

RECAPP Facility Evaluation Report

Calgary School District #19



Tom Baines Junior High School

B4910A

Calgary

Facility Details

Building Name: Tom Baines Junior High Sch
Address: 250 Edgepark Boulevard N.\
Location: Calgary

Building Id: B4910A
Gross Area (sq. m): 6,363.50
Replacement Cost: \$14,562,527
Construction Year: 1996

Evaluation Details

Evaluation Company: Neil Jaud Architect inc.
Evaluation Date: August 20 2008
Evaluator Name: Neil Jaud

Total Maintenance Events Next 5 years: **\$132,600**
5 year Facility Condition Index (FCI): **0.91%**

General Summary:

Sprinklered 1997 two storey school of 6222.2m2 plus an 80.3m2 portable. The school consists of 30 classrooms, gym and library. The North-west facade flashings over the concrete masonry veneer do not appear sufficient to control wind driven wetting of the masonry wall. The school is in generally good condition.

Structural Summary:

Concrete foundations, steel structure for second and roof. Concrete masonry walls. The structure is in overall good condition.

Envelope Summary:

Concrete masonry veneer to height of second floor. EIFS system wall finish for second floor envelope walls. Some physical damage to EIFS finish due to thrown objects and bird nesting. Some expansion/contraction cracking of EIFS at window openings. The building envelope is in generally acceptable condition however, the physical localized damage to the EIFS should be repaired as soon as possible.

Interior Summary:

Interiors re-painted in 2007. VCT flooring and T-Bar Ceilings. Interior finishes good.

Mechanical Summary:

The school's heating and cooling is generated by two Teledyne Laars boilers located in the mechanical room. These supply hot water to an Armstrong heat exchanger which transfers heat to the glycol circulation system. Glycol is circulated through force flows, baseboard radiation and heating coiling in four Engineered Air air handing units on the school's rooftop. Control for the school is via electronic thermostats in the classrooms and a building management system in the facilitator's office.

Domestic hot water is supplied by one Stateturbo Sandblaster self cleaning water tank and one John Wood Pro hot water tank. Circulation of the hot water throughout the school is done via one Grundfos recirculation pump.

Sanitary sewer, storm sewer, domestic water, and natural gas are supplied by underground municipal services.

The school is in good mechanical condition and upgrades are not needed at this time. Regular maintenance of equipment should continue regularly.

Electrical Summary:

Service is a 1200A 347/600V 3 phase and 1600A 120/208V 3 phase. T-8 lighting throughout. Overall electrical systems in very good condition.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

Concrete strip footings and frost walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

A1030 Slab on Grade*

Concrete main floor slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

B1010.01 Floor Structural Frame (Building Frame)*

HSS columns and steel beams OWSJ second floor joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

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

Concrete masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete topping on metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

B1010.10 Floor Construction Firestopping*

Firestopping of pipes and ducts through second floor Mechanical room floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

B1020.01 Roof Structural Frame*

HSS columns, steel beams supporting OWSJ and metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

B1020.04 Canopies*

Roof extension forming canopy over main entrance to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

S2 ENVELOPE

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Split faced concrete masonry over air space for height of main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	75	MAR-09

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

EIFS wall system for upper floor portion of exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	75	MAR-09

Event: Repair Exterior insulation EIFS

Concern:

Physical damage and bird nest holes in EIFS system permitting moisture ingress. Stress cracks at windows.

Recommendation:

Repair EIFS wall system.

Consequences of Deferral:

Excessive maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$58,000	Medium

Updated: MAR-09

B2010.01.09 Expansion Control: Exterior Wall Skin*

Masonry and EIFS control joints at intervals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

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

Caulked expansion joints in masonry and EIFS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	20	MAR-09

Event: Replace Caulking

Concern:

Caulking cracked at EIFS expansion joints and window perimeters.

Recommendation:

Replace caulking.

Consequences of Deferral:

Excessive maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$18,000	Medium

Updated: MAR-09

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

Upper floor perimeter wall coloured EIFS stucco finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	15	MAR-09

Event: Replace Paints (& Stains): Exterior Wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,000	Unassigned

Updated: MAR-09

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

Concrete masonry backup walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

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

Vapour retarder applied to exterior surface of masonry backup wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

B2010.06 Exterior Louvers, Grilles, and Screens*

Pre-Finished metal louvers to mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

B2010.09 Exterior Soffits*

Metal panels in t-bar suspension system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Fibreglass windows, sealed glazing, screened vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-09

Event: Replace 80 Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$386,000	Unassigned

Updated: MAR-09

B2030.01.02 Steel-Framed Storefronts: Doors**

Hollow metal doors in Pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace Storefronts: Doors - 3 pair

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$21,600	Unassigned

Updated: MAR-09

B2030.02 Exterior Utility Doors**

Hollow metal doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-09

Event: Replace 12 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$29,600	Unassigned

Updated: MAR-09

B3010.01 Deck Vapor Retarder and Insulation*

Vapour retarder over metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

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

SBS roofing with pre-finished metal flashings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-09

Event: Replace 3900m2 Membrane Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$755,000	Unassigned

Updated: MAR-09

B3010.08.02 Metal Gutters and Downspouts**

Internal roof drainage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

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

Roof hatch over Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - Masonry

Concrete masonry interior partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

C1010.01 Interior Fixed Partitions* - Stud

Metal stud interior partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

C1010.03 Interior Operable Folding Panel Partitions**

Vinyl folding room dividers in classroom 3,13, 23, 33.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace 4 Interior Operable Folding Panel Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$37,000	Unassigned

Updated: MAR-09

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted metal and stained wood interior railings and balustrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

C1010.05 Interior Windows*

Safety glass in pressed steel frames between General Office and corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C1010.07 Interior Partition Firestopping*

Firestopping of penetrations through rated room walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C1020.01 Interior Swinging Doors (& Hardware)*

Stained wood door in pressed steel frame. Kickplate, lever hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-09

C1020.03 Interior Fire Doors*

Fire rated hollow metal doors and frames in rated walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C1030.01 Visual Display Boards**

Whiteboards, tackboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-09

Event: Replace 36 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,000	Unassigned

Updated: MAR-09

C1030.06 Handrails*

Wall mounted painted metal railings to exit stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C1030.08 Interior Identifying Devices*

Door mounted labels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C1030.10 Lockers**

Pre-Finished metal lockers in corridors, Auxiliary gym and gym change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace 432 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$472,000	Unassigned

Updated: MAR-09

C1030.12 Storage Shelving *

Stained wood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C1030.14 Toilet, Bath, and Laundry Accessories*

Soap, towel and paper dispensers. Waste receptacles, mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C2010 Stair Construction*

Steel fabricated stair stringers, treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

C2020.01 Tile Stair Finishes*

Porcelain tile stair treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	60	MAR-09

C2020.08 Stair Railings and Balustrades*

Painted steel railings and balustrades to exit stairs and central open area stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

C3010.02 Wall Paneling**

Stained wood wainscot in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace 450m2 Wall Paneling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$51,750	Unassigned

Updated: MAR-09

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	60	MAR-09

C3010.06 Tile Wall Finishes**

Ceramic tile to walls at urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-09

Event: Replace 18m2 Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$5,200	Unassigned

Updated: MAR-09

C3010.09 Acoustical Wall Treatment**

Fabric covered panels in Music room, Drama and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-09

Event: Replace 302m2 Acoustical Wall Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$66,000	Unassigned

Updated: MAR-09

C3010.11 Interior Wall Painting*

Concrete masonry and gypsum board painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	10	MAR-09

C3020.01.01 Epoxy Concrete Floor Finishes*

Sealed concrete mechanical room floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

C3020.02 Tile Floor Finishes**

Porcelain tile flooring in Washrooms, entrance lobby, General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	50	MAR-09

Event: Replace 201m2 Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$38,000	Unassigned

Updated: MAR-09

C3020.04 Wood Flooring**

Gym vented flooring, Auxillary gym wood strip floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	MAR-09

C3020.07 Resilient Flooring**

Resilient sport flooring in activity room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: Replace 138m2 sport flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,000	Unassigned

Updated: MAR-09

C3020.07 Resilient Flooring**

VCT in corridors, classrooms, service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-09

Event: Replace 5000m2 Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$313,000	Unassigned

Updated: MAR-09

C3020.08 Carpet Flooring**

Carpet in General Office, Staff Work rooms and Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	15	MAR-09

Event: Replace 444m2 Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,000	Unassigned

Updated: MAR-09

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	60	MAR-09

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

Acoustic tiles in suspended T-bar grid.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-09

Event: Replace 4000m2 Acoustic Ceiling Treatment (Susp.T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$180,400	Unassigned

Updated: MAR-09

C3030.07 Interior Ceiling Painting*

Painted gypsum board ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

D1010.01.02 Hydraulic Passenger Elevators**

Barrier free elevator from main floor to second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace Hydraulic Passenger Elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$114,400	Unassigned

Updated: MAR-09

S4 MECHANICAL

D2010.04 Sinks **

There are a variety of single and double stainless steel sinks throughout the school. The caretakers rooms each contain one 36"x24" Fiat plastic mop sink equipped with a Teck Faucet. The kitchen contains one single and one double stainless steel sink. The two science rooms each contains five single stainless steel sinks equipped with Delta gooseneck faucets. The art room contains four single stainless steel sinks. The staff room contains one double stainless steel sink. The shop and music room each contain a single stainless steel sink. The home economics room contains four double stainless steel sinks and one wall mounted porcelain sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace Approximately Twenty Six Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$23,000	Unassigned

Updated: MAR-09

D2010.08 Drinking Fountains / Coolers **

The school contains American Standard porcelain wall mounted drinking fountains as well as stainless steel HAWS drinking fountains. There HAWS fountains are barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	35	MAR-09

Event: Replace Approximately Five Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$5,700	Unassigned

Updated: MAR-09

D2010.09 Other Plumbing Fixtures *

The kitchen and staff kitchen each contain one dishwasher. The science rooms contain one eyewash station. The mechanical room as well as the home economics room each contain one washer and dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

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

The school has one set of main washrooms on each floor, these washrooms are identical. The main floor males washroom contains one barrier free floor mounted Crane water closet with flush valve, three Crane wall mounted urinals with Zurn flush valves and two Crane china basins equipped with Waltec faucets. The main floor female washroom contains two typical basins as well as four typical water closets, one being barrier free. The upstairs staff men's and woman's washrooms contain Crane tank water closets with Crane wall mounted basins with Moen faucets. The infirmary contains one tank style water closet and wall mounted basin typical of the staff washrooms. There are two barrier free single room washrooms on each floor that are typical of the staff washrooms. The washrooms are open style concept with individual stalls and individual exhaust intakes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace Approximately Twenty Three Washroom Fixtures (WC, Lav, Urnl)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$36,500	Unassigned

Updated: MAR-09

D2020.01.01 Pipes and Tubes: Domestic Water *

The school is supplied with a 6" ductile iron water service from the municipality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D2020.01.02 Valves: Domestic Water **

There are a variety of valves throughout the the school. They are all in serviceable condition. The exterior hose bibs are Ancon key operated, frost free type equipped with vacuum breakers and locked within a cabinet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	40	MAR-09

Event: Replace Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$79,800	Unassigned

Updated: MAR-09

D2020.01.03 Piping Specialties (Backflow Preventors) **

The incoming water supply is equipped with one 4" and two 3" backflow preventors. One of these backflows is for the meter, the other is for the irrigation service and the final one is for the sprinkler line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: Replace Three Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,800	Unassigned

Updated: MAR-09

D2020.02.02 Plumbing Pumps: Domestic Water **

The hot domestic water is circulated throughout the school via one Grundfos circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: ReplaceThe Plumbing Pump: Domestic Water

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

Updated: MAR-09

D2020.02.06 Domestic Water Heaters **

The mechanical room houses one State Turbo sandblaster self-cleaning water tank rated at 67590 Btu and one John Wood Pro 88 gallon tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: Replace Two Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,300	Unassigned

Updated: MAR-09

D2020.03 Water Supply Insulation: Domestic *

The interior domestic water insulation is fiber glass with canvas in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D2030.01 Waste and Vent Piping *

The waste and vent piping for the school is cast iron and copper above ground with cast iron and plastic below ground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D2040.02.04 Roof Drains *

Roof drains are cast iron body's with cast iron protective baskets. There are no flow restricters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	40	MAR-09

D3010.02 Gas Supply Systems *

The school is serviced with an underground municipal gas line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	60	MAR-09

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

The school is heated with two Teledyne Laars boilers rated at 2,450,000 BTU. The boilers are equipped with a glycol feed tank and pump. Non-bladder expansion tanks are horizontally mounted on the ceiling for both the hot water and glycol circulation systems. Two Armstrong 5 HP hot water pumps circulate hot water and two 3 HP Armstrong pumps circulate glycol.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-09

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$77,900	Unassigned

Updated: MAR-09

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

Boiler chimneys contain galvanized draft hoods leading into metalbestos chimneys.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$18,100	Unassigned

Updated: MAR-09

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

A water treatment program is in effect. Glycol and hot water each contain there own chemical pot feeder with sight glass and side stream filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

D3040.01.01 Air Handling Units: Air Distribution **

The school has four Engineered Air units on its rooftop. All four units provide heating and cooling to the school and gymnasium. The first two units are rated at 22,000 CFM and provide air to the north and south side classrooms. The third unit is rated at 15,000 CFM and provides air to the schools hallways. The fourth unit provides air to the schools gymnasium and is rated at 10,000 CFM.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace Four Air Handling Units: Air Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$516,800	Unassigned

Updated: MAR-09

D3040.01.03 Air Cleaning Devices:Air Distribution *

The schools woodworking shop contains two air filtration systems on the ceiling. The shop also contains two portable Canwood dust collectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

D3040.01.04 Ducts: Air Distribution *

The ductwork supplying the school is galvanized sheet metal. Some of it is insulated. The gymnasium, library, and shop contain large circular spiral ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D3040.01.07 Air Outlets & Inlets:Air Distribution *

Air is supplied via EH Price square diffusers to classrooms and hallways. The shop, library and music rooms contain large rectangular or square linear diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D3040.03.01 Hot Water Distribution Systems **

Hot water and heating piping from the boilers consists of welded or screwed schedule 40 steel pipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-09

Event: Replace Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$590,600	Unassigned

Updated: MAR-09

D3040.04.01 Fans: Exhaust **

The school's rooftop contains bell type exhaust hoods exhausting the school's storage rooms, washrooms, mechanical and electrical rooms and elevator machine room. The kitchen contains commercial and residential range hoods. The art room contains one kilm exhaust hood and paint fume exhaust fans. The science rooms on the second floor contain vented chemical storage units. The shop contains one welding station fume hood. The home economics rooms contains large egg crate grilles over the stoves. The wiring room has inadequate exhaust and is hot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace Approximately Sixteen Fans: Exhaust

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$24,700	Unassigned

Updated: MAR-09

D3040.04.03 Ducts: Exhaust *

Exhaust ducts are galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

D3040.04.05 Air Outlets and Inlets: Exhaust *

Exhaust air is returned to the school via fume hoods or egg crate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D3040.05 Heat Exchangers **

The mechanical room contains one Armstrong plate heat exchanger which transfers heat from hot water to the glycol circulation system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace The Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$19,800	Unassigned

Updated: MAR-09

D3050.01.01 Computer Room Air Conditioning Units**

The schools computer room has no air conditioning.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2009	30	MAR-09

Event: Upgrade Computer Room Air Conditioning Unit

Concern:

The computer has inadequate ventilation and needs air conditioning.

Recommendation:

Install an air conditioning unit for the computer room.

Consequences of Deferral:

The computer room will be hot and uncomfortable.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2010	\$19,000	Low

Updated: MAR-09

D3050.05.02 Fan Coil Units **

Wall mounted force flow units are equipped at each entrance to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace Approximately Four Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$5,800	Unassigned

Updated: MAR-09

D3050.05.03 Finned Tube Radiation **

Perimeter walls within the school contain 16" baseboard radiation. The science room baseboard radiation has millwork over it.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	40	MAR-09

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$200,300	Unassigned

Updated: MAR-09

D3050.05.06 Unit Heaters**

The mechanical room contains one unit heater on the ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace The Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,100	Unassigned

Updated: MAR-09

D3060.02.01 Electric and Electronic Controls**

The school's heating and cooling is controlled with electronic Honeywell thermostats in each room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace Electric and Electronic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$89,700	Unassigned

Updated: MAR-09

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

The building has a BMS system located in the facilitators office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: Replacement Building Systems Controls (BMCS, EMCS)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,700	Unassigned

Updated: MAR-09

D4010 Sprinklers: Fire Protection *

The entire school is equipped with non-recessed sprinklers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	60	MAR-09

D4020 Standpipes *

There is a siamese standpipe at the school's main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	60	MAR-09

D4030.01 Fire Extinguisher, Cabinets and Accessories *

There are ABC fire extinguishers throughout the school. They are cabinet recessed in the hallway

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

S5 ELECTRICAL

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

The system consists of a 1200A 347/600V 3 phase 4wire Siemens CDP. It is then transformed via a 450KVA transformer into a 1600A 120/208V 3 phase 4 wire CDP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1996	40	MAR-09

<u>Capacity Size</u>	<u>Capacity Unit</u>
1200	amps

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$215,000	Unassigned

Updated: MAR-09

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

There are several 120/208V Siemens panels located throughout the school serving local loads. Many have room for expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1996	30	MAR-09

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$65,000	Unassigned

Updated: MAR-09

D5010.07.02 Motor Starters and Accessories **

There are 2 MCC's located in the mechanical room. Loose motors starters in shop room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1996	30	MAR-09

Event: Replace all Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$12,500	Unassigned

Updated: MAR-09

D5020.01 Electrical Branch Wiring *

Wiring in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D5020.02.01 Lighting Accessories (Lighting Controls) *

Lighting contactors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D5020.02.02.01 Interior Incandescent Fixtures *

Drama room lighting is incandescent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

D5020.02.02.02 Interior Florescent Fixtures **

T-8 florescent fixtures throughout. Florescent potlights in the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-09

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$350,000	Unassigned

Updated: MAR-09

D5020.02.02.03 Interior Metal Halide Fixture *

Metal Halide lights in the gym and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D5020.02.03.02 Emergency Lighting Battery Packs **

Battery packs and remote heads located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: Replace all Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$55,000	Unassigned

Updated: MAR-09

D5020.02.03.03 Exit Signs *

Incandescent exit signs throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D5020.03.01.04 Exterior H.P. Sodium Fixtures *

High pressure sodium lights mounted in the front of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D5030.01 Detection and Fire Alarm **

Simplex 4020 fire alarm control panel. Bells and strobes throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-09

Event: Replace Detection and Fire Alarm

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

Updated: MAR-09

D5030.02.02 Intrusion Detection **

Silent Knight system with motion sensors throughout. Regency panel at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-09

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$70,000	Unassigned

Updated: MAR-09

D5030.03 Clock and Program Systems *

Simplex time control centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-09

D5030.04.01 Telephone Systems *

Nortel Meridian phone system with Nortel phones in classrooms. Phones tied to P/A system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-09

D5030.04.05 Local Area Network Systems *

2 Data closets located in the school. Supernet c/w fibre optics entrance. Wireless internet throughout. Cat 5 cabling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

D5030.05 Public Address and Music Systems **

TOA and Yamaha amp and CD player. Tied to phone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-09

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$29,000	Unassigned

Updated: MAR-09

D5030.06 Television Systems *

Televisions in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

Stage lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

E1090.03 Food Service Equipment*

Convection oven, freezer, cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

E1090.04 Residential Equipment*

Dishwashers, microwave, range, frig in kitchen and Home Ec.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

6 side swing basketball backstops, scoreboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

E2010.02 Fixed Casework**

Stained wood millwork in science classroom, Home Ec, computer labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	35	MAR-09

Event: Replace 460m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$385,000	Unassigned

Updated: MAR-09

E2010.03.01 Blinds**

Horizontal louvre blinds to window openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-09

Event: Replace 271m2 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$32,000	Unassigned

Updated: MAR-09

F1010.02.04 Portable and Mobile Buildings*

Single storey 80.3m² wood frame portable with exterior access via wood frame painted stair and ramp. Portable installed in 2003. SV flooring needs replacing, stained plywood wall finishes, acoustic tiles applied to sloped stained wood roof decking. Stained wood purlins and painted steel centre beam to roof ridge. Stained wood coat racks. Painted wood teacher storage cabinet.

Wood framed twin pane sliding glass windows with venetian blinds. Painted wood entrance door in pressed steel frame. Whiteboards, chalkboards, tackboards. Painted metal wall cladding above horizontal wood lap siding on exterior walls. Anodized clear aluminum louvres and vents. Painted plywood skirt with painted metal grille vents. Painted metal grille over window openings. Painted metal fascia with pre-finished metal flashings. Pre-finished metal rain gutter and downspouts. SBS roofing. The portable is in acceptable condition.

Mechanical

Portable Room - 1 located on the southeast of the school.

This room has its own Airco furnace for heating and ventilation located in a cabinet in the corner of the room. This Airco unit is rated at 8,000 BTU and supplies air to baseboard supply around the perimeter of the portable. Control of this unit is provided through an individual programmable thermostat.

Technical Condition: acceptable.
Recommendations: None.

Electrical

The portable has an independent panel feeding local circuits.

The portable is equipped with T-12 fluorescent fixtures. Retrofitting these fixtures with T-8 lamps and electronic ballasts would increase light output and increase efficiency.

The portable has access to the schools wireless internet.

The portables are equipped with smoke detector, combination bell/strobe and manual pull station at the door.

It also has a battery pack with remote heads.

Overall Condition:
Acceptable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

Event: Replace 80m² Flooring

Concern:

Sheet vinyl flooring worn and seams open.

Recommendation:

Replace sheet vinyl flooring.

Consequences of Deferral:

Excessive maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$7,600	Medium

Updated: MAR-09

F2020.01 Asbestos*

No asbestos known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

F2020.04 Mould*

No mould known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

F2020.09 Other Hazardous Materials*

No other hazardous materials known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment

Bright and clean.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

K4010.01 Barrier Free Route: Parking to Entrance*

Drop down curb from parking lot to entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-09

K4010.02 Barrier Free Entrances*

Automatic door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

K4010.03 Barrier Free Interior Circulation*

Corridors and classrooms accessible. Washrooms accessible. Elevator to second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09

K4010.04 Barrier Free Washrooms*

Dedicated unisex barrier free washroom on main floor and barrier free stalls in Boy's and Girl's washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-09