished metal fascia. Exterior doors are insulated metal in steel frames complete with glazing and paint finish. The envelope is in good condition.

**Interior Summary:**

The interior consists of a combination of painted concrete block and wood stud walls with painted drywall finishes. The administration areas and library have carpet floor finish with classrooms and corridors finished in VCT. Washrooms, vestibules and mudrooms have ceramic tile floor finish. The Gymnasium has a floating wood floor and the portables have sheet vinyl flooring. Ceilings are mainly acoustic tile and T-bar system with painted drywall in the Library, washrooms and Gymnasium. The Gymnasium ceiling also has surface mounted acoustic panels. The interior is in good condition.

**Mechanical Summary:**

This facility was built in 1998 and is a well maintained and in good condition site. It has two Super Hot -hot water boilers for perimeter heating and heating coils in the Two Eng Air Air handling units. The main air handling unit serves the main building and the other unit serves the gymnasium. There is State gas fired domestic hot water heater. There is a glycol heat exchanger which serves the two air handling unit heating coils. All plumbing fixtures are in very good condition.

**Electrical Summary:**

Main distribution is siemens 1200A 120/208V. Distribution equipment is in excellent condition. Lighting is T-8 fluorescent. Wireless internet throughout. Overall, schools electrical system is in very good condition.

**Rating Guide**

| <b>Condition Rating</b> | <b>Performance</b>  |
|-------------------------|---|
| 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 grade beams on concrete piles.  
The exterior exposed faces require minor repairs to the bagwash finish.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**A1030 Slab on Grade\***

175mm reinforced suspended concrete slab on grade throughout.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**Event: Repair slab under damaged VCT****Concern:**

Heaved slab found at Corridor 135 causing damage to the VCT.

**Recommendation:**

Remove area of damaged VCT's, repair slab and replace VCT.

**Consequences of Deferral:**

Further damage to VCT flooring.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$4,000     | Low             |

**Updated:** FEB-09

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

190 mm concrete block walls supporting roof at corridors, library and washrooms.  
190mm concrete block walls supporting mechanical room mezzanine floor.  
290mm concrete block walls supporting roof at Gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**B1010.05 Mezzanine Construction \***

Cast-in place 200mm reinforced concrete slab at mechanical room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**B1010.07 Exterior Stairs \***

Reinforced concrete stairs and landing complete with metal guardrail at east and west wing. Paint finish on railings is poor and requires repainting.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 40                 | FEB-09         |

**B1010.10 Floor Construction Firestopping\***

Fire caulking at pipe and conduit penetrations.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**B1020.01 Roof Structural Frame \***

16mm plywood roof deck on a combination of wood TJI joists and sloped wood trusses.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**B1020.04 Canopies\***

16mm plywood roof deck on sloped wood trusses, steel beams and HSS metal columns at main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**B1020.06 Roof Construction Fireproofing\***

45 min Type 'X' gypsum board at ceiling side of wood trusses and at truss face as smoke barrier in Gym attic space.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

## S2 ENVELOPE

### B2010.01.02.02 Concrete Block: Ext. Wall Skin \*

Split face concrete block veneer throughout.  
Cracked blocks noted in two locations and require replacing and/or re-pointing of mortar.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 75                 | FEB-09         |

### B2010.01.06.03 Metal Siding\*\*

Prefinished metal siding.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1999             | 40                 | FEB-09         |

#### Event: Repair Metal Siding (Approx 105m2)

**Concern:**

Oxidation on the blue metal siding has been found in several areas.

**Recommendation:**

Repaint / refinish affected areas.

**Consequences of Deferral:**

Further deterioration of the finish to the siding material.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$7,000     | Low             |

**Updated:** FEB-09



Metal siding showing oxidization taken from the SW roof level.

#### Event: Replace Siding Panels (Approx 575m2)

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$200,000   | Unassigned      |

**Updated:** FEB-09

### B2010.01.09 Expansion Control: Exterior Wall Skin\*

Flexible caulking forming joints at exterior walls.  
Caulking is missing in various areas and requires repair.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

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

Typical caulked joints around window and door frames.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 20                 | FEB-09         |

**Event: Replace Joint Sealers (caulking):**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2013        | \$30,000    | Unassigned      |

**Updated:** FEB-09

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

140 batt insulation in wood stud walls c/w poly vapour barrier.

75 rigid insulation on membrane vapour barrier on concrete block walls.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**B2010.06 Exterior Louvers, Grilles, and Screens\***

Pre-finished metal louvers for mechanical ducting and roof ventilation.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**B2010.09 Exterior Soffits\***

Prefinished metal soffits at upper fascia panels and at building entrances.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

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

Double glazed sealed unit in clear anodised aluminum frames.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 40                 | FEB-09         |

**Event: Replace Windows ( 31 Units )**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$140,000   | Unassigned      |

**Updated:** FEB-09

**B2030.01.02 Steel-Framed Storefronts: Doors\*\***

Painted metal doors and frames with sealed glass lights.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**Event: Repair Entrance Doors ( 7 pairs )**

**Concern:**

All exterior door finishes show peeling and damaged paint.

**Recommendation:**

Paint all doors and frames.

**Consequences of Deferral:**

Further damage to the doors.

| <u>Type</u>              | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2009        | \$2,500     | Low             |

**Updated:** FEB-09

**Event: Repair Exterior Entrance Doors ( 14 Doors )**

**Concern:**

Weather stripping at exterior doors is damaged.

**Recommendation:**

Replace weather stripping.

**Consequences of Deferral:**

Water and air seepage.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$4,000     | Medium          |

**Updated:** FEB-09

**Event: Replace Entrance Doors ( 7 Pairs )**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$30,000    | Unassigned      |

**Updated:** FEB-09

**B3010.01 Deck Vapor Retarder and Insulation\***

Two layers of 38mm rigid insulation on felt vapour retarder to flat roof areas.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**B3010.02.02.02 Concrete Roofing Tiles\*\***

Concrete tile roofing on wood strapping, membrane and plywood decking..

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 25                 | FEB-09         |

**Event: Repair Concrete Roofing Tiles (Approx 20 Tiles)**

**Concern:**

Damaged concrete tiles and grouting in various areas.

**Recommendation:**

Replace damaged tiles and grout affected areas.

**Consequences of Deferral:**

Roof leakage.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$1,100     | Low             |

**Updated:** FEB-09



One of the areas with crack roof tiles

**Event: Replace Concrete Roofing Tiles ( Approx 1000m2 )**

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

**Updated:** FEB-09



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

Torch-on membrane roofing.  
Loose granular particles require removal in corners of roof.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 25                 | FEB-09         |

**Event: Repair Membrane Roofing ( 4m2 )**

**Concern:**  
Surface cracking found in capsheet at some parapet junctions.

**Recommendation:**  
Install new cap sheet to damaged areas.

**Consequences of Deferral:**  
Further deterioration of cap sheet and possible leakage.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2009        | \$3,000     | Low             |

**Updated:** FEB-09



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**Event: Replace Membrane Roofing (Aprox 2350m2)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2024        | \$432,000   | Unassigned      |

**Updated:** FEB-09

**B3010.08.02 Metal Gutters and Downspouts\*\***

Pre-finished metal gutter and downspouts.  
Gutters require cleaning and the removal of broken tiles, etc.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**Event: Replace Metal Gutters and Downspouts**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$40,000    | Unassigned      |

**Updated:** FEB-09

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

Plumbing stack vents, exhaust fans, chimney

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**S3 INTERIOR****C1010.01.03 Unit Masonry Assemblies: Partitions**

Painted concrete block walls at mudrooms, at main corridor separating classroom block, between classroom and janitors room, washrooms, changing rooms, gym and administration offices.  
Areas of caulked control joints require repair in the Gymnasium and Corridors.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**C1010.01.07 Framed Partitions (Stud)**

Wood stud walls with gypsum board finish between classrooms and the administration area.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**Event: Repair Framed Partitions (Stud)****Concern:**

Cracked caulked joints at drywall/block junctions found in various locations throughout the building.

**Recommendation:**

Reapply caulking to affected areas and repaint as required.

**Consequences of Deferral:**

Poor finish and appearance.

| <b><u>Type</u></b> | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
|--------------------|--------------------|--------------------|------------------------|
| Repair             | 2009               | \$1,200            | Low                    |

**Updated:** FEB-09

**Event: Repair Framed Partitions (Stud)****Concern:**

Drywall damage in several classrooms where tape was applied and removed.

Chips, nicks and damage found on drywall at various locations.

**Recommendation:**

Repair damaged drywall and finish.

**Consequences of Deferral:**

Further damage to drywall.

| <b><u>Type</u></b> | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
|--------------------|--------------------|--------------------|------------------------|
| Repair             | 2009               | \$4,000            | Low                    |

**Updated:** FEB-09

**C1010.03 Interior Operable Folding Panel Partitions \*\***

Operable folding/sliding panel partition between two classrooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**Event: Replace Interior Operable Folding Panel Partitions**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$16,000    | Unassigned      |

**Updated:** FEB-09

**C1010.05 Interior Windows \***

Single glazing in metal frames at the Administration and Library's Office.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C1010.07 Interior Partition Firestopping \***

Concrete block fire separation divides the school into three fire compartments.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C1020.01 Interior Swinging Doors (& Hardware) \***

Birch stained solid core and metal interior doors with and without lights, all doors in metal frames. Damaged edges and faces of wood doors require repair.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 40                 | FEB-09         |

**C1020.03 Interior Fire Doors \***

1 1/2 hour fire rated doors at fire walls.  
3/4 hour fire rated doors to storage rooms, janitors rooms, and access to mechanical room.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C1020.04 Interior Sliding and Folding Doors \***

Metal roll up shutters installed between kitchen, administration, corridors and gymnasium.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C1030.01 Visual Display Boards \*\***

Tackboards, whiteboards, and some chalk boards, typical throughout the building.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 20                 | FEB-09         |

**Event: Replace Visual Display Boards (Approx 58units)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$52,000    | Unassigned      |

**Updated:** FEB-09

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

Painted manufactured metal toilet compartments and shower stalls.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**Event: Replace Fabricated Compartments (31 stalls)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$25,000    | Unassigned      |

**Updated:** FEB-09

**C1030.08 Interior Identifying Devices \***

White Lamacoid door numbers to classrooms with room names below.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C1030.12 Storage Shelving \***

A combination of wood and metal shelving throughout.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C1030.14 Toilet, Bath, and Laundry Accessories \***

Soap, dispensers, toilet holders,paper towel dispensers and mirrors provided in all washrooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C2010.03 Metal Stair Construction**

Metal stair with concrete filled pan treads to Mechanical Room.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**C3010.06.01 Ceramic Tile\*\***

100x100 glazed ceramic wall tiles up to 1800mm at various areas in all washrooms.

100x100 glazed ceramic wall tiles up to 1500mm at slop sink at janitor's room .

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 40                 | FEB-09         |

**Event: Replace Tile Wall Finishes (Approx 35m2)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$5,500     | Unassigned      |

**Updated:** FEB-09

**C3010.09 Acoustical Wall Treatment \*\***

'Tectum' acoustic panels on upper walls in the Library and Music Room.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 20                 | FEB-09         |

**Event: Replace Acoustical Wall Treatment ( Approx 35m2)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$8,000     | Unassigned      |

**Updated:** FEB-09

**C3010.11 Interior Wall Painting\***

Painted drywall and concrete block walls throughout.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 10                 | FEB-09         |

**C3020.01.02 Paint Concrete Floor Finishes \***

Epoxy painted concrete in mechanical room.  
Coloured hardened concrete in Gym Storage Rooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 10                 | FEB-09         |

**C3020.02 Tile Floor Finishes\*\***

200x200 unglazed ceramic floor tiles in all washrooms, gym changing rooms, vestibules and all mud rooms. Damaged tiles and grout in some areas requires repair.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 50                 | FEB-09         |

**Event: Replace Tile Floor Finishes ( Approx 280m2)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2049        | \$36,000    | Unassigned      |

**Updated:** FEB-09

**C3020.04 Wood Flooring\*\***

Maple wood strip flooring in Gymnasium.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**Event: Replace Wood Flooring ( Approx 430m2)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$70,000    | Unassigned      |

**Updated:** FEB-09

**C3020.07 Resilient Flooring\*\***

VCT flooring throughout school except in Classrooms and Corridors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 1999             | 20                 | FEB-09         |

**Event: Replace Resilient Flooring ( Approx 1500m2 )**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$95,000    | Unassigned      |

**Updated:** FEB-09

**Event: Replace Resilient Flooring (Approx 10m2)**

**Concern:**

VCT tiles are damaged at threshold leading to gymnasium.  
VCT damaged due to heaved slab at corridor.

**Recommendation:**

Replace VCT tiles in all affected areas.

**Consequences of Deferral:**

Further damage to VCT tiles and surrounding tiles.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009        | \$2,000     | Low             |

**Updated:** FEB-09

**C3020.08 Carpet Flooring\*\***

Low level loop carpets in the library/computer room, music/art room, and administration offices.  
Minor damaged edges and stains require repair.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 15                 | FEB-09         |

**Event: Replace Carpet Flooring (Approx 600m2)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2014        | \$35,000    | Unassigned      |

**Updated:** FEB-09

**C3030.04 Gypsum Board Ceiling Finishes\***

Painted gypsum board ceiling in Washrooms, Storage Rooms, Gymnasium, Library and Main Entry.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 60                 | FEB-09         |

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

Acoustic T-bar ceiling systems throughout the office area, corridors and classrooms.  
Stained ceiling tiles require replacing.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 4 - Acceptable       | 1999                    | 25                        | FEB-09                |

**Event: Replace Acoustic Ceilings (Approx 1925m2)**

|                       |                    |                    |                        |
|-----------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b>    | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Lifecycle Replacement | 2024               | \$65,000           | Unassigned             |

**Updated:** FEB-09

**C3030.06 Acoustic Ceiling Treatment (Tectum Panels)\*\***

Tectum acoustic panels to Gymnasium ceiling.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 4 - Acceptable       | 1999                    | 25                        | FEB-09                |

**Event: Replace Acoustic Ceiling Treatment ( Approx 174m2)**

|                       |                    |                    |                        |
|-----------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b>    | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Lifecycle Replacement | 2024               | \$10,000           | Unassigned             |

**Updated:** FEB-09

**C3030.07 Interior Ceiling Painting\***

Painted gypsum board ceiling in foyer, library, storage, washrooms, and changing rooms.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 4 - Acceptable       | 1999                    | 20                        | FEB-09                |



## S4 MECHANICAL

### D2010.04 Sinks\*\*

There is a sink in each class room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

#### **Event: Replace Eleven Sinks**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$11,400    | Unassigned      |

**Updated:** FEB-09

### D2010.08 Drinking Fountains / Coolers\*\*

Wall mount porcelain in each corridor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 35                 | FEB-09         |

#### **Event: Replace Approximately Five Drinking Fountains / Coolers ]**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2034        | \$7,800     | Unassigned      |

**Updated:** FEB-09

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

There is 31 W/C's floor mount with flushometers. 24 counter mount Lav's and 5 wall mount with flushometer urn's.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

#### **Event: Replace Approximately Sixty Washroom Fixtures (WC, Lav, Urnl)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$60,800    | Unassigned      |

**Updated:** FEB-09

### D2020.01.01 Pipes and Tubes: Domestic Water\*

Copper piping throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D2020.01.02 Valves: Domestic Water\*\***

Standard gate and globe valves throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 40                 | FEB-09         |

**Event: Replace Valves: Domestic Water**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$23,600    | Unassigned      |

**Updated:** FEB-09

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Two reduced pressure on the mains and ahead of other systems.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 20                 | FEB-09         |

**Event: Replace Two Piping Specialties (Backflow Preventors)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$4,000     | Unassigned      |

**Updated:** FEB-09

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

Recirc. Pump on the domestic hot water.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 20                 | FEB-09         |

**Event: Replace One Plumbing Pump: Domestic Water**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$1,100     | Unassigned      |

**Updated:** FEB-09

**D2020.02.06 Domestic Water Heaters\*\***

State gas fired water heater 180,000 Btu.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 20                 | FEB-09         |

**Event: Replace One Domestic Water Heaters**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$6,800     | Unassigned      |

**Updated:** FEB-09

**D2020.03 Water Supply Insulation: Domestic\***

All piping is insulated.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D2030.01 Waste and Vent Piping\***

Cast and copper piping throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D2040.01 Rain Water Drainage Piping Systems\***

Cast piping throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D2040.02.04 Roof Drains\***

Cast drains and domes.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 40                 | FEB-09         |

**D3010.02 Gas Supply Systems\***

Gas meter on the outside of the building. Black iron piping throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 60                 | FEB-09         |

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

Two Super Hot gas fired hot water boilers 960,000 btu each.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 35                 | FEB-09         |

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

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2034        | \$86,900    | Unassigned      |

**Updated:** FEB-09

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

Insulated breeching up through the roof.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

**Event: Replace One Chimney (&Comb. Air): H.W. Boiler**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$18,600    | Unassigned      |

**Updated:** FEB-09

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

Chemical treatment by pot feeder.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D3040.01.01 Air Handling Units: Air Distribution\*\***

There is one ENG-Air unit for the main building complete with return air, outside air and releif This unit has heating coils and drip media for humidification. There is also one ENG-Air unit for the Gym which has return air ,outside air and releif. This unit has heating coil but no humidification.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

**Event: Replace Two Air Handling Units: Air Distribution**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$276,300   | Unassigned      |

**Updated:** FEB-09

**D3040.01.03 Air Cleaning Devices:Air Distribution\***

There is filter media in both units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D3040.01.04 Ducts: Air Distribution\***

There is galvanized ductwork throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

Supply and return air diffusers and grilles throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D3040.03.01 Hot Water Distribution Systems\*\***

Black iron and copper piping throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 40                 | FEB-09         |

**Event: Replace Hot Water Distribution Systems**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$293,100   | Unassigned      |

**Updated:** FEB-09

**D3040.04.01 Fans: Exhaust\*\***

Roof mounted exhaust fans throughout

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

**Event: Replace Approximately Eleven Fans: Exhaust**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$12,200    | Unassigned      |

**Updated:** FEB-09

**D3040.04.03 Ducts: Exhaust \***

Galvanized ductwork.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D3040.04.05 Air Outlets and Inlets: Exhaust \***

Exhaust grilles throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D3050.03 Humidifiers\*\***

Drip media in the main building air handling unit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 25                 | FEB-09         |

**Event: Replace One Humidifier**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2024        | \$10,400    | Unassigned      |

**Updated:** FEB-09

**D3050.05.02 Fan Coil Units\*\***

Forced flow units in the vestibules.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

**Event: Replace Approximately Five Fan Coil Units**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$69,600    | Unassigned      |

**Updated:** FEB-09

**D3050.05.03 Finned Tube Radiation\*\***

Perimeter radiation throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 40                 | FEB-09         |

**Event: Replace Finned Tube Radiation**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$139,700   | Unassigned      |

**Updated:** FEB-09

**D3060.02.02 Pneumatic Controls\*\***

Pneumatic controls with some DDC monitoring.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 40                 | FEB-09         |

**Event: Replace Pneumatic Controls**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2039        | \$47,000    | Unassigned      |

**Updated:** FEB-09

**D4010 Sprinklers: Fire Protection\***

No sprinklers. Fire hydrant in front of building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 60                 | FEB-09         |

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

Hand held extinguishers throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

## S5 ELECTRICAL

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

Main Distribution is a Siemens 1200A 120/208V 3 phase 4 wire.

|                      |                             |                             |                       |
|----------------------|-----------------------------|-----------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b>     | <b><u>Design Life</u></b>   | <b><u>Updated</u></b> |
| 6 - Excellent        | 1999                        | 40                          | FEB-09                |
|                      | <b><u>Capacity Size</u></b> | <b><u>Capacity Unit</u></b> |                       |
|                      | 1200                        | amps                        |                       |

**Event: Replace Main Electrical Switchboards (Main Distribution)**

|                       |                    |                    |                        |
|-----------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b>    | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Lifecycle Replacement | 2039               | \$64,100           | Unassigned             |

**Updated:** FEB-09

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

There are various Siemens panels located throughout the school. They are in excellent condition and have room for expansion.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 6 - Excellent        | 1999                    | 30                        | FEB-09                |

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

|                       |                    |                    |                        |
|-----------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b>    | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Lifecycle Replacement | 2029               | \$32,200           | Unassigned             |

**Updated:** FEB-09

### D5010.07.02 Motor Starters and Accessories \*\*

Siemens motor starters located in the mechanical room.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 5 - Good             | 1999                    | 30                        | FEB-09                |

**Event: Replace Motor Starters and Accessories**

|                       |                    |                    |                        |
|-----------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b>    | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Lifecycle Replacement | 2029               | \$5,500            | Unassigned             |

**Updated:** FEB-09

### D5020.01 Electrical Branch Wiring \*

Wire in conduit where visible.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 5 - Good             | 1999                    | 0                         | FEB-09                |



**D5020.02.01 Lighting Accessories (Lighting Controls) \***

Lighting contactors for indoor lighting located inside the electrical room. Low voltage switching in corridors and library. Line voltage switching elsewhere.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D5020.02.02.02 Interior Florescent Fixtures \*\***

The school is equipped with T-8 florescent fixtures throughout. It also has florescent potlights in the entry.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 30                 | FEB-09         |

**Event: Replace Interior Florescent Fixtures**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$191,800   | Unassigned      |

**Updated:** FEB-09

**D5020.02.02.03 Interior Metal Halide Fixture \***

The gym is equipped with metal halide fixtures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D5020.02.03.02 Emergency Lighting Battery Packs \*\***

The school has independent battery packs with remote mounted heads throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 20                 | FEB-09         |

**Event: Replace Emergency Lighting Battery Packs**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$13,600    | Unassigned      |

**Updated:** FEB-09

**D5020.02.03.03 Exit Signs \***

The school is equipped with LED exit signs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D5020.03.01.03 Exterior Metal Halide Fixtures \***

There are recessed metal halide fixtures under the canopy.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D5020.03.01.04 Exterior H.P. Sodium Fixtures \***

There are wall mounted high pressure sodium fixtures around the outside of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

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

The exterior lighting is controlled by a photocell and timeclock.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D5030.01 Detection and Fire Alarm \*\***

Edwards EST control panel. Graphic Annunciator. Bells and strobes throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 25                 | FEB-09         |

**Event: Replace Detection and Fire Alarm**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2024        | \$59,800    | Unassigned      |

**Updated:** FEB-09

**D5030.02.02 Intrusion Detection \*\***

Silent Knight system. Motion sensors throughout. Regency Keypad at main entrance. Magnetic door holders.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 25                 | FEB-09         |

**Event: Replace Intrusion Detection**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2024        | \$35,200    | Unassigned      |

**Updated:** FEB-09

**D5030.03 Clock and Program Systems \***

Clock bells controlled offsite.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 25                 | FEB-09         |

**D5030.04.01 Telephone Systems \***

Nortel phone system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 25                 | FEB-09         |

**D5030.04.05 Local Area Network Systems \***

Fiber optic entrance. Cat 5 cabling. Wireless internet access throughout the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 0                  | FEB-09         |

**D5030.05 Public Address and Music Systems \*\***

P/A system located in the office. Consists of paging unit, Cd player/tape deck and Amp. Tied into phone system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 1999             | 20                 | FEB-09         |

**Event: Replace Public Address and Music Systems**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2019        | \$14,400    | Unassigned      |

**Updated:** FEB-09

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment\*

Librarians desk, Wood book shelves and desks, display cabinets.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

### E1090.04 Residential Equipment\*

Residential fridge, stove, and microwave in Staff Lounge and Gymnasium Kitchen.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

### E1090.07 Athletic, Recreational, and Therapeutic Equipment\*

Athletic Equipment:

Wall mounted side swing and fixed basketball hoops in gymnasium. Drop down divider curtain divider to separate gym into two spaces, steel inserts in floor for volleyball and badminton nets. Climbing frames with climbing rope.

Recreational Equipment:

Prefabricated playground equipment at playground located at rear of building.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

### E2010.02 Fixed Casework\*\*

Birch veneer coat hooks/cubbies mounted in classrooms.  
 Birch finished sink cabinets c/w laminate tops in classrooms.  
 Birch cabinets and overhead cupboards in infirmary and caretaker's room.  
 Birch shelving and storage in staff work room.  
 Laminated lavatory countertops.  
 Reception counter c/w laminate top in Administration.  
 Caulking at some vanities requires repair and rusting bench supports require painting.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 35                 | FEB-09         |

#### Event: Replace Fixed Casework ( Approx 235 lin. mtr.)

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2034        | \$300,000   | Unassigned      |

**Updated:** FEB-09

**E2010.03.06 Curtains and Drapes \*\***

Curtains with curtain rods located in all classrooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**Event: Replace Blinds ( 31 Units)**

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2029        | \$25,000    | Unassigned      |

**Updated:** FEB-09

**F1010.02.04 Portable and Mobile Buildings\* (C99CS29)**

Floor: sheet vinyl on 16 T&G GIS plywood, 13 fibre board, poly vapour barrier, 16 T&G plywood subfloor, 28x235 floor joists @ 400o/c, batt insulation and 13 plywood undersheathing c/w fire retardant paint.

Exterior Wall: Prefinished metal siding fascia at high level, painted Hardipanel, air barrier, 13 plywood sheathing, 38x140 wood studs at 400 c/c, batt insulation, poly vapour barrier, 16 type 'X' gypsum board and paint finish, stained plywood skirting on wood framing.

Interior Partition: 16 gypsum board on wood studs c/w paint finish.

Ceiling: Acoustic mineral fibre ceiling tiles in a prefinished metal 'T' bar grid system with painted drywall bulkhead to mechanical duct.

Roof: Two ply torch on membrane 13 plywood check, 300 TJI joists on 400mm o/c, batt insulation, poly vapour barrier, 16 type 'x' gypsum board.

Windows: Anodised aluminum frames c/w sealed glass units and wire mesh security grilles on the exterior.

Exterior Doors: Insulated hollow metal in pressed steel frame c/w paint finish.

Interior Doors: SCW in painted pressed steel frame.

Casework: Birch veneer plywood coat hook and shelf unit and teacher's cupboard.

Visual Display Boards: Tackboards and blackboards

Mechanical:

Heating: Forced air furnace 90,000btu complete with return and outside air.

Electrical:

The Portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

The Portable has access to the wireless internet fed from the school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**F1010.02.04 Portable and Mobile Buildings\* (C00CS20)**

Floor: sheet vinyl on 16 T&G GIS plywood, 13 fibre board, poly vapour barrier, 16 T&G plywood subfloor, 28x235 floor joists @ 400o/c, batt insulation and 13 plywood undersheathing c/w fire retardant paint.

Exterior Wall: Prefinished metal siding fascia at high level, painted Hardipanel, air barrier, 13 plywood sheathing, 38x140 wood studs at 400 c/c, batt insultion, poly vapour barrier, 16 type 'X' gypsum board and paint finish, stained plywood skirting on wood framing.

Interior Partition: 16 gypsum board on wood studs c/w paint finish.

Ceiling: Acoustic mineral fibre ceiling tiles in a prefinished metal 'T' bar grid system with painted drywall bulkhead to mechanical duct.

Roof: Two ply torch on membrane 13 plywood check, 300 TJI joists on 400mm o/c, batt insulation, poly vapour barrier, 16 type 'x' gypsum board.

Windows: Anodised aluminum frames c/w sealed glass units and wire mesh security grilles on the exterior.

Exterior Doors: Insulated hollow metal in pressed steel frame c/w paint finish.

Interior Doors: SCW in painted pressed steel frame.

Casework: Birch veneer plywood coat hook and shelf unit and teacher's cupboard.

Visual Display Boards: Tackboards and blackboards

Mechanical:

Heating: Forced air furnace 90,000btu complete with return and outside air.

Electrical:

The Portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

The Portable has access to the wireless internet fed from the school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000             | 30                 | FEB-09         |

**F1010.02.04 Portable and Mobile Buildings\* (C99CS15)**

Floor: sheet vinyl on 16 T&G GIS plywood, 13 fibre board, poly vapour barrier, 16 T&G plywood subfloor, 28x235 floor joists @ 400o/c, batt insulation and 13 plywood undersheathing c/w fire retardant paint.

Exterior Wall: Prefinished metal siding fascia at high level, painted Hardipanel, air barrier, 13 plywood sheathing, 38x140 wood studs at 400 c/c, batt insulation, poly vapour barrier, 16 type 'X' gypsum board and paint finish, stained plywood skirting on wood framing.

Interior Partition: 16 gypsum board on wood studs c/w paint finish.

Ceiling: Acoustic mineral fibre ceiling tiles in a prefinished metal 'T' bar grid system with painted drywall bulkhead to mechanical duct.

Roof: Two ply torch on membrane 13 plywood check, 300 TJI joists on 400mm o/c, batt insulation, poly vapour barrier, 16 type 'x' gypsum board.

Windows: Anodised aluminum frames c/w sealed glass units and wire mesh security grilles on the exterior.

Exterior Doors: Insulated hollow metal in pressed steel frame c/w paint finish.

Interior Doors: SCW in painted pressed steel frame.

Casework: Birch veneer plywood coat hook and shelf unit and teacher's cupboard.

Visual Display Boards: Tackboards and blackboards

Mechanical:

Heating: Forced air furnace 90,000btu complete with return and outside air.

Electrical:

The Portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

The portable has access to the wireless internet fed from the school.

Repairs required to minor damaged areas on drywall partitions.

Exterior doors and frames require repair to the paint finish.

Repair wood cap at exterior joint between Portable Classroom units.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**F1010.02.04 Portable and Mobile Buildings\* (C99CS19)**

Floor: sheet vinyl on 16 T&G GIS plywood, 13 fibre board, poly vapour barrier, 16 T&G plywood subfloor, 28x235 floor joists @ 400o/c, batt insulation and 13 plywood undersheathing c/w fire retardant paint.

Exterior Wall: Prefinished metal siding fascia at high level, painted Hardipanel, air barrier, 13 plywood sheathing, 38x140 wood studs at 400 c/c, batt insultion, poly vapour barrier, 16 type 'X' gypsum board and paint finish, stained plywood skirting on wood framing.

Interior Partition: 16 gypsum board on wood studs c/w paint finish.

Ceiling: Acoustic mineral fibre ceiling tiles in a prefinished metal 'T' bar grid system with painted drywall bulkhead to mechanical duct.

Roof: Two ply torch on membrane 13 plywood check, 300 TJI joists on 400mm o/c, batt insulation, poly vapour barrier, 16 type 'x' gypsum board.

Windows: Anodised aluminum frames c/w sealed glass units and wire mesh security grilles on the exterior.

Exterior Doors: Insulated hollow metal in pressed steel frame c/w paint finish.

Interior Doors: SCW in painted pressed steel frame.

Casework: Birch veneer plywood coat hook and shelf unit and teacher's cupboard.

Visual Display Boards: Tackboards and blackboards

Mechanical:

Heating: Forced air furnace 90,000btu complete with return and outside air.

Electrical:

The Portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

The Portable has access to the wireless internet fed from the school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 30                 | FEB-09         |

**F2020.01 Asbestos\***

No hazardous materials were evident or reported on the premises.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**F2020.04 Mould\***

No hazardous materials were evident or reported on the premises.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |



**F2020.09 Other Hazardous Materials\***

No hazardous materials were evident or reported on the premises.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999             | 0                  | FEB-09         |

**S8 FUNCTIONAL ASSESSMENT****K3010 Building Services**

The capacity of building services appear to be adequate for the current use.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**K3020 Indoor Environment**

The indoor environment is generally acceptable.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**K4010.01 Barrier Free Route: Parking to Entrance \***

Barrier free stalls and curb cut to sidewalk to main entrance.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**K4010.02 Barrier Free Entrances \***

Main Entry double doors with auto operators.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**K4010.03 Barrier Free Interior Circulation\***

Upper Mezzanine (Mechanical Room) is the only space not accessible by wheelchair.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**K4010.04 Barrier Free Washrooms\***

Barrier Free cubicles and grab bars provided and are acceptable.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |

**K4020 Building Code**

The building is divided into three fire compartments which are all one storey in height and facing one street. It appears to conform to current code requirements

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 1999                    | 0                         | FEB-09                |