

# **RECAPP Facility Evaluation Report**

**Lethbridge School Dist #51**



**G. S. Lakie Middle School**

B5104A  
Lethbridge

**Facility Details**

**Building Name:** G. S. Lakie Middle School  
**Address:** 50 Blackfoot Boulevard  
**Location:** Lethbridge

**Building Id:** B5104A  
**Gross Area (sq. m):** 6,578.00  
**Replacement Cost:** \$20,527,000  
**Construction Year:** 2003

**Evaluation Details**

**Evaluation Company:** Stantec Consulting Ltd.  
**Evaluation Date:** September 13 2012  
**Evaluator Name:** Leo Camirand

**Total Maintenance Events Next 5 years:**  
**5 year Facility Condition Index (FCI):**

**General Summary:**

G.S. Lakie Middle School is a one storey steel and concrete masonry unit structure constructed in 2003. The original school measures 5,445 Sq. Meters in area, with an addition added in 2004 on the east side of the school measuring 363 Sq. Meters in size. In total, the existing school measures approximately 5,808 Sq. Meters in area. Portables (11 in total) were added to the east portion of the school between 2004 and 2012.

**Structural Summary:**

Structural drawings were not reviewed, however based on observations the school is comprised of slab-on-grade floors which are most likely supported by concrete strip footings and grade beams on piles. The buildings superstructure consists of load bearing concrete masonry block walls and steel columns which support steel trusses and roof decking.

Overall, the school's structural elements are in good condition.

**Envelope Summary:**

The building envelope consists of architectural concrete block masonry and pre-finished horizontal metal siding throughout all elevations. The building's flat roof consists of a modified bituminous membrane (SBS) system, and is original to construction (2003 & 2004).

Main entrance doors consist of painted steel units within painted steel frames complete with wired tempered glass. Windows consist of operable (awning type) and fixed Insulating Glazed Units (IGUs) within anodized aluminum frames. All doors and windows appear to be original to construction (2003 & 2004).

Overall, the school's envelope elements are in good condition.

**Interior Summary:**

The school's interiors consist primarily of resilient sheet flooring with select areas of carpet and tile flooring. Interior walls consist of a combination of painted concrete block and painted gypsum board finish. Ceiling finishes are open to the metal roof deck, with areas utilizing suspended ceiling assemblies (complete with lay-in tiles) and painted gypsum board. Interior doors are clear finished solid wood units within painted steel frames.

Overall, the school's interior elements are in good condition.

**Mechanical Summary:**

The school is serviced with municipal domestic water, sanitary, storm, and natural gas systems. Plumbing fixtures include countertop vitreous china lavatories, wall mounted vitreous china urinals with flush valves and vitreous china water closets with flush valves. Domestic hot water within the school is provided by two natural gas fired water heaters.

Heating within the school is provided primarily by 5 natural gas fired boilers. The boilers heat glycol which is distributed to a heating coil within air handling unit. Heated glycol is also supplied to VAV boxes, reheat coils, forced flow units, the building reclaim circulation system and finned tube radiation throughout the school. A rooftop mounted chiller provides chilled glycol for the air handler's chilled glycol coil. In addition a heating reclaim loop is heated by building exhaust air and acts as a preheat coil in the air handling unit. The air handling unit supplies tempered air to VAV boxes and diffusers. The HVAC system is controlled by a direct digital control system.

This school is sprinklered throughout, with the exception of the portables. There are several ABC fire extinguishers located throughout the school.

Overall the mechanical systems are in acceptable condition.

**Electrical Summary:**

The electrical systems are original to building construction in 2003. The main electrical distribution is a 1600 A, 120/208V 3-phase 4-wire service.

Interior lighting consists primarily of fluorescent lighting with T8 lamps.

Emergency lighting is provided by battery packs and remote heads. A fire alarm panel monitors sprinkler flow alarms and fire detection devices throughout the school.

There are advanced communications and security systems located in the school.

Overall the electrical systems are in acceptable condition.

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

**S1 STRUCTURAL****A1010 Standard Foundations\***

Cast-in-place concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**A1030 Slab on Grade\***

Cast-in-place concrete slab-on-grade is provided throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**B1010.01 Floor Structural Frame (Building Frame)\***

Load bearing concrete block masonry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Load bearing concrete block interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**B1010.05 Mezzanine Construction\***

A mechanical mezzanine level is provided for mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**B1010.11 Other Floor Construction\***

Steel framed catwalk above the music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

The roof is supported with steel trusses atop concrete block walls and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**B1020.03 Roof Decks, Slabs, and Sheathing\***

Steel decking atop steel roof trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Spray applied fireproofing located on the underside of the metal deck and steel trusses throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Architectural concrete block veneer throughout. There was some efflorescence noted on the exterior of the block, however it is considered minor and an expenditure has not been associated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Pre-finished horizontal metal siding is provided around windows and above entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-13

**Event: Replace 200 Sq. Meters of Metal Siding Panels**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$26,200	Unassigned

**Updated:** MAR-13

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

Control joints are sealed with an elastomeric sealant throughout the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-13

**Event: Repalce 600 Meters of Joint Sealers (caulking)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$17,500	Unassigned

**Updated:** MAR-13

**B2010.02.03.02 Concrete Masonry: Ext. Wall Const.**

Concrete block masonry wall construction throughout the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Not viewable at the time of review, however It is assumed that the construction includes polyethylene vapour barrier and spray applied insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Pre-finished metal louvers located throughout the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**B2010.09 Exterior Soffits\***

Pre-finished metal soffits adjacent entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Insulating Glazed Units (IGUs) within anodized aluminum frames with operable sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-13

**Event: Replace 185 Sq. Meters of Exterior Standard Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$177,700	Unassigned

**Updated:** MAR-13

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

Main entry doors consist of painted steel doors complete with automatic openers.

Some minor gaps in weather stripping were noted at the time of review. It is suggested that the weather stripping be repaired/replaced where required to maintain the entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-13

**Event: Replace 9 Exterior Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$21,700	Unassigned

**Updated:** MAR-13

**B2030.02 Exterior Utility Doors\*\***

Painted steel exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-13

**Event: Replace 5 Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$4,300	Unassigned

**Updated:** MAR-13**B3010.01 Deck Vapour Retarder and Insulation\***

Not visible at the time of review however it is believed that the roof system incorporates the use of a vapour retarder and ridged insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Modified bituminous SBS roofing throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-13

**Event: Replace 5,808 Sq. Meters of Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,014,000	Unassigned

**Updated:** MAR-13



**S3 INTERIOR****C1010.01 Interior Fixed Partitions\* - Masonry Block**

Painted concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C1010.01 Interior Fixed Partitions\* - Stud Framed**

Framed partitions with painted gypsum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C1010.04 Interior Balustrades and Screens, Interior Railings\***

Painted steel balustrades onto open area in stage from mezzanine level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C1010.05 Interior Windows\***

Single safety pane glazing units within painted steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Wall penetrations are fire stopped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Clear finish solid wood doors within painted steel frames and lever style handles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Painted steel fire doors with automatic closers and wired glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Large anodized aluminum double glazed sliding doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

White boards throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-13

**Event: Replace 70 Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$99,300	Unassigned

**Updated:** MAR-13

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

Prefabricated metal partitions provided in washrooms and change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace metal partitions**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$20,000	Unassigned

**Updated:** MAR-13

**C1030.06 Handrails\***

Wall mounted painted steel handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Composite plastic signs provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C1030.10 Lockers\*\***

Half size metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-13

**Event: Replace 250 Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$120,100	Unassigned

**Updated:** MAR-13

**C1030.12 Storage Shelving\***

Painted plywood shelving in the music room, clear finish plywood shelving in classrooms and the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Washrooms are equipped with mirrors, soap and cloth hand drying dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**C1030.17 Interior Large Doors\***

Prefinished metal roll down shutter door over the service counter at the canteen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2010 Stair Construction\* - Change Rooms**

Concrete stairs in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2010 Stair Construction\* - Drama Room**

Steel spiral stairs provide access to the second level in the stage/drama room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2010 Stair Construction\* - Mechanical Room**

Steel stairs complete with concrete infill within the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2020.01 Tile Stair Finishes\***

Quarry tile finish on concrete stairs in the change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2020.08 Stair Railings and Balustrades\***

Painted steel railings on the stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2020.10 Stair Painting\***

Steel stairs in drama room are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C2030 Interior Ramps\***

Metal framed ramps are provided within various portions of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C3010.04 Gypsum Board Wall Finishes (Unpainted)\***

Unfinished gypsum board wall finishes within mechanical areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**C3010.06 Tile Wall Finishes\*\***

Porcelain tile around urinals, water closet stalls and sink area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-13

**Event: Replace 120 Sq. Meters of Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$29,700	Unassigned

**Updated:** MAR-13

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

Exterior wall of music room is acoustically treated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-13

**Event: Replace 70 Sq. Meters of Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$15,800	Unassigned

**Updated:** MAR-13

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

School interior walls are painted throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Painted concrete floor in the shop and mezzanine areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Ceramic tile floor finish in main entry, change rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	50	MAR-13

**Event: Replace 90 Sq. Meters of Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2053	\$24,300	Unassigned

**Updated:** MAR-13

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

Wood flooring in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-13

**Event: Replace 500 Sq. Meters of Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$127,300	Unassigned

**Updated:** MAR-13

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

Resilient sheet flooring throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-13

**Event: Replace 4,500 Sq. Meters of Resilient Sheet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$360,100	Unassigned

**Updated:** MAR-13

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

Carpet in administration, central rooms and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	15	MAR-13

**Event: Replace 400 Sq. Meters of Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$29,100	Unassigned

**Updated:** MAR-13

**C3030.04 Gypsum Board Ceiling Finishes (Unpainted)\***

Unfinished gypsum board ceilings in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Ceiling is open mostly to the metal roof deck. Limited areas with suspended acoustic tile. Glycol leaks in the ceiling have stained some tiles. Replacement of damaged tiles is expected to cost under \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

**Event: Replace 400 Sq. Meters of Acoustic Ceiling Tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$18,700	Unassigned

**Updated:** MAR-13

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

Painted gypsum ceiling in entries.  
Painted steel trusses and steel decking throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

There are single and double stainless steel sinks and a few double sinks within staff, lab/science classrooms and lounge areas. Mop sinks were observed within janitor's closets. The shop has a stainless steel wash fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace approximatley (33) Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$51,000	Unassigned

**Updated:** MAR-13

**D2010.05 Showers\*\***

The boys and girls change room off the gym have single showers. There is an additional shower located in a handicap washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace approximately (3) Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$7,000	Unassigned

**Updated:** MAR-13

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

There are several refrigerated drinking fountains through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	35	MAR-13

**Event: Replace approximately (5) Drinking Fountains / Coolers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$17,000	Unassigned

**Updated:** MAR-13



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

The majority of lavatories within the school consist of vitreous china units set into counter tops. Wall hung vitreous china lavatories were observed in select locations. The urinals within the building consist of wall mounted vitreous china units with a combination of automatic and manual flush valves. The majority of water closets within the building consist of vitreous china units with auto flush valves. Water closets with manual flush valves were observed in select locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	35	MAR-13

**Event: Replace approximately (57) Plumbing Fixtures (which consist of water closets, urinals and lavatories)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$87,000	Unassigned

**Updated:** MAR-13

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

The school has a 150 mm (6") ductile iron water service coming up in to the water meter room. This branches to 50 mm (2") copper pipe for domestic water and 2" copper for the irrigation. The domestic hot and cold water distribution piping consists of copper piping and fittings throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

There are isolation valves installed on domestic cold and hot water systems throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	40	MAR-13

**Event: Replace approximately (25) isolation valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$29,000	Unassigned

**Updated:** MAR-13

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

There are backflow preventor devices installed for the sprinkler, domestic water, irrigation water and boiler feeds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-13

**Event: Replace (4) Backflow Preventors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$22,000	Unassigned

**Updated:** MAR-13

**D2020.01.08 Hose Bibbs\***

Hose bibbs are present on the exterior walls of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

The domestic hot water system is equipped with one recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-13

**Event: Replace (1) Plumbing Pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$1,500	Unassigned

**Updated:** MAR-13

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

Domestic hot water is provided by two "State" natural gas fired domestic hot water heaters. The units have a maximum input heating capacity of 114 kW (390 MBH) and volumetric capacity of 361 L (95 U.S. Gallons) each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-13

  

<u>Capacity Size</u>	<u>Capacity Unit</u>
114	kW

**Event: Replace (2) 114 kW Domestic Water Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$27,000	Unassigned

**Updated:** MAR-13

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

The hot and cold water lines are insulated with fiberglass, most of the exposed areas have a canvas jacket.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

The under ground pipe is a combination of plastic and cast iron. The above ground pipe is a combination of cast iron, plastic and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D2030.02.04 Floor Drains\***

Floor drains are located in washrooms and janitor areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

The rain water piping consists of a combination of plastic and cast-iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D2040.02.04 Roof Drains\***

The roof drains are cast iron bodies with dome tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D2090.01 Compressed Air Systems (Non Controls)\*\***

A compressor provides compressed air to the industrial arts room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace (1) air compressor**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$7,000	Unassigned

**Updated:** MAR-13

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

Natural gas supplies boilers, furnaces within portables and hot water heaters within the building. The service is provided by an underground utility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

The school has 5 "Weil Mclain" natural gas fired heating glycol/water mixture heating boilers. Boiler 1 (labelled as B-1) has a maximum input heating capacity of 228 kW (780,000 BTUH). Boilers 2 and 3 and 4 and 5 are combined under the titles B-2 and B-3. Boiler systems B-2 and B-3 each have an input heating capacity of 647kW (2,210,000 BTUH). Each boiler system has a dedicated pump, rated at 0.56 kW (0.75 HP) each, to ensure sufficient flow through the boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	35	MAR-13

**Event: Replace (5) Heating Boilers Ranging in Capacity from 228 kW to 647 kW**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$155,000	Unassigned

**Updated:** MAR-13

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

Five chimneys are present, one for each boiler. Each chimney is insulated and canvased galvanized steel tube into metal vent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	35	MAR-13

**Event: Replace approximately (50 m) of Chimneys**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$33,000	Unassigned

**Updated:** MAR-13

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

The boilers have 2 pot feeders, sight glass, and bypass filters. There is also a glycol feed tank with a pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D3030.04 Rotary-Screw Water Chillers\*\***

One air cooled chiller manufactured by "Trane" is present on the roof of the building. The unit provides chilled glycol to a cooling coil within the air handling unit and a has cooling capacity of 492 kW (140 tons).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

**Event: Replace (1) 492 kW Chiller**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$85,000	Unassigned

**Updated:** MAR-13

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

Air distribution is provided primarily by one "McQuay" air handling unit. The unit contains one glycol heating coil which is provided from heating boilers, one glycol heating reclaim (pre-heat) coil which is heated by exhaust air from the building and one glycol cooling coil which is provided from a water chiller. The heating reclaim loop has on 5 HP pump providing circulation. The air handling unit provides air to VAV boxes and supply vents located throughout the building. The fan on the air handling unit and the fan on the heat reclaim system are both equipped with VFDs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace (1) Air Handling Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$500,000	Unassigned

**Updated:** MAR-13

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

Ducts are galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D3040.01.06 Air Terminal Units: Air Distribution (VAV/CV Box)\*\***

VAV boxes are located throughout the school. The boxes are equipped with a glycol heating loop, a fan and a damper to control tempered air flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace approximately (30) VAV boxes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$37,000	Unassigned

**Updated:** MAR-13

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

Rectangle diffusers and returns are used in the classrooms and linear grills are common in the hall ways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D3040.03.04 Glycol Systems\***

Heated glycol is distributed to reheat coils in select areas, finned tube radiators, forced flow units, VAV boxes throughout the school and the air handling unit. The glycol is distributed through an insulated steel piping distribution piping system with screwed and welded fittings. Two circulation pumps serve the glycol heating loop, each rated at 5.59 kW (7.5 HP). The circulation pumps are each equipped with a VFD. Three expansion tanks are present in the system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	40	MAR-13

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

There are (2) roof mounted exhaust fans serving the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace (2) Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$14,000	Unassigned

**Updated:** MAR-13

**D3040.04.02 Air Cleaning Devices: Exhaust\***

There is a vortex style dust collector installed to serve the industrial arts room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Exhaust air is distributed through square and round galvanized sheet metal ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Most exhaust grills are egg crate type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D3050.01.03 Packaged Terminal Air Conditioning Units\***

There are (2) split system air conditioning units serving spot cooling loads in the computer room and in the administrative area. The remote condensing units are located on the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

There are force flow units at entrance ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace approximately (5) Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$26,000	Unassigned

**Updated:** MAR-13

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

Fin tube base board radiation is used through out the school. The central area has cabinet mounted radiation on the upper part of the wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	40	MAR-13

**Event: Replace approximately (400 m) of Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$180,000	Unassigned

**Updated:** MAR-13

**D3050.05.06 Unit Heaters\*\***

There is a unit heater in the shop and the gym storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace (2) Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$5,000	Unassigned

**Updated:** MAR-13

**D3050.06 Energy Recovery Units\***

A heat recovery coil is present within the building which recovers heat from the building exhaust and supplies it to the preheat coil of the Air Handling Unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D3060.02.01 Electric and Electronic Controls\*\***

Low voltage electronic thermostats are located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace approximately (30) thermostats**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$16,000	Unassigned

**Updated:** MAR-13

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

A direct digital control (DDC) system manufactured by "TAC" controls and monitors the mechanical systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-13

**Event: Replace the DDC system serving (5,575 m2) of gross floor area**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$146,000	Unassigned

**Updated:** MAR-13

**D4010 Sprinklers: Fire Protection\***

A sprinkler system provides protection to all areas of the school, except portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

There are ABC fire extinguishers through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13



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

The main electrical panel for the building is 1600A, 120/208V 3-phase 4-wire panel manufactured by "Siemens". This equipment is located in the main electrical room and is complete with a current transformer.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	40	MAR-13
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	1600	amps	

**Event: Replace (1) 1600 A main switchboard**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2043	\$31,000	Unassigned

**Updated:** MAR-13

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

Several "Siemens" 225A, 120/208V branch circuit panels are located at various points to supply power to local loads.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	30	MAR-13
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	225	amps	

**Event: Replace approximately (25) 225 A branch circuit panels**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2033	\$118,000	Unassigned

**Updated:** MAR-13

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

One motor control centre manufactured by "siemens" is located in the mechanical penthouse. The system has two sections and services the mechanical pumps.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	30	MAR-13

**Event: Replace (1) motor control center**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2033	\$26,000	Unassigned

**Updated:** MAR-13

**D5010.07.03 Variable Frequency Drives\*\***

There are 3 VFDs manufactured by "Danfoss" located in the mechanical penthouse. They control pumps and fans on the mechanical equipment. They operate on 120/208V, 3-phase power. Two of the VFDs are rated at 5.59 kW (7.5 HP) and one is rated at 22.3 kW (30 HP).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace (3) VFDs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$25,000	Unassigned

**Updated:** MAR-13

**D5020.01 Electrical Branch Wiring\***

Electrical branch wiring consists of wire in conduit, teck cable, and of armored cable drops to local devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Local line voltage switching is used in most areas of the school. Low voltage switching is available in the gymnasium. Occupancy sensors are used throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D5020.02.02.01 Interior Incandescent Fixtures\***

Incandescent fixtures are used in select locations of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

Interior lighting within the school is primarily provided by fluorescent fixtures with T8 lamps. Various fixture types are dispersed throughout, including surface, chain suspended and recess mounted fixtures, as well as both direct and indirect lighting applications.

Select areas also contain fluorescent potlight fixtures with PL replacement lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace approximately (400) interior fluorescent fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$157,000	Unassigned

**Updated:** MAR-13

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

Emergency lighting is provided by a combination of lighting with internal battery packs and remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-13

**Event: Replace approximately (25) emergency lighting battery packs and heads**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$29,000	Unassigned

**Updated:** MAR-13

**D5020.02.03.03 Exit Signs\***

LED exit light fixtures are located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D5020.02.10 Theatrical Lighting\***

The drama stage has an independent lighting system. Colored spotlight fixtures and incandescent potlights are controlled through a Strand Lighting DE90 low voltage dimming panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Metal halide wallpacks are installed along the building perimeter and on poles within the parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

Exterior lighting is controlled by a photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

The main fire alarm panel is located at the South entrance to the school. This panel is an Edwards EST Quickstart addressable panel. The system is a multi-zone, single stage system. Fire alarm initiating and signaling devices are located throughout all areas of the school. There are magnetic door holders installed at certain points. The system is monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

**Event: Replace fire alarm system for (5,575 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$179,000	Unassigned

**Updated:** MAR-13

**D5030.02.01 Door Answering\***

There is a push button at the front entrance that controls a buzzer within the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

There are security keypads located in the main electrical room and at the main entrance. There are motion sensors throughout. A security system cabinet c/w battery back-up is located in the main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

**Event: Replace intrusion detection system for (5,575 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$162,000	Unassigned

**Updated:** MAR-13

**D5030.02.03 Security Access\*\***

Key swipe access is located at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

**Event: Replace (1) security keypad**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,000	Unassigned

**Updated:** MAR-13

**D5030.02.04 Video Surveillance\*\***

There are security cameras installed on the exterior of the building to monitor school property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

**Event: Replace approximately (8) video surveillance cameras**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$50,000	Unassigned

**Updated:** MAR-13

**D5030.04.01 Telephone Systems\***

Main telephone distribution is located in the main electrical room. There are local phone lines distributed to all areas of the school. The local phone system is Telecor. There are outgoing lines located in the administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D5030.04.02 Paging Systems\***

Annunciation speakers are located throughout the facility. These speakers are tied into the telephone system and the class bell system through the Telecor amplifier and controller located in the server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

**D5030.04.04 Data Systems\***

Cat5 cabling connects all areas of the school to the main server. The server has a battery back-up unit. Fiber Optic cabling is installed to service the school. There is also wireless internet distribution throughout the school via strategically placed Cisco hubs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-13

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

The drama stage is equipped with a Samson amplifier for the sound system. There are speakers and microphone outlets installed in this area. The gymnasium has a TOA900 series amplifier c/w speakers and microphone outlets installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-13

**Event: Replace (2) music systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,000	Unassigned

**Updated:** MAR-13

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.03 Theatre and Stage Equipment\***

Theatre and stage equipment located within the drama and music rooms. In addition stage located centrally within the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

The recreational equipment in the gym include backstops and rims, volleyball stands and nets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Fixed casework is clear finish wood with laminated counter tops throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	MAR-13

**Event: Replace 1000 Sq. Meters/gfa of Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$94,600	Unassigned

**Updated:** MAR-13

**E2010.03.01 Blinds\*\***

Blinds provided on exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-13

**Event: Replace Blinds (approx. 225 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$25,000	Unassigned

**Updated:** MAR-13

**E2010.05 Grandstands and Bleachers\*\***

Metal bleachers with plastic bench style seating and clear wood finish trims.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-13

**Event: Replace 300 Seat Grandstand and Bleachers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$72,100	Unassigned

**Updated:** MAR-13



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

Paved parking lot with sidewalk from the two barrier free stalls to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

The main entrance is complete with an automatic door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Barrier free circulation access to the stage is accommodated by a ramp, the remaining portions of the school are on the main level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

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

Barrier free washrooms are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-13

**K4030.01 Asbestos\***

No asbestos was found or reported during the time of the evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-13

**K4030.04 Mould\***

No mould was found or reported during the time of the evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-13

**K4030.09 Other Hazardous Materials\***

No other hazardous material was found or reported during the time of the evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-13

**K5010.01 Site Documentation\***

Aerial site photo.

Prime Assessor: Leo Camirand - Stantec Consulting Ltd.

Evaluation Date: September 13, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13



Site Documentation Sketch.jpg

**K5010.02 Building Documentation\***

No building plans were provided during this assessment.

Prime Assessor: Leo Camirand - Stantec Consulting Ltd.

Evaluation Date: September 13, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13