# RECAPP Facility Evaluation Report

## Edmonton School District No. 7


## Victoria School Of Performing And Visual Arts

B3351A

Edmonton

*Report run on: March 19, 2014 9:38 AM*

## Facility Details

**Building Name:** Victoria School Of Performin
**Address:** 10210 - 108 Avenue
**Location:** Edmonton

**Building Id:** B3351A
**Gross Area (sq. m):** 27,692.21
**Replacement Cost:** $91,892,445
**Construction Year:** 1948

## Evaluation Details

**Evaluation Company:** Burgess Bredo Architect Ltd.
**Evaluation Date:** December 16 2013
**Evaluator Name:** Burgess Bredo

**Total Maintenance Events Next 5 years:** **$22,495,700**
**5 year Facility Condition Index (FCI):** **24.48%**

**General Summary:**

Original Building of 3,380 sq.m. constructed in 1947 and demolished in 2010 to make way for 2011 Section.

1948: Two storey addition with partial basement and totaling 2,880 sq.m. was constructed.

1949: Two storey addition with partial basement and totaling 8,355 sq.m. was constructed. This section contains a 690 seat theater and a swimming pool. The pool and adjacent support spaces have not been in use since +/- 1985.

1950: Small addition totaling 800 sq.m. was constructed and demolished in 2010 to make way for 2011 Section.

1956: Small addition totaling 714 sq.m. was constructed and demolished in 2010 to make way for 2011 Section.

1962: Large addition totaling 12,218 sq.m. was constructed and demolished in 2010 to make way for 2011 Section.

1963: Two storey addition of precast concrete with a partial basement and totaling 7,824 sq.m. was constructed. The one storey portion was originally the trades wing of the school. Significant renovations and upgrades to this section in 2011.

1964: Addition of 1,467 sq.m. constructed and demolished in 2011 to make way for 2011 Section.

2011: Large two storey addition with 2 mechanical penthouses of 8,633 sq.m. was constructed. This section is predominately classrooms but also has a large new gym and administration offices.

The total area of the building is now 27,692 sq.m.

**Structural Summary:**

Cast concrete foundations on drilled concrete piles in 2011 Section and assumed to be similar for balance of building. Concrete slab on grade at main floor. Cast concrete basement walls and at 1949 Section swimming pool. The 1948 and 1949 Sections have suspended concrete floor assemblies over basements, concrete and steel framing at second floor assemblies and steel framing with wood decking at roof assemblies. The 1963 Section has precast concrete at all floor assemblies and the roof assemblies. The 2011 Section has concrete, metal decking and steel framing at penthouses floor assembly. The roof assemblies are metal decking and steel frame.

Interior load bearing walls are cast concrete and concrete block. Exterior stairs and ramps are cast concrete.

Steel framed floor and roof assemblies are protected with a spray applied fibrous fireproofing.

Structural systems are in good condition.

**Envelope Summary:**

Exterior wall finishes include face brick, precast concrete and exterior insulation and finish system (EIFS). Back up walls in the 2011 Section are metal studs while the remaining sections are assumed to be concrete, concrete block or hollow clay tiles.

Window types include aluminum, Fibreglass and wood frames with double glazed sealed units or double field glazing. Exterior doors are glazed hollow metal, insulated hollow metal and wood.

Roofing systems include 2011 SBS, 2003 SBS, 1985 BUR and 1987 BUR with a small amount of metal roof cladding in 2011.

The wood windows, wood doors and the bulk of the 1987 BUR require replacement.

Building envelope systems are in acceptable condition.

**Interior Summary:**

Interior partitions are typically metal stud with gypsum board, but there are also concrete block and hollow clay tile clad with plaster. Hollow metal, aluminum and mullionless glass storefronts are provided. Interior stairs are steel framed with concrete pans in 2011 Section while the 1948 and 1949 Sections contain cast concrete stairs in most areas, but also metal grate and steel framed in 2 areas. Stair finishes are predominately rubber, but also have terrazzo, vinyl tile and carpet. Wide variety of floor finishes including terrazzo, painted or bare concrete, epoxy, hardwood, plywood, ceramic floor tile, vinyl tile, sheet vinyl, rubber tile and linoleum. Most whiteboards and tackboards were provided in 2011, but a few chalkboards remain in older sections. Toilet partitions are metal with terrazzo in the older sections. Lockers are predominately metal added in 2011, but there are a few wood lockers and older metal lockers. Fabric wrapped acoustic wall panels provided in a number of areas, but there are also molded plastic acoustic diffusers on walls and ceilings in limited areas. Doors are typically solid core wood with hollow metal fire doors and a very few hollow core wood. Wall finishes are typically painted gypsum board and plaster, but there are also limited amounts of face brick, terrazzo, wainscots and ceramic wall tile. Ceilings include acoustic ceiling tiles, painted gypsum board and plaster as well as ceramic tiles. The bulk of millwork is clear finish wood with plastic laminate countertops, but there is also a limited amount of painted casework. Much asbestos has been remediated, but there is still some present and the School Board has a program in place to remove or remediate more. An hydraulic elevator with access to all floors was added in 2011. There is also a wheelchair lift at the southwest stairs to the basement, but that belongs to the Daycare and is not included in this evaluation.

Required interior upgrades include repairs to firestopping, additional lever style latch sets, acoustic tiles and plastic laminate countertops in 2011 Science Labs. The steps in the Theater seating area are a potential hazard and should be addressed as soon as possible. The swimming pool is not currently in use, but would require significant renovations to restore to full function.

The 1949 section has a swimming pool which has been abandoned since +/- 1985 and all architectural, mechanical and electrical systems have fallen into disrepair. Edmonton Public Schools is undecided about the future of this area, but it appears unlikely that the swimming pool will be restored.

Interior systems are in acceptable condition.

**Mechanical Summary:**

Victoria School mechanical system is broken up into two major areas.
One area is the 1948 construction which is home to the theater, two gymnasiums, potters guild, kitchen, cafeteria and an abandoned pool area.
The second area is the newly renovated/constructed 2011 construction which has the majority of the classrooms and another large gymnasium.
The new 2011 section has a good mechanical system that provides comfortable environments for the occupants. There are several areas that have strange control set point temperatures and the control system is in need of recommissioning to have it in correct working condition.
The 1948 section of the school has large control problems. The majority of areas are not being controlled by the pneumatic control system and all of the equipment has been put into hand mode.
All plumbing in the 1948 section is suspect and needs close examination and eventual change.

With the exception of the 1948 Section, as noted previously, the mechanical systems are in acceptable condition.

**Electrical Summary:**

Pad mounted utility transformer located at south exterior of building complete with underground 347/600V/3PH/4W power feeder to 2000 ampere main circuit breaker located in main distribution panel in basement electrical room. Secondary step down transformers located throughout building provide service to 120/208V/3PH/4W loads in building. Siemens and Wesco branch circuit panelboards located throughout school. Siemens motor control centers in mechanical penthouses. Manual toggle type motor starters and VFD motor starters to various mechanical motor loads. Wesco AC magnetic motor starters to mechanical motors in 1949 building section. Copper wiring in conduit. Interior lights controlled by line voltage switches, low voltage switching system, and occupancy sensors. Incandescent light fixtures in theater area. Mixture of recess mounted, surface mounted, and pendant hung fluorescent fixtures throughout the building. Interior metal halide light fixtures provided in pool area and gym area of 1949 building section. DC emergency lighting system throughout building. Exit signs with LED lights at all exit doors. Theater lighting system complete with dimming control for service to theater. High pressure sodium light fixtures installed at building exterior - photocell controlled. Edwards fire alarm system complete with fire detectors, fire pull stations, and

horn/strobe alarm units. Intrusion detection system complete with motion sensors, door contact switches, and alarm keypads. Video surveillance system with cameras installed inside and at building exterior. GPS type clocks in corridors and classrooms. Nortel phone system with telephone in each classroom, integrated with public address and music system. Cat 6 data system. Bogen public address system complete with paging amplifiers and speakers installed throughout building.

Projects include:

* Replacing of branch circuit panelboards in 1949 building section.
* Replacing of motor starters in 1949 building section.
* Replacing of interior fluorescent fixtures in 1949 school section.

Electrical is 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* - 1948, 1949 and 1963 Sections

Drawings are not available for review, but foundations assumed to be cast concrete walls and grade beams bearing on cast concrete spread footings or drilled concrete piles.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## A1010 Standard Foundations* - 2011 Section

Drawings indicate cast concrete grade beams bearing on drilled concrete piles.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## A1030 Slab on Grade* - 1948 and 1949 Sections

Concrete slab on grade at basement level.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## A1030 Slab on Grade* - 1963 and 2011 Sections

Concrete slab on grade at partial basement level and partial main floor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## A2020 Basement Walls (& Crawl Space)* - 1948 and 1949 Sections

Cast concrete basement walls bearing on cast concrete footings/piles at full basement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## A2020 Basement Walls (& Crawl Space)* - 1963 Section

Cast concrete basement walls bearing on cast concrete footings/piles at partial basement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## B1010.01 Floor Structural Frame (Building Frame)* - 1948 and 1949 Sections

Suspended floor assembly over basement is cast concrete bearing on cast concrete beams and columns. Floor assembly at second floor is concrete and metal sheets on open web steel joists.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B1010.01 Floor Structural Frame (Building Frame)* - 1963 Section

Suspended floor assembly over basement is cast concrete bearing on cast concrete beams and columns. Floor assembly at second floor is precast concrete panels.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## B1010.01 Floor Structural Frame (Building Frame)* - 2011 Section

Suspended floor assemblies are metal deck with concrete on open web steel joists and bearing on steel beams and columns.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1948 and 1949 Sections

Selected interior bearing walls are cast concrete.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1963 Section

Selected interior bearing walls in basement are cast in place concrete and concrete masonry.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 2011 Section

Limited interior bearing walls at stair and elevator shafts are concrete masonry.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## B1010.03 Floor Decks, Slabs, and Toppings* - 1948, 1949 and 1963 Sections

Concrete slab and beams at suspended floor assemblies over basement. Upper floors are metal decks and concrete topping.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B1010.03 Floor Decks, Slabs, and Toppings* - 2011 Section

Metal deck with concrete topping at suspended floor assemblies.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.03 Floor Decks, Slabs, and Toppings* - Theater

Slab in Theater is a combination of sloped aisles and stepped seating platforms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1949 | 0 | MAR-14 |

**Event: Eliminate Steps in Theater Slab (465 sq.m.).**

**Concern:**

Aisles in Theater slope uniformly while the slab under seating is stepped resulting in triangular shaped steps at the end of each row. This step is a tripping hazard. Reported that a woman tripped and broke her leg within the past five years.

**Recommendation:**

Remove all seats and pour uniformly sloped slab below seating area to match sloped aisles. Modify bases of seats as required.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Preventative Maintenance | 2014 | $200,000 | High |

**Updated:** MAR-14

Triangular sloped steps at the end of each row in Theater.

## B1010.05 Mezzanine Construction*

Metal deck with concrete topping on steel frame at two mechanical penthouses added in 2011.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.06 Ramps: Exterior* - 2011 Section

Cast in place concrete ramp added in 2011 for wheelchair access to southwest entrance. Steel handrails with metal picket railings provided. Concrete ramp also added for vehicles to access enclosed courtyard.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.07 Exterior Stairs* - 1949 Section

Cast in place concrete stair down to swimming pool exit and at north Theater entrance. Steel pipe handrails provided. Steel framed exterior stair with metal grate treads as exit from second floor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## B1010.07 Exterior Stairs* - 2011 Section

Cast in place concrete stairs added at southwest entrance in 2011. Steel pipe handrails with metal picket railings provided.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.09 Floor Construction Fireproofing* - 1948 and 1963 Sections

Applied fireproofing not required at concrete floor assemblies in 1948 and 1963 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1948 | 0 | MAR-14 |

## B1010.09 Floor Construction Fireproofing* - 1949 and 2011 Sections

Spray applied fireproofing on steel framing and metal decking at suspended floor assemblies of 2011 Section. Spray applied fireproofing added on 1949 Section second floor steel framed assembly in 2011.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.10 Floor Construction Firestopping* - 1948, 1949 and 1963 Sections

Structure, ductwork and electrical conduit penetrate floor assemblies.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1948 | 0 | MAR-14 |

**Event: Repair 1948, 1949 and 1963 Sections Firestopping (19,060 sq.m.).**

**Concern:**

Structure, ductwork and electrical conduit that penetrate floor assemblies are not consistently firestopped.

**Recommendation:**

Repair firestopping in structure, ductwork and electrical conduit penetrated floor assemblies.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Repair | 2015 | $34,000 | Medium |

**Updated:** MAR-14

## B1010.10 Floor Construction Firestopping* - 2011 Section

Structure, ductwork and electrical conduit penetrate floor assemblies.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1010.11 Other Floor Construction*

Steel grate catwalks bearing on steel beams and columns in mechanical penthouses and at catwalks above Theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1020.01 Roof Structural Frame* - 1948 and 1949 Sections

Wood decking on structural steel roof assembly on steel beams and columns.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B1020.01 Roof Structural Frame* - 1963 Section

Precast concrete tees at roof and bearing on concrete beams and columns.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## B1020.01 Roof Structural Frame* - 2011 Section

Metal deck and open web steel joist roof bearing on steel beams and columns.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1020.04 Canopies* - 1949 Section

Cast concrete canopy over southwest entrance to 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## B1020.04 Canopies* - 1963 nd 2011 Sections

Steel framed metal canopies at entrances to 2011 Section and added to 1963 Section southwest entrance in 2011.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1020.06 Roof Construction Fireproofing* - 1949 and 2011 Sections

Spray type fireproofing applied to metal deck and steel framed roof assembly.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B1020.06 Roof Construction Fireproofing* - 1963 Section

Applied fireproofing not required to precast concrete roof assembly.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1963 | 0 | MAR-14 |

# S2 ENVELOPE

## B2010.01.01 Precast Concrete: Exterior Wall Skin* - 1948 and 1949 Sections

Precast concrete panels in exterior walls of approximately 35% of 1948 Section and in exterior walls of 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.01.01 Precast Concrete: Exterior Wall Skin* - 1963 Section

Precast concrete panels with stone dash green pebbles at upper portion of exterior walls in 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1948 and 1963 Sections

Face brick as an exterior wall finish on approximately 65% of exterior walls of 1948 Section and on selected exterior walls of 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 2011 Section

Face brick used as exterior wythe in exterior cavity wall construction over 40% of 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B2010.01.05 Exterior Insulation and Finish Systems (EIFS)* - 2011 Section

Exterior insulation and finish system used over 60% of exterior walls in 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

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

Small panels of stucco provided at east walls of Theater where original windows have been removed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1970 | 0 | MAR-14 |

## B2010.01.09 Expansion Control: Ext. Wall* - 1948, 1949 and 1963 Sections

Periodic joints in precast panels and control joints in brick masonry provide expansion control.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.01.09 Expansion Control: Ext. Wall* - 2011 Section

Periodic control joints provided in brick masonry and EIFS.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1948, 1949 and 1963 Sections

Joints in precast panels and joints between dissimilar materials are caulked.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1948 | 20 | MAR-14 |

**Event: Replace Joint Sealants (1140 meters).**

**Concern:**
Sealants are brittle and cracking.
**Recommendation:**
Cut out and replace exterior joint sealants.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2015 | $34,000 | Medium |

**Updated:** MAR-14

## B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 2011 Section

Periodic control joints and joints and joints between dissimilar materials are caulked.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace 2011 Section Joint Sealants (520 meters).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $15,200 | Unassigned |

**Updated:** MAR-14

## B2010.01.13 Paints (& Stains): Ext. Wall** - 1948 and 1949 Sections

Precast concrete panels are painted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2000 | 15 | MAR-14 |

**Event: Repaint Precast Concrete Panels (2,580 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $56,500 | Unassigned |

**Updated:** MAR-14

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

Fly loft at Theater has a large mural painted on exterior south wall.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1970 | 15 | MAR-14 |

**Event: Repaint Exterior Mural (100 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $50,000 | Unassigned |

**Updated:** MAR-14

## B2010.02.03 Masonry Units: Ext. Wall Const.* - 1948, 1949 and 1963 Sections

Concrete block in exterior walls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.02.03 Masonry Units: Ext. Wall Const.* - Glass Masonry

Glass masonry used for daylighting in areas of the 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

Metal studs used as back up in exterior walls of 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1948, 1949 and 1963 Sections

Drawings not available for review.
Exterior wall insulation could be behind precast panels, vapour barrier unknown in 1948 and 1949 Sections.
Exterior wall insulation could be behind face brick, vapour barrier unknown in 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 2011 Section

Drawings indicate rigid insulation and sheet membrane air barrier within exterior cavity walls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

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

Painted metal exterior louvres used throughout.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.09 Exterior Soffits* - 1948, 1949 and 1963 Sections

Minimal painted wood and concrete soffits.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## B2010.09 Exterior Soffits* - 2011 Section

Prefinished and vented metal soffit panels.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B2020.01 Exterior Standard Windows - 1956 Section

THIS TECHNICAL COULD NOT BE DELETED.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| N/A | 1956 | 40 | MAR-14 |

**Event: Completed Failure Replacement**

**Concern:**
THIS TECHNICAL COULD NOT BE DELETED.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2012 | $2,791 | Unassigned |

**Updated:** MAR-14

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

Aluminum framed windows with double glazed sealed units in 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 40 | MAR-14 |

**Event: Replace Aluminum Windows (772 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $770,000 | Unassigned |

**Updated:** MAR-14

## B2020.01.01.05 Wood Windows (Glass & Frame)**

Wood window frames with double field glazing in portions of 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1948 | 35 | MAR-14 |

**Event: Replace Wood Windows (68 sq.m.).**

**Concern:**
Wood window frames are beginning to rot and joints are opening up.

**Recommendation:**
Replace wood window frames with aluminum framed windows.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2014 | $68,000 | Medium |

**Updated:** MAR-14

## B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Fibreglass framed windows with double glazed sealed units in selected areas of 1948 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 40 | MAR-14 |

**Event: Replace Fibreglass Windows (115 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $107,000 | Unassigned |

**Updated:** MAR-14

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

Steel framed glazed doors set in pressed steel frames with double sealed units at major entrances.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Steel Framed Storefronts (3.5 pairs)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $32,000 | Unassigned |

**Updated:** MAR-14

## B2030.02 Exterior Utility Doors** - 1949 Section

THIS TECHNICAL AND EVENTS COULD NOT BE DELETED

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1949 | 40 | MAR-14 |

**Event: Door replacement in Eva O. Howard theatre**

**Concern:**
Completed Event

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2013 | $40,730 | Unassigned |

**Updated:** MAR-14

**Event: Replace Wood Exterior Utility Doors (10 doors)**

**Concern:**
Wood doors are warping and beginning to de-laminate; painting is a maintenance concern.
**Recommendation:**
Replace wood utility doors with steel doors.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2015 | $10,000 | Medium |

**Updated:** MAR-14

## B2030.02 Exterior Utility Doors** - 2013

Steel framed doors with double glazed sealed units set in pressed steel frames being installed in December 2013 at a few locations.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2013 | 40 | MAR-14 |

**Event: Replace 2013 Exterior Utility Doors (6 doors).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2053 | $6,000 | Unassigned |

**Updated:** MAR-14

## B2030.02 Exterior Utility Doors** - Steel

Steel utility doors set in pressed steel frames. Some doors have double glazed sealed units.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 40 | MAR-14 |

**Event: Replace Steel Exterior Utility Doors (53 doors).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $53,200 | Unassigned |

**Updated:** MAR-14

## B2030.03 Large Exterior Special Doors (Overhead)*

Insulated aluminum overhead at vehicle access to enclosed courtyard.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B3010.01 Roof Vapour Retarder and Insulation* - 1963

Vapour retarder and rigid insulation at built up roofing of 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## B3010.01 Roof Vapour Retarder and Insulation* - 1985

Vapour retarder and rigid insulation provided when built up roofing over Theater and adjacent roof areas replaced.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1985 | 0 | MAR-14 |

## B3010.01 Roof Vapour Retarder and Insulation* - 1987

Vapour retarder and rigid insulation at built up roof replaced in 1987.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1987 | 0 | MAR-14 |

## B3010.01 Roof Vapour Retarder and Insulation* - 2003

Vapour retarder and rigid insulation at SBS roofing replaced in 2003.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2003 | 0 | MAR-14 |

## B3010.01 Roof Vapour Retarder and Insulation* - 2011

Vapour retarder and rigid insulation at 2011 Section and a portion of roofing over the 1948 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## B3010.04 Membrane Roofing - 1949 Section

THIS TECHNICAL AND EVENTS COULD NOT BE DELETED

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| N/A | 1949 | 25 | MAR-14 |

**Event: Repair roof leak - Theatre stage**

**Concern:**
THIS TECHNICAL COULD NOT BE DELETED.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2013 | $4,852 | Unassigned |

**Updated:** MAR-14

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1985

Built up roofing replaced original over Theater and adjacent roof areas at east side of 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 25 | MAR-14 |

**Event: Replace 1985 Built-up Roofing (2,290 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $420,000 | Unassigned |

**Updated:** MAR-14

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1987 Lower

Built-up roofing replaced original roofing in 1987 over lower portion of 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1987 | 25 | MAR-14 |

**Event: Replace 1987 Lower Roofing (3,466 sq.m.).**

**Concern:**
Roof reported to be leaking.
**Recommendation:**
Replace 1987 roofing on lower roof areas with 2 ply SBS membrane.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2014 | $630,000 | High |

**Updated:** MAR-14

## B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** - 1987 Upper

Built-up roofing replaced original roofing in +/- 1987 over upper portion of 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1987 | 25 | MAR-14 |

**Event: Replace 1987 Upper Roofing (1,440 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $265,000 | Unassigned |

**Updated:** MAR-14

## B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 2003

SBS roofing membrane replaced original roofing over the western portion of 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2003 | 25 | MAR-14 |

**Event: Replace 2003 SBS Roofing (2,045 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2028 | $375,000 | Unassigned |

**Updated:** MAR-14

## B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** - 2011

SBS roofing membrane provided on 2011 Section and south east portion of 1948 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 25 | MAR-14 |

**Event: Replace 2011 SBS Roofing (5,784 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $1,055,000 | Unassigned |

**Updated:** MAR-14

## B3010.06 Horizontal Waterproofing: Roof-Decks*

Horizontal waterproofing over roof slab where basement boiler room extends beyond building footprint. Area over slab is finished with asphalt and concrete panels; some of which are removable to permit easy boiler replacement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1948 | 0 | MAR-14 |

**Event: Replace Horizontal Waterproofing (260 sq.m.).**

**Concern:**
Evidence of leakage in December 2013. Reported that leaks have occurred in the past.
**Recommendation:**
Replace horizontal waterproofing and provide new concrete panels over top.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2016 | $105,000 | Medium |

**Updated:** MAR-14

## B3010.07 Sheet Metal Roofing**

Prefinished corrugated metal roof panels on a small area of sloped roof in 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 40 | MAR-14 |

**Event: Replace Metal Roofing (45 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $12,000 | Unassigned |

**Updated:** MAR-14

## B3010.08.02 Metal Gutters and Downspouts**

Painted metal downspouts provided at roof canopies in 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Metal Downspouts (20 meters).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $1,000 | Unassigned |

**Updated:** MAR-14

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

Roof hatch provided to select roof areas in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

# S3 INTERIOR

## C1010.01 Interior Fixed Partitions* - 1948 and 1949 Sections

Interior partitions are lath and plaster over hollow clay tiles. Some partitions in basement areas are cast in place concrete. Corridor walls and selected walls in the kitchen have glazed concrete block wainscots. Wire mesh partitions in a storage room in 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## C1010.01 Interior Fixed Partitions* - 1963 Section

Interior partitions are concrete block and gypsum board over metal stud framing.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## C1010.01 Interior Fixed Partitions* - 2011 Section

Interior partitions are concrete block and gypsum board over metal stud framing. Partition of heavy duty welded wire mesh provided in secure area of file storage in administration offices.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1010.02 Interior Demountable Partitions*

Small amount of demountable partitions of metal studs and vinyl clad gypsum board provided in basement of 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 0 | MAR-14 |

## C1010.03 Interior Operable Folding Panel Partitions** - 1949

Wood operable folding panel partitions located in 1949 Section gym.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 30 | MAR-14 |

**Event: Replace 1949 Operable Folding Partitions (245 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $280,000 | Unassigned |

**Updated:** MAR-14

## C1010.03 Interior Operable Folding Panel Partitions** - 2011

Metal and vinyl operable folding panel partitions located in 2011 Senior gym.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace 2011 Operable Folding Panel Partition (275 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $330,000 | Unassigned |

**Updated:** MAR-14

## C1010.04 Interior Balustrades and Screens, Interior Railings* - 1948

Steel pipe guardrails provided at upper level seating in 1948 gym.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

**Event: Upgrade 1948 Gym Guardrails (27 meters).**

**Concern:**
Guardrails height is too short and openings in guard exceed current code standards.
**Recommendation:**
Upgrade guardrails with higher railings with glass inserts.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Upgrade | 2015 | $25,000 | Medium |

**Updated:** MAR-14

**Event: install steel guardrails in south mechanical penthouse**

**Concern:**
THIS EVENT COULD NOT BE DELETED.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Upgrade | 2013 | $1,943 | Unassigned |

**Updated:** MAR-14

## C1010.04 Interior Balustrades and Screens, Interior Railings* - 2011

Pairs of clear finish oak railings as ballet bars in dance studios.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1010.05 Interior Windows*

Hollow metal frames with single glazed interior windows.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1010.06 Interior Glazed Partitions and Storefronts*

Hollow metal framed storefronts with single glazing in areas.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1010.07 Interior Partition Firestopping* - 1948, 1949 and 1963 Sections

Ducts and electrical conduit penetrate rated partitions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1948 | 0 | MAR-14 |

**Event: Repair 1948,1949 & 1963 Sections Partition Firestopping (19,868 sq.m.).**

**Concern:**

There are a number of components that penetrate fire partitions and are not firestopped.

**Recommendation:**

Repair firestopping where components penetrate fire separations.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Repair | 2014 | $36,000 | Medium |

**Updated:** MAR-14

## C1010.07 Interior Partition Firestopping* - 2011 Section

Duct and electrical conduit penetrate rated partitions and appear to be properly firestopped.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1020.01 Interior Swinging Doors (& Hardware)* - 1948 and 1949 Sections

Painted wood doors in metal or wood frames at most locations. Some hollow core wood doors in dressing room area below the Theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

**Event: Provide Lever Door Latches (112 doors).**

**Concern:**
Most doors have round door knobs where lever style latches are required.

**Recommendation:**
Provide lever style door latches.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Barrier Free Access Upgrade | 2016 | $45,000 | Medium |

**Updated:** MAR-14

## C1020.01 Interior Swinging Doors (& Hardware)* - 1963 Section

Painted wood doors set in pressed steel frames in most locations.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## C1020.01 Interior Swinging Doors (& Hardware)* - 2011 Section

Clear finish solid core wood set in pressed steel frames in most locations.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1020.02 Interior Entrance Doors* - 2008

Glazed entrance doors set in mullion-less glazed storefront at Cafeteria.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2008 | 0 | MAR-14 |

## C1020.02 Interior Entrance Doors* - 2012

Aluminum framed storefront complete with glazed aluminum doors at Art Gallery.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2012 | 0 | MAR-14 |

## C1020.03 Interior Fire Doors* - 1948 and 1949 Sections

Wood and metal clad wood doors at storage and service rooms assumed to comply to codes at time of construction.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## C1020.03 Interior Fire Doors* - 1963 Section

Hollow metal doors set in pressed steel frames at storage and service rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## C1020.03 Interior Fire Doors* - 2011 Section

Rated hollow metal fire doors set in pressed steel frames at storage and service rooms. Lever style latches on all doors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1020.04 Interior Sliding and Folding Doors*

Overhead coiling aluminum doors over service counters at Administration, library and concessions.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1030.01 Visual Display Boards** - 1948 and 1949 Sections

Limited number of chalkboards in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 20 | MAR-14 |

**Event: Replace 1948 Chalkboards (12 boards).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $8,000 | Unassigned |

**Updated:** MAR-14

## C1030.01 Visual Display Boards** - 2011

Whiteboards and tackboards provided in 2011 in most teaching spaces.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace 2011 Visual Display Boards (320 boards).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $215,000 | Unassigned |

**Updated:** MAR-14

## C1030.02 Fabricated Compartments (Toilets/Showers)** - Metal

Floor supported metal toilet partitions in 1963 and 2011 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Metal Toilet Partitions (58 cubicles).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $70,000 | Unassigned |

**Updated:** MAR-14

## C1030.02 Fabricated Compartments (Toilets/Showers)** - Terrazzo

Terrazzo toilet and shower partitions in washrooms throughout 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Terrazzo Toilet and Shower Partitions (43 cubicles).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $165,000 | Unassigned |

**Updated:** MAR-14

## C1030.08 Interior Identifying Devices*

Etched and painted metal signage on all doors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1030.10 Lockers** - 1949 Metal

Metal lockers provided in swimming pool change rooms. They have not been in use since 1985.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1949 | 30 | MAR-14 |

**Event: Replace 1949 Metal Lockers (135)**

**Concern:**
Metal lockers are damaged, dented and in poor condition.
**Recommendation:**
Replace 1949 metal lockers.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2016 | $66,000 | Low |

**Updated:** MAR-14

## C1030.10 Lockers** - 1990 Metal

Metal lockers have been added in select areas of 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 30 | MAR-14 |

**Event: Replace 1990 Metal Lockers (60)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2020 | $30,000 | Unassigned |

**Updated:** MAR-14

## C1030.10 Lockers** - 2011 Metal

Metal lockers provided in corridors and change rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace 2011 Metal Lockers (1,780)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $870,000 | Unassigned |

**Updated:** MAR-14

## C1030.10 Lockers** - 2011 Wood

Wood lockers with metal grilles provided at Cheer Team office and storage rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace 2011 Wood Lockers (28)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $16,000 | Unassigned |

**Updated:** MAR-14

## C1030.12 Storage Shelving*

Variety of wood and metal storage shelving provided throughout.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C1030.14 Toilet, Bath, and Laundry Accessories* - 1980

Variety of commercial grade and residential grade washroom accessories in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 0 | MAR-14 |

## C1030.14 Toilet, Bath, and Laundry Accessories* - 2011

Commercial grade washroom accessories in 1963 and 2011 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C2010 Stair Construction* - 1949 Steel

Steel framed stairs with metal grate treads at stairs to bleachers in 1949 Gym and at circular stair at south side of stage in Theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## C2010 Stair Construction* - 2011 Steel

Steel framed treads and risers bearing on steel channels in 2011 Section. Tread pans are filled with concrete.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C2010 Stair Construction* - Concrete

Cast concrete stairs provided in 1948, 1949 and 1963 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## C2010 Stair Construction* - Wood

Wood framed stairs at video control room in 1963 Section basement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 0 | MAR-14 |

## C2020.02 Terrazzo Stair Finishes*

Terrazzo stair finishes provided at exit stairs and corridor stairs in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## C2020.05 Resilient Stair Finishes** - 1963 Rubber

Rubber treads provided on stairs located in 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 20 | MAR-14 |

**Event: Replace 1963 Rubber Stair Finishes (140 treads).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $21,000 | Unassigned |

**Updated:** MAR-14

## C2020.05 Resilient Stair Finishes** - 2011 Rubber

Rubber treads provided on stairs located in 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace 2011 Rubber Stair Finishes (144 treads).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $21,600 | Unassigned |

**Updated:** MAR-14

## C2020.05 Resilient Stair Finishes** - 2011 Vinyl Tile

Vinyl tiles provided on stairs at changes in elevation within corridors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace 2011 Vinyl Tile Stair Finishes (13 treads).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $2,000 | Unassigned |

**Updated:** MAR-14

## C2020.06 Carpet Stair Finishes**

Carpet provided on wood framed stairs in 1963 Section basement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 10 | MAR-14 |

**Event: Replace Carpet Stair Finishes (15 treads).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $1,500 | Unassigned |

**Updated:** MAR-14

## C2020.08 Stair Railings and Balustrades*

All stairs have steel pipe railings with metal pipe pickets.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C2030 Interior Ramps*

Concrete topping on metal deck on steel framing used to create ramps over existing steps at changes of floor levels at corridors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C3010.06 Tile Wall Finishes** - 1963

Limited amount of ceramic wall tiles remaining in staff washrooms in 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 40 | MAR-14 |

**Event: Replace 1963 Ceramic Wall Tiles (26 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $7,000 | Unassigned |

**Updated:** MAR-14

## C3010.06 Tile Wall Finishes** - 1980

Ceramic wall tiles provided in swimming pool change rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 40 | MAR-14 |

**Event: Replace 1980 Ceramic Wall Tile Finishes (145 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2020 | $37,000 | Unassigned |

**Updated:** MAR-14

## C3010.06 Tile Wall Finishes** - 1990

Ceramic wall tiles added to select walls in kitchen.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 40 | MAR-14 |

**Event: Replace 1990 Ceramic Wall Tiles (60 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $16,000 | Unassigned |

**Updated:** MAR-14

## C3010.06 Tile Wall Finishes** - 2000

Ceramic wall tiles provided at walls adjacent urinals in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2000 | 40 | MAR-14 |

**Event: Replace 2000 Ceramic Wall Tiles (4 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2040 | $1,000 | Unassigned |

**Updated:** MAR-14

## C3010.06 Tile Wall Finishes** - 2011

Ceramic wall tile finishes in washrooms and change rooms of 1963 and 2011 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 40 | MAR-14 |

**Event: Replace 2011 Ceramic Wall Tiles (850 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $220,000 | Unassigned |

**Updated:** MAR-14

## C3010.06 Tile Wall Finishes** - Murals

Ceramic mosaic tiles used to create murals on 2 columns at main entrance.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 40 | MAR-14 |

**Event: Replace Mural Ceramic Wall Tiles (12 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $12,000 | Unassigned |

**Updated:** MAR-14

## C3010.07 Terrazzo Wall Finishes*

Terrazzo wainscot provided in washrooms of 1948 and 1949 Sections and selected walls of swimming pool change rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## C3010.09 Acoustical Wall Treatment** - Fabric

Fabric wrapped acoustic wall panels provided in music rooms and dance studios.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace Fabric Acoustic Wall Panels (380 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $89,000 | Unassigned |

**Updated:** MAR-14

## C3010.09 Acoustical Wall Treatment** - Plastic

Specialized molded plastic acoustic diffuser panels mounted on walls in music recording rooms and Theater side walls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace Plastic Acoustic Diffuser Panels (66 panels).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $18,000 | Unassigned |

**Updated:** MAR-14

## C3010.11 Interior Wall Painting*

All interior gypsum board, plaster and concrete block walls are painted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C3010.14 Other Wall Finishes* - Brick

Brick used as a wall finish in Theater lobby, 1949 Gym and where 2011 Section abutts an original exterior wall of 1963 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1949 | 0 | MAR-14 |

## C3010.14 Other Wall Finishes* - Mirrors

Mirrors provided along one wall in each of the dance studios.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy flooring provided in Art Workshops.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors in selected service rooms and basement storage rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C3020.02 Tile Floor Finishes** - 2000

Ceramic floor tiles added at urinals in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2000 | 50 | MAR-14 |

**Event: Replace 2000 Ceramic Floor Tiles (6 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2050 | $1,200 | Unassigned |

**Updated:** MAR-14

## C3020.02 Tile Floor Finishes** - 2011

Ceramic floor tile added to washrooms and entrance vestibules in 2011 Section and 1963 Section in 2011.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 50 | MAR-14 |

**Event: Replace 2011 Ceramic Floor Tile (610 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2061 | $107,000 | Unassigned |

**Updated:** MAR-14

## C3020.02 Tile Floor Finishes** - Swimming Pool Area

Ceramic floor tile at pool deck and showers in change rooms. Pool has not been used since 1985.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 50 | MAR-14 |

**Event: Replace Swimming Pool Area Ceramic Floor Tiles (810 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $142,000 | Unassigned |

**Updated:** MAR-14

## C3020.02 Tile Floor Finishes** - Swimming Pool Tank

Ceramic tile applied to floor and sidewalk of swimming pool tank.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 50 | MAR-14 |

**Event: Replace Swimming Pool Tank Ceramic Tile (420 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $88,000 | Unassigned |

**Updated:** MAR-14

## C3020.03 Terrazzo Floor Finishes* - 1948 and 1949 Sections

Terrazzo floor finishes have been provided in washrooms and selected corridors and lobbies of 1948 and 1949 Sections. Some cracking, but no displacement and still serviceable.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## C3020.04 Wood Flooring** - 1949 Gym

Hardwood flooring provided in 1949 Gym and adjacent storage rooms below bleachers.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 30 | MAR-14 |

**Event: Replace 1949 Hardwood Flooring (724 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $190,000 | Unassigned |

**Updated:** MAR-14

## C3020.04 Wood Flooring** - 2011

Hardwood flooring on sleepers provided in 2011 Gym and dance studios.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace 2011 Hardwood Flooring (1,550 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $410,000 | Unassigned |

**Updated:** MAR-14

## C3020.04 Wood Flooring** - Theater Stage

Specialized plywood flooring called duradek used on theater stage is painted flat black. Flooring reported to have a 10 year life span.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2007 | 30 | MAR-14 |

**Event: Replace Theater Stage Plywood Flooring (220 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $8,000 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - 1980 Sheet Vinyl

Small amount of sheet vinyl flooring in one storage room of 1948 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 20 | MAR-14 |

**Event: Replace 1980 Sheet Vinyl Flooring (18 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $1,500 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - 1990 Vinyl Tile

Vinyl tile flooring provided in dressing rooms and select storage rooms below Theater stage.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 20 | MAR-14 |

**Event: Replace 1990 Vinyl Tile Flooring (200 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $10,200 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - 2010 Vinyl Tile

Large amount of vinyl tile provided in Theater lobby and adjacent Drama classroom.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2010 | 20 | MAR-14 |

**Event: Replace 2010 Vinyl Tile Flooring (650 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2030 | $36,500 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - 2011 Vinyl Tile

Vinyl Tile flooring provided in corridors and most classrooms of 2011 and 1963 Sections. Multiple colors create patterns in corridors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace 2011 Vinyl Tile Flooring (12,320 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $690,000 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - Asbestos

9 x 9 vinyl asbestos tile in small storage and lighting rooms on second floor adjacent Theater. Replacement costs escalated to allow for HAZMAT abatement. Refer also to K4030.01.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 20 | MAR-14 |

**Event: Replace Vinyl Asbestos Floor Tiles (120 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $6,500 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - Linoleum

Linoleum flooring provided in select storage rooms of 1948 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 20 | MAR-14 |

**Event: Replace Linoleum Flooring (80 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $7,000 | Unassigned |

**Updated:** MAR-14

## C3020.07 Resilient Flooring** - Rubber

Small amount of rubber flooring provided in food preparation area adjacent Cafeteria.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2000 | 20 | MAR-14 |

**Event: Replace Rubber Flooring (30 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2020 | $3,000 | Unassigned |

**Updated:** MAR-14

## C3020.08 Carpet Flooring**

Carpet flooring provided in office areas, music rooms and library.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 15 | MAR-14 |

**Event: Replace Carpet Flooring (1,890 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2026 | $140,000 | Unassigned |

**Updated:** MAR-14

## C3030.01 Concrete Ceiling Finishes (Unpainted)*

Unpainted concrete ceiling finishes in areas below Theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 12 x12 Tile

12 X 12 acoustic tile provided in areas of 1949 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1965 | 25 | MAR-14 |

**Event: Replace 12 X 12 Acoustic Tile (430 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $20,000 | Unassigned |

**Updated:** MAR-14

## C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1980

Acoustic ceiling tiles set in suspended T-bar grid in swimming pool area.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1980 | 25 | MAR-14 |

**Event: Replace 1980 Acoustic Ceiling Tiles (760 sq.m.).**

**Concern:**
Ceiling tiles are damaged and dirty.
**Recommendation:**
Replace 1980 acoustic ceiling tiles over swimming pool.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2016 | $5,000 | Low |

**Updated:** MAR-14

## C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1990

Acoustic ceiling panels set in suspended T-bar grid at dressing rooms, corridor and selected storage rooms below theater stage.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1990 | 25 | MAR-14 |

**Event: Replace 1990 Acoustic Ceiling Tiles (200 sq.m.)**

**Concern:**
Ceiling tiles are damaged and stained.
**Recommendation:**
Replace 1990 acoustic ceiling tiles.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2016 | $9,500 | Low |

**Updated:** MAR-14

## C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 2011

Acoustic ceiling tiles set in suspended T-bar system in most areas of 2011 and 1963 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 25 | MAR-14 |

**Event: Replace 2011 Acoustic Ceiling Tiles (14,550 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $680,000 | Unassigned |

**Updated:** MAR-14

## C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 2011 Plastic

Specialized molded plastic acoustic diffuser panels inserted in suspended T-bar grid in ceilings at music recording rooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 25 | MAR-14 |

**Event: Replace 2011 Plastic Acoustic Diffuser Panels (15 panels).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $4,000 | Unassigned |

**Updated:** MAR-14

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

Acoustic ceiling tiles set in suspended grid system.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 2011 | 25 | MAR-14 |

**Event: Replace Stained Ceiling Tiles (80 sq.m.).**

**Concern:**
A number of ceiling tiles in 2011 Section have been stained from leaking pipes.

**Recommendation:**
Replace ceiling tiles in one classroom and use salvaged tiles in good condition to replace damaged tiles throughout.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2015 | $4,000 | Low |

**Updated:** MAR-14

## C3030.07 Interior Ceiling Painting*

Plaster and gypsum board ceilings are painted. Exposed structure and metal deck in 2011 Gym is painted.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## C3030.09 Other Ceiling Finishes* - Ceramic Tile

Ceramic tile used as a ceiling finish in swimming pool men`s shower area.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1980 | 0 | MAR-14 |

## C3030.09 Other Ceiling Finishes* - Fibrous Spray

Small amount of fibrous spray material on selected rooms and corridors in 1948 and 1949 Sections. Some materials reported to contain asbestos.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D1010.01.02 Hydraulic Passenger Elevators**

Otis 1590 kg capacity hydraulic elevator added adjacent main entrance elevator. Controls are barrier free and audible.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Refurbish Hydraulic Elevator (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $85,000 | Unassigned |

**Updated:** MAR-14

# S4 MECHANICAL

## D2010.04 Sinks** - 1948

There are sinks located in various rooms to serve the occupants.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Sinks (25)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $40,000 | Unassigned |

**Updated:** MAR-14

## D2010.04 Sinks** - 2011

There are stainless steel sinks located through out the three floors. The sinks are used in a wide variety of applications, anything from a kitchen sink to an arts or science classroom.
Basement - 3 sinks
Main Floor - 23 sinks
Second Floor - 42 sinks

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Sinks (68)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $120,000 | Unassigned |

**Updated:** MAR-14

## D2010.05 Showers** - 1948

There are showers located in the basement pool change room area. These have been abandoned.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Showers (24)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $100,000 | Unassigned |

**Updated:** MAR-14

## D2010.05 Showers** - 2011

Showers are located in the student change rooms and also in the staff change room.
There are 9 showers located on the main floor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Showers (9)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $30,000 | Unassigned |

**Updated:** MAR-14

## D2010.08 Drinking Fountains/Coolers** - 1948

Drinking fountains are located throughout the 1948 section. Many of them have been abandoned.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 35 | MAR-14 |

**Event: Replace Drinking Fountains (10)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $35,000 | Unassigned |

**Updated:** MAR-14

## D2010.08 Drinking Fountains/Coolers** - 2011

There are 18 drinking fountains located throughout the 2011 renovated section of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 35 | MAR-14 |

**Event: Replace Drinking Fountains (18)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2046 | $65,000 | Unassigned |

**Updated:** MAR-14

## D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 1948

There are several washrooms throughout the 1948 section. Several of these washrooms have been abandoned.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 35 | MAR-14 |

**Event: Replace Fixtures WCs (18), Lavs (20), Urnls (6)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $80,000 | Unassigned |

**Updated:** MAR-14

## D2010.10 Washroom Fixtures (WC, Lav, Urnl)** - 2011

There are 31 washrooms located through out the three floors of the 2011 section of the school
There are 4 located on the basement floor, 14 located on the main floor and 13 located on the second floor.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 35 | MAR-14 |

**Event: Replace Fixturess WCs (70), Lavs (64), Urnls (24)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2046 | $280,000 | Unassigned |

**Updated:** MAR-14

## D2020.01.01 Pipes and Tubes: Domestic Water* - 1948

Domestic water piping distributes domestic hot and cold water through the 1948 section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D2020.01.01 Pipes and Tubes: Domestic Water* - 2011

Domestic water is destributed through out the renovated section of the school using copper piping.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## D2020.01.02 Valves: Domestic Water** - 1948

Isolation valves are used to isolate domestic water fixtures and equipment.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 40 | MAR-14 |

**Event: Replace Water Valves (200)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $160,000 | Unassigned |

**Updated:** MAR-14

## D2020.01.02 Valves: Domestic Water** - 2011

Domestic water is isolated through out the building using ball valves.
There are approximately 250 isolation valves.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 40 | MAR-14 |

**Event: Replace Water Valves (250)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $200,000 | Unassigned |

**Updated:** MAR-14

## D2020.01.03 Piping Specialties (Backflow Preventers)** - 2011

Backflow prevention is located at equipment in mechanical rooms, city supply and janitor sinks.

2 - 150mm Backflow Preventers
15 - 19mm Backflow Preventers

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 20 | MAR-14 |

**Event: Replace Backflow Preventers (17)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $60,000 | Unassigned |

**Updated:** MAR-14

## D2020.02.02 Plumbing Pumps: Domestic Water** - 2005

There is a domestic hot water recirculation pump located in the new basement mechanical room. This is a relocated existing pump.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2005 | 20 | MAR-14 |

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

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2025 | $10,000 | Unassigned |

**Updated:** MAR-14

## D2020.02.06 Domestic Water Heaters** - 2005

There are two domestic hot water heaters located in the new basement mechanical room. These are relocated existing water heaters.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2005 | 20 | MAR-14 |

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

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2025 | $25,000 | Unassigned |

**Updated:** MAR-14

## D2020.03 Water Supply Insulation: Domestic* - 1948

Piping is insulated where visible in the old sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D2020.03 Water Supply Insulation: Domestic* - 2011

Ridgid fiberglass insulation is used to insulate domestic water piping.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D2030.01 Waste and Vent Piping* - 1948

Waste and vent piping is cast iron or copper.
The piping is showing signs of age and should be looked at in the near future for replacement.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D2030.01 Waste and Vent Piping* - 2011

Waste and vent piping is made up of XFR piping.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## D2030.03 Waste Piping Equipment*

Four sump pumps were installed in 2011 to replace existing.
2 - 1 hp
2 - 3 hp

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

**Event: Completed replace sump pump motor**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2012 | $3,702 | Unassigned |

**Updated:** DEC-12

## D2040.01 Rain Water Drainage Piping Systems* - 1948

Rain water is carried through the building in cast iron piping.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D2040.02.04 Roof Drains* - 1948

Roof drains are located throughout the building at low points on the roof.
They are connected to cast iron pipes.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D2090.15 Pool & Fountain Equipment** - 1948

All of the equipment for the pool has been abandoned since the mid 80's. The equipment is in terrible shape and would need to be completely replaced with a new mechanical system if the pool was ever put back into operation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 20 | MAR-14 |

**Event: Replace Pool Mechanical System**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $5,000,000 | Unassigned |

**Updated:** MAR-14

## D3010.02 Gas Supply Systems* - 1948

Gas piping consists of steel piping. This piping serves the mechanical equipment in the 1948 section of the building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D3010.02 Gas Supply Systems* - 2011

New gas piping was installed to the boilers located in the mechanical room and to the relocated domestic water tanks.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## D3020.01.01 Heating Boilers & Accessories: Steam**

There are three steam boilers located in the old mechanical room. Boiler #1 has been abandoned and is capped off from the system.
These boilers are 12,000MBH input.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 1963 | 35 | MAR-14 |

**Event: Repair refractory on steam boiler**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2013 | $15,645 | Unassigned |

**Updated:** NOV-13

**Event: Replace Steam Boilers (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $800,000 | Unassigned |

**Updated:** MAR-14

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

There are three Cleaver Brooks Boilers model # FLX-700-1200-160HW
These have a capacity of 12,000 MBH

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 35 | MAR-14 |

**Event: Completed install 2nd LWCO**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Upgrade | 2012 | $6,052 | Unassigned |

**Updated:** NOV-12

**Event: Completed replace boiler tubes on #2**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2012 | $16,088 | Unassigned |

**Updated:** JUL-12

**Event: Replace Boilers (3)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2046 | $1,200,000 | Unassigned |

**Updated:** MAR-14

## D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler** - 1963

There are three 500mm chimneys that serve the three steam boilers in the basement mechanical room. One of these has been abandoned.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 35 | MAR-14 |

**Event: Replace 500mm Chimney (3)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $300,000 | Unassigned |

**Updated:** MAR-14

## D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler** - 2011

There are three chimneys that serve the three hot water boilers located in the new mechanical room.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 35 | MAR-14 |

**Event: Replace 550mm Chimney (3)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2046 | $300,000 | Unassigned |

**Updated:** MAR-14

## D3040.01.01 Air Handling Units: Air Distribution** - 1948

There are 8 air handling units in the 1948 section of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Air Handling Units (8)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $3,200,000 | Unassigned |

**Updated:** MAR-14

## D3040.01.01 Air Handling Units: Air Distribution** - 2011

There are six air handling units that were installed in 2011:
1 - 13,000 l/s, 2 - 10,000 l/s, 1 - 8,600 l/s, 1 - 8,000 l/s, and 1 - 6,600 l/s
Three are located in the South West (tile #1) penthouse and three are located in the North East (tile #4) penthouse.
These units are equipped with a heat recovery system and humidification.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Air Handling Units (6)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $250,000 | Unassigned |

**Updated:** MAR-14

## D3040.01.02 Fans: Air Distribution (Remote from AHU)*

There is a fan box that is located in the potters guild area.
This fan is no longer functioning.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1948 | 0 | MAR-14 |

**Event: Replace Fan (1)**

**Concern:**
The fan is not working and the room gets to +28 deg. C. This is not a comfortable temperature for this to be an occupied space.
**Recommendation:**
Replace fan and related systems.
**Consequences of Deferral:**
This space will be extremely uncomfortable for people to occupy.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2014 | $20,000 | High |

**Updated:** MAR-14

## D3040.01.04 Ducts: Air Distribution* - 1948

Air is distributed through galvanized ductwork.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

**Event: install supply and return air ventilation to girls change room in Theatre Wing**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Indoor Air Quality Upgrade | 2013 | $8,255 | Unassigned |

**Updated:** MAY-13

## D3040.01.04 Ducts: Air Distribution* - 2011

Galvanized ductwork is used to distribute supply air from air handling units to spaces and collect return air from the spaces.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## D3040.01.07 Air Outlets & Inlets: Air Distribution* - 1948

Air is discharged through a variety of grilles in the walls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D3040.01.07 Air Outlets & Inlets: Air Distribution* - 2011

Air outlets are mostly vertical grilles that are located at floor level on the walls in the classrooms or ceiling diffusers in the hallways and lounge areas.
Return air is drawn from areas using egg crate ceiling grilles through the ceiling spaces to a main return air inlet.

Some classrooms seem to be missing return air grilles.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 2011 | 0 | MAR-14 |

**Event: Install Return Air Grilles (50)**

**Concern:**
Some classrooms are lacking return air grilles to let the air that is supplied into the class room get back to the air handling unit.
**Recommendation:**
Review what areas are missing the proper ventilation and install what is needed.
**Consequences of Deferral:**
The classroom could be getting less outside air than required by code when the door to the classroom is closed.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2014 | $10,000 | High |

**Updated:** MAR-14

## D3040.02 Steam Distribution Systems: Piping/Pumps** - 1948

The steam distribution system is comprised of steel piping and is used to distribute the steam from the boilers to the heating components.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1963 | 40 | MAR-14 |

**Event: Completed Repair classroom heating equipment**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2012 | $12,321 | Unassigned |

**Updated:** NOV-12

**Event: Replace Steam Boilers (3)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $500,000 | Unassigned |

**Updated:** MAR-14

## D3040.03.01 Hot Water Distribution Systems**

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| N/A | 0 | 40 | NOV-12 |

**Event: Completed leaking valve**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2012 | $10,081 | Unassigned |

**Updated:** NOV-12

## D3040.03.01 Hot Water Distribution Systems** - 1948

Hot water is distributed through steel piping and is used to heat mechanical components.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 40 | MAR-14 |

**Event: Completed Repair heating pumps in boiler room**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2013 | $4,029 | Unassigned |

**Updated:** FEB-13

**Event: Replace Heating Piping (8,365 sq. m/gfa)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $1,000,000 | Unassigned |

**Updated:** MAR-14

## D3040.03.01 Hot Water Distribution Systems** - 2011

The hot water is distributed through the building using a combination of steel and copper piping. This piping is insulated using fiberglass insulation covered in PVC cladding.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 40 | MAR-14 |

**Event: Replace Hot Water Distribution (14,550 sq.m.)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $1,380,000 | Unassigned |

**Updated:** MAR-14

## D3040.04.01 Fans: Exhaust** - 1948

There are 9 exhaust fans that serve the 1948 section of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Exhaust Fans (9)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $150,000 | Unassigned |

**Updated:** MAR-14

## D3040.04.01 Fans: Exhaust** - 2011

There are 11 exhaust fans throughout the 2011 section of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Exhaust Fans (11)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $70,000 | Unassigned |

**Updated:** MAR-14

## D3040.04.03 Ducts: Exhaust* - 1948

Exhaust air is ducted through galvanized ductwork.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D3040.04.03 Ducts: Exhaust* - 2011

Exhaust air ductwork connects the spaces that need exhaust air to the exhaust fan.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## D3040.04.05 Air Outlets and Inlets: Exhaust* - 1948

Exhaust grilles are located throughout the 1948 section of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D3040.04.05 Air Outlets and Inlets: Exhaust* - 2011

Exhaust air grilles are located throughout areas where exhaust is needed and are connected to exhaust air ductwork.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## D3040.05 Heat Exchangers** - 2011

There are two plate heat exchangers. One serving each penthouse. The heat exchangers are 1500kw and 1400kw.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Plate Heat Exchangers (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $100,000 | Unassigned |

**Updated:** MAR-14

## D3050.02 Air Coils** - 1948

Air coils are used to heat supply air to the desired supply air temperature.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Air Coils (15)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $65,000 | Unassigned |

**Updated:** MAR-14

## D3050.02 Air Coils** - 2011

Air that is preheated from the air handling units is heated to the required supply temperature for each zone with reheat coils in the ductwork. There are 38 reheat coils located throughout the renovated area.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Reheat Coils (38)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $190,000 | Unassigned |

**Updated:** MAR-14

## D3050.05.02 Fan Coil Units** - 1948

Fan coil units are located in areas where extra heating or cooling is needed.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Fan Coil Units (18)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $100,000 | Unassigned |

**Updated:** MAR-14

## D3050.05.02 Fan Coil Units** - 2011

Chilled water fan coil units are used to cool spaces with a high heat dissipation. There are 22 fan coil units located throughout the renovated area that serve mechanical rooms, electrical rooms and various studios.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace Fan Coil Units (22)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $150,000 | Unassigned |

**Updated:** MAR-14

## D3050.05.03 Finned Tube Radiation** - 1948

Finned tube radiation is used along the perimeter of the 1948 building and is used to heat the building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 40 | MAR-14 |

**Event: Replace Finned Tube Radiation (8,365 sq. m/gfa)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $500,000 | Unassigned |

**Updated:** MAR-14

## D3050.05.07 Unit Ventilators** - 1948

There are 4 large steam units that heat the two gyms located above the pool area.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 30 | MAR-14 |

**Event: Replace Steam Units (4)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $100,000 | Unassigned |

**Updated:** MAR-14

## D3050.05.07 Unit Ventilators** - 2011

There are unit heaters located at entrances into the building from the outside.
Some of these heaters are not responding to the thermostat control.
There are 14 in total.
Refer to Repair Event in D3060.02.05 for system recommissioning to deal with unresponsive thermostat controls.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 30 | MAR-14 |

**Event: Replace Cabinet Unit Heaters (14)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $85,000 | Unassigned |

**Updated:** MAR-14

## D3060.02.02 Pneumatic Controls** - 1948

The 1948 section of the school and it's mechanical systems are equipped with a Pneumatic control system.
This system is no long functioning as intended as most equipment is on manual override and a large number of the thermostats or control valves are not operating as intended.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 2 - Poor | 1948 | 40 | MAR-14 |

**Event: Replace Pneumatic System (8,365 sq. m/gfa)**

**Concern:**

The pneumatic control system is no longer able to control the building due to damaged pneumatic tubing, failed components and missing components.
The major mechanical equipment is all running on manual mode.
Most areas of the 1948 section are either in 100% heating or no heating at all.

**Recommendation:**

Replace the pneumatic control system complete with all piping/tubing and control components.

**Consequences of Deferral:**

The school will continue to function inefficiently while the occupied spaces range from a temperature of +28 deg.C to +16 deg.C.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2015 | $150,000 | High |

**Updated:** MAR-14

## D3060.02.05 Building Systems Controls (BMCS, EMCS)** - 2011

The 2011 section of the school is equipped with digital controls by Automatic Controls.
This system and graphics are not displaying properly and should be recommissioned.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 2011 | 20 | MAR-14 |

**Event: Replace Control System (19,327 sq.m)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $510,000 | Unassigned |

**Updated:** MAR-14

**Event: System Recommissioning**

**Concern:**
Some of the mechanical equipment is not responding to the controls as designed.
**Recommendation:**
Recommission the building systems controls and make required repairs and/or adjustments.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2014 | $25,000 | High |

**Updated:** MAR-14

## D4010 Sprinklers: Fire Protection*

The 2011 portion of the school is equipped with a wet sprinkler system.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

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

There are fire extinguishers that are located throughout the 2011 section of the school

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D4090.04 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)** - 1985

There is a dry chemical fire extinguishing system for the kitchen exhaust hoods that serves the Center for Education Building Cafeteria

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1985 | 40 | MAR-14 |

**Event: Replace Kitchen Extinguishing System (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2025 | $30,000 | Unassigned |

**Updated:** MAR-14

## D4090.04 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)** - 2012

There is a dry chemical fire extinguishing system for the kitchen exhaust hood that serves the Victoria School Cafeteria

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2012 | 40 | MAR-14 |

**Event: Replace Kitchen Extinguishing System (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2052 | $15,000 | Unassigned |

**Updated:** MAR-14

# S5 ELECTRICAL

## D5010.01.02 Main Electrical Transformers (Utility Owned)*

Pad mounted utility transformer at the south side of the school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D5010.02 Secondary Electrical Transformers (Interior)**

600-120/208V/3PH/4W dry type step down transformers located throughout the building. Transformers vary in size from 15 KVA to 300 KVA in capacity.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 40 | MAR-14 |

**Event: Replace Secondary Electrical Transformers (13)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $140,000 | Unassigned |

**Updated:** MAR-14

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

Siemens main distribution switchboard located in basement electrical room, 347/600V/3PH/4W complete with 2000 ampere main circuit breaker.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 40 | MAR-14 |

**Event: Replace Main Distribution Switchboard (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2051 | $60,000 | Unassigned |

**Updated:** MAR-14

## D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1949

Westinghouse branch circuit panels located in 1949 school section. Panels rated for 120/208V/3PH/4W operation.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1949 | 30 | MAR-14 |

**Event: Replace Branch Circuit Panelboards (10)**

**Concern:**
Panelboard components are starting to fail, panels are worn out and no longer reliable, and repair parts no longer available.

**Recommendation:**
Replace panelboards with new.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2014 | $48,000 | Medium |

**Updated:** MAR-14

## D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 2011

Siemens panelboards comprised of CDP distribution panel and branch circuit panelboards rated at 347/600V/3PH/4W and 120/208V/3PH/4W. Panelboards located throughout school.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 30 | MAR-14 |

**Event: Replace Branch Circuit Panelboards (50)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $240,000 | Unassigned |

**Updated:** MAR-14

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

Siemens motor control centers for service to major mechanical motor loads. Motor control centers located in mechanical penthouses.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 30 | MAR-14 |

**Event: Replace 3 Section Motor Control Centers (2)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $90,000 | Unassigned |

**Updated:** MAR-14

## D5010.07.02 Motor Starters and Accessories** - 1949

Wesco AC magnetic motor starters providing service to mechanical motor loads in 1949 building section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1949 | 30 | MAR-14 |

**Event: Replace Motor Starters (10)**

**Concern:**
Components in motor starters are starting to fail and repair parts are no longer available.

**Recommendation:**
Replace motor starters with new units.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2014 | $20,000 | High |

**Updated:** MAR-14

## D5010.07.02 Motor Starters and Accessories** - 2011

Toggle type manual motor starters to small motor loads.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 30 | MAR-14 |

**Event: Replace Manual Motor Starters (20)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $15,000 | Unassigned |

**Updated:** MAR-14

## D5010.07.03 Variable Frequency Drives**

Danfoss variable frequency drive units to select mechanical motor loads.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 30 | MAR-14 |

**Event: Replace Variable Frequency Drives (10)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $85,000 | Unassigned |

**Updated:** MAR-14

## D5020.01 Electrical Branch Wiring*

Copper wiring in conduit. Cables with copper conductors.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

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

Line voltage switches in 1948 and 1949 sections and combination of low voltage switching system with occupancy sensors in remainder of building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1948 | 0 | MAR-14 |

## D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent light fixtures in theater area.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## D5020.02.02.02 Interior Fluorescent Fixtures** - 1972

Surface mounted fluorescent fixtures with T12 lamps and wrap around lens installed in 1949 building section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1972 | 30 | MAR-14 |

**Event: Replace Fluorescent Fixtures (800)**

**Concern:**

Fixtures are failing. Lens are yellow and no longer available.
T12 lamps and ballasts are no longer manufactured.

**Recommendation:**

Replace fixtures with new.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2014 | $320,000 | Medium |

**Updated:** MAR-14

## D5020.02.02.02 Interior Fluorescent Fixtures** - 2011

Mixture of pendant hung, surface mounted, and recess mounted fluorescent fixtures. Most fixtures have T8 lamps and ballasts. Fixtures in gymnasium have T5 lamps and ballasts.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 30 | MAR-14 |

**Event: Replace Fluorescent Fixtures (2000)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $800,000 | Unassigned |

**Updated:** MAR-14

## D5020.02.02.03 Interior Metal Halide Fixtures*

Pendant hung metal halide light fixtures in old gym and swimming pool areas of 1949 school section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1972 | 0 | MAR-14 |

## D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting battery pack units complete with remote heads, installed throughout building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 20 | MAR-14 |

**Event: Completed Replace 2 batery packs**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2012 | $5,452 | Unassigned |

**Updated:** JUN-12

**Event: Replace Emergency Lighting Battery Packs (150)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $180,000 | Unassigned |

**Updated:** MAR-14

## D5020.02.03.03 Exit Signs*

Exit signs with LED lamps installed at exit doors and in corridors to identify paths of egress.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D5020.02.07 Dimming Control*

Strand dimming system controlling stage lighting in theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1972 | 0 | MAR-14 |

## D5020.02.10 Theatrical Lighting*

Stage lighting fixtures in theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1972 | 0 | MAR-14 |

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

Wall mounted high pressure sodium lights installed along perimeter of building. Recess mounted high pressure sodium lights at building entrances.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

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

Exterior lighting is photocell controlled.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D5030.01 Detection and Fire Alarm**

Edwards addressable fire alarm system complete with horn/strobe alarm units, fire detectors, fire pull stations, remote annunciators, and alarm panel.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 25 | MAR-14 |

**Event: Design fees**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Upgrade | 2013 | $10,666 | Unassigned |

**Updated:** OCT-13

**Event: Replace Fire Alarm System (27,692 sq.m./gfa)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $890,000 | Unassigned |

**Updated:** MAR-14

## D5030.02.02 Intrusion Detection**

Intrusion detection system complete with motion sensors, alarm keypads, and door contacts.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 25 | MAR-14 |

**Event: Replace Intrusion Detection (27,692 sq.m./gfa)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $810,000 | Unassigned |

**Updated:** MAR-14

## D5030.02.04 Video Surveillance**

Video surveillance system with cameras installed indoors and outdoors. System includes recorder.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 25 | MAR-14 |

**Event: Replace Video Surveillance - cameras (20), recorder (1)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2036 | $125,000 | Unassigned |

**Updated:** MAR-14

## D5030.03 Clock and Program Systems*

Bogen GPS clocks installed in corridors and classrooms.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D5030.04.01 Telephone Systems*

Nortel telephone system with telephone in each classroom. Telephone system integrated with public address and music system.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## D5030.04.04 Data Systems*

Cat 6 data system throughout.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

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

Bogen Quantum Multicom IP intercom system installed in school and integrated with telephone system. System includes recess mounted speakers installed throughout school, remote closets, and paging amplifiers.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 20 | MAR-14 |

**Event: Replace Public Address and Music System (27,692 sq.m./gfa)**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2031 | $555,000 | Unassigned |

**Updated:** MAR-14

# S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

## E1010.08 Office Equipment*

High capacity movable filing system in library and administration offices.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## E1020.02 Library E quipment*

Sensors provided at entrances to library.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## E1020.03 Theatre and Stage Equipment* - Asbestos Curtain

Fireproof asbestos curtain provided at edge of stage. Configured to drop during fire alarm.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 0 | MAR-14 |

## E1020.03 Theatre and Stage Equipment* - Other Curtains

Proscenium and backdrop curtains on overhead tracks at Theater stage.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

## E1020.07 Laboratory Equipment*

Fume hoods provided in science labs. Specialized storage cabinets for chemicals and hazardous materials.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## E1090.03 Food Service Equipment*

Variety of commercial kitchen equipment including ranges, grilles and exhaust hoods. Reported that some equipment is in the process of being replaced.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2000 | 0 | MAR-14 |

## E1090.04 Residential Equipment*

Residential grade ranges, refrigerators and microwave ovens in staff room.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

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

Electronic scoreboard, Plexiglas and plywood basketball backboards in 1949 and 2011 gyms. Roll-up vinyl curtain used to create 2 teaching spaces in 2011 gym. Rubber floor mats provided in corrective gym below 1949 gym bleachers.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## E2010.02 Fixed Casework** - 1948 and 1949 Sections

Painted wood casework with linoleum countertops in 1948 and 1949 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1948 | 35 | MAR-14 |

**Event: Repair**

**Concern:**
THIS EVENT COULD NOT BE DELETED.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2013 | $5,125 | Unassigned |

**Updated:** MAR-14

**Event: Repair counter tops**

**Concern:**
THIS EVENT COULD NOT BE DELETED.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2013 | $2,682 | Unassigned |

**Updated:** MAR-14

**Event: Replace 1948 and 1949 Sections Casework (11,235 sq.m./gfa).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $950,000 | Unassigned |

**Updated:** MAR-14

**Event: Replace Casework with Linoleum Countertops (15 meters).**

**Concern:**
Casework is damaged and painting is a maintenance concern. Linoleum countertops are cracked and unhygenic.
**Recommendation:**
Replace casework with linoleum countertops 1948 and 1949 Sections.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2015 | $14,000 | Low |

**Updated:** MAR-14

## E2010.02 Fixed Casework** - 2011

Clear finish wood casework with plastic laminate countertops throughout 2011 and 1963 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 35 | MAR-14 |

**Event: Replace 2011 Fixed Casework (16,457 sq.m./gfa).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2046 | $1,680,000 | Unassigned |

**Updated:** MAR-14

## E2010.02 Fixed Casework** - Science Labs

Clear finish wood casework with acid resistant plastic laminate countertops in science labs of 2011 Section.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 2011 | 35 | MAR-14 |

**Event: Replace Science Labs Countertops (85 sq.m.).**

**Concern:**
Plastic laminate on countertops is cracked and lifting. This is a deficiency item but warranty period has expired.
**Recommendation:**
Replace science lab countertops. Removal and re-installation of sinks and electrical outlets would be required.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Failure Replacement | 2015 | $85,000 | Low |

**Updated:** MAR-14

## E2010.03.01 Blinds**

Roll up window blinds on all vision panels in 1963 and 2011 Sections.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace 2011 Window Blinds (772 sq.m.).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $85,000 | Unassigned |

**Updated:** MAR-14

## E2010.05 Fixed Multiple Seating** - Theater

Upholstered seats provided in Theater.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1986 | 35 | MAR-14 |

**Event: Replace Theater Seating (690 seats).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2021 | $310,000 | Unassigned |

**Updated:** MAR-14

## F1010.02.05 Grandstands and Bleachers** - 2011 Gym

Steel framed collapsible bleachers with vinyl seats provided in 2011 Gym.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 30 | MAR-14 |

**Event: Replace 2011 Gym Bleachers (352 seats).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2041 | $90,000 | Unassigned |

**Updated:** MAR-14

## F1010.02.05 Grandstands and Bleachers** - Wood

Painted wood benches provided in 1949 Gym and adjacent swimming pool.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 30 | MAR-14 |

**Event: Replace  Wood Bleachers (550 seats).**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Lifecycle Replacement | 2017 | $45,000 | Unassigned |

**Updated:** MAR-14

## F1020.02.04 Cold Storage Rooms*

Prefabricated insulated coolers and freezers provided in kitchen adjacent Cafeteria.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1990 | 0 | MAR-14 |

## F1040.01 Aquatic Facilities*

Architectural:
L-shaped swimming pool with 4 lanes and diving tank provided in basement of 1949 Section. Walkway provided below pool deck on all sides of pool tank. Ceramic floor and wall tiles throughout with terrazzo toilet and shower partitions. Pool has been abandoned since the mid 1980's.

Mechanical:
All of the equipment for the pool has been abandoned. The equipment is in terrible shape and would need to be completely replaced with a new mechanical system if the pool was ever put back into operation.

Electrical:
Mixture of fluorescent, metal halide, and incandescent lighting. Fluorescent light fixtures has T12 lamps and ballasts. Metal halide light fixtures at pool area. Incandescent light fixtures in storage rooms. Westinghouse branch circuit panelboards located throughout the space.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 3 - Marginal | 1949 | 0 | MAR-14 |

**Event: Repair Swimming Pool (1,290 sq.m.).**

**Concern:**
The swimming pool has been shut down since 1985 and many of the architectural, mechanical and electrical systems have deteriorated. Reported that pool tank is leaking.

**Recommendation:**
Architectural:
Work required includes repair of pool tank, new floor and ceiling finishes, lockers, toilet partitions and doors at a cost of $525,000 (1,290 sq.m./gfa).

Mechanical Work:
All pool mechanical systems would require replacement at a cost of $5,000,000..

Electrical:
Existing electrical is starting to fail. Repair parts for light fixtures and branch circuit panelboards are no longer manufactured. Electrical wiring is dated and starting to fail. Replace electrical at a cost of $250,000 (1,290 sq.m./gfa).

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2016 | $5,775,000 | Low |

**Updated:** MAR-14

# S7 SITE

## G2020.06.01 Traffic Barriers*

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| N/A | 0 | 0 | NOV-13 |

**Event: Install parking rails**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Operating Efficiency Upgrade | 2013 | $8,387 | Unassigned |

**Updated:** NOV-13

## G2030.04.01 Rigid Pavement

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| N/A | 0 | 0 | NOV-13 |

**Event: Repair sidewalk and entry**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Repair | 2013 | $9,802 | Unassigned |

**Updated:** NOV-13

# S8 SPECIAL ASSESSMENT

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

Good access from designated parking spaces to main entrance.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## K4010.02 Barrier Free Entrances*

Power door operators provided at main entrances to the building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## K4010.03 Barrier Free Interior Circulation*

Good access to all teaching and public spaces within the building.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## K4010.04 Barrier Free Washrooms*

Washrooms renovated in 2011 to comply to current barrier free standards.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

## K4020.01 Safety Code (Fall Prevention)*

Fall protection has been provided at roof areas.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2011 | 0 | MAR-14 |

**Event:** **Completed Code Upgrade**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Code Upgrade | 2012 | $370 | Unassigned |

**Updated:** NOV-12

## K4030.01 Asbestos*

Many areas of the school had asbestos removed but it is still present in mechanical piping, vinyl asbestos tiles and spray texture ceilings in 1948 and 1949 Sections. School district abates asbestos as required.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 1949 | 0 | MAR-14 |

**Event: Abate Asbestos in Basement - Ongoing Project.**

**Concern:**
Asbestos still present within the school.
**Recommendation:**
Abate asbestos materials in basement as part of ongoing project.

| Type | Year | Cost | Priority |
|---|---|---|---|
| Hazardous Materials Abatement | 2014 | $185,000 | Medium |

**Updated:** MAR-14

**Event: Abate B053 and B055 - continuation of project # 77201**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Hazardous Materials Abatement | 2013 | $184,008 | Unassigned |

**Updated:** SEP-13

**Event: Completed rooms B053 and B055**

| Type | Year | Cost | Priority |
|---|---|---|---|
| Hazardous Materials Abatement | 2012 | $893 | Unassigned |

**Updated:** NOV-12

## K4030.02 PCBs*

No PCB's observed or reported.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## K4030.04 Mould*

No mould was observed or reported.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

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

No ozone depleting substances observed or reported.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## K4030.09 Other Hazardous Materials*

No other hazardous materials were observed or reported.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 4 - Acceptable | 2011 | 0 | MAR-14 |

## K5010.01 Site Documentation*

Overall site plan was obtained from Edmonton Public Schools. Site was evaluated on November 22, 2013. All areas of the site were evaluated except for the north west corner which includes the EPSB Centre for Education.

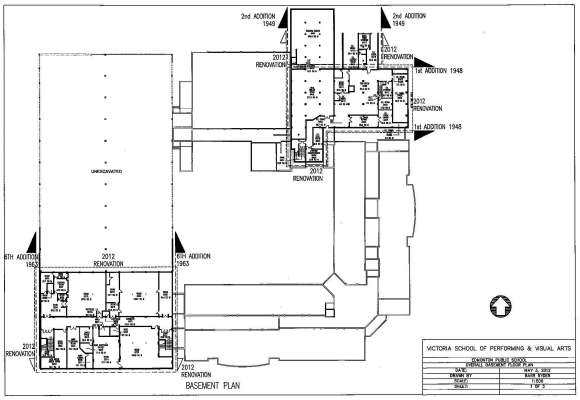
| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2013 | 0 | MAR-14 |

Aerial photo of Victoria site. The grey portion roof at the lower right hand corner is the 2011 addition. The upper right hand corner is the Theatre while the upper left hand corner (blue building) is the Centre for Educatrion.

## K5010.02 Building Documentation*

Building was evaluated on December 16 and 17, 2013 by Burgess Bredo Architect Ltd. Floor plans were provided by Edmonton Public Schools and Barr Ryder Architects Ltd. The building was originally constructed in 1947 and has had eight additions. Five of the original sections were demolished in 2010 followed by a large 2011 addition. The building area is now 27,692 sq.m. All areas of the building were evaluated.

| Rating | Installed | Design Life | Updated |
|---|---|---|---|
| 5 - Good | 2013 | 0 | MAR-14 |




Basement floor plan provided by Edmonton Public Schools. Theatre plan is not shown on this plan.