

# RECAPP Facility Evaluation Report

Rocky View Sch Div #41



**Bert Church High School**

B2388A

Airdrie

**Facility Details**

**Building Name:** Bert Church High School  
**Address:** 1010 East Lake Boulevard  
**Location:** Airdrie

**Building Id:** B2388A  
**Gross Area (sq. m):** 10,997.03  
**Replacement Cost:** \$26,370,231  
**Construction Year:** 1982

**Evaluation Details**

**Evaluation Company:** Quinn Young Architects Ltd.  
**Evaluation Date:** July 11 2007  
**Evaluator Name:** Barry McCallum

**Total Maintenance Events Next 5 years:** \$4,171,446  
**5 year Facility Condition Index (FCI):** 15.82%

**General Summary:**

Constructed in 1982 this two storey High school had an original area of 7804.41 sq.m. And includes a Heritage funded community theater. In 1997 a two storey addition was added with an additional area of 3192.22 sq.m. The current total area of the school is 10997.03 sq.m.

**Structural Summary:**

The school has reinforced concrete foundations and strip footings throughout which support a combination of load bearing concrete block walls and wide flange beams supported on HSS columns around the exterior and at large openings. The main floor is a slab on grade. The second floor classrooms are constructed of concrete topping on a metal pan supported by the OWSJ's. The mezzanine floors are constructed of reinforced concrete slabs. The roof frame is constructed of OWSJ's supporting a metal deck pan. Overall the structure is in acceptable condition.

**Envelope Summary:**

Exterior walls are clad in brick with large punched openings for sealed aluminum windows and curtain wall entrances. Main entrance doors are aluminum storefronts and exits and utility doors are painted metal in pressed steel frames. The roof has been upgraded to a 2 ply SSB membrane. Overall the exterior is in good condition except for the joint sealers which are deteriorating.

**Interior Summary:**

The interior consist of a combination of VAT and VCT floor tiles throughout the classroom areas. There are a number of classrooms in the 1997 addition that are carpeted along with carpeting in the Music room, administration area and theater seating area. Walls are painted concrete block and drywall and ceilings are mostly acoustic mineral fibre ceiling tiles in a metal 'T' bar ceiling system. The music room and theater have a large amount of acoustic panels and the theater has higher end finishes. Overall the interior is in acceptable condition.

**Mechanical Summary:**

The School is serviced by a number of ventilation units in different locations in the building with water source heat-pumps in the ceiling spaces through out. Heating is provided by two steel tube boilers located in the boiler room and cooling is provided by an indoor cooling tower located in a separate mechanical room.

Overall the mechanical systems are in acceptable condition.

**Electrical Summary:**

The building is serviced via an underground 347/600V, 2000A feed from a utility-owned transformer. The Main Distribution, which has plenty of capacity for future load additions, feeds nine 600V panels and 5 transformers/120/208V CDPs, which feed the numerous 120/208V panelboards throughout the facility. Panelboards are typically 225A with 24/30/42 circuits and most have ample space for future breakers. Emergency power (for lighting and selected receptacles/mechanical loads) is supplied by a 150 kVA emergency generator. Lighting is predominately comprised of T8 fluorescent fixtures. The gymnasium has recessed metal halide fixtures, and the shop area has high-bay suspended metal halide fixtures. The main fire alarm panel is an EST-2. Data cabling throughout the school is CAT 5e. School security is comprised of motion sensors in hallway areas, with off-hour monitoring, and is divided into 2 zones. The electrical systems are in acceptable condition.

## Rating Guide

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

**S1 STRUCTURAL****A1010 Standard Foundations - 1982 Section\***

Cast-in place reinforced concrete foundations walls on reinforced concrete strip footings with reinforced concrete piers and pedestals with pad footings at interior columns locations

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**A1010 Standard Foundations - 1997 Section\***

Cast-in place reinforced concrete foundations walls on reinforced concrete strip footings with reinforced concrete piers and pedestals with pad footings at interior columns locations

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1997	0	FEB-08

**A1030 Slab on Grade - 1982 Section\***

100mm cast-in place reinforced concrete slabs on grade with stepped slab forming stage theater seating area

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**A1030 Slab on Grade - 1997 Section\***

100mm cast-in place reinforced concrete slabs on grade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1997	0	FEB-08

**A2020 Basement Walls (& Crawl Space) - 1982 Section\***

Cast-in place reinforced concrete foundations walls on reinforced concrete strip footings

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**B1010.01 Floor Structural Frame (Building Frame) - 1982 Section\***

Cast-in place reinforced concrete columns on pad footings supporting mezzanine floors at shop areas. OWSJ's supported on a combination of concrete block walls and wide flange steel beams supported on HSS columns supporting 'V' metal deck and concrete topping at second floor

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**B1010.01 Floor Structural Frame (Building Frame) - 1997 Section\***

OWSJ's supported on a combination of concrete block walls and wide flange steel beams supported on HSS columns supporting 'V' metal deck and concrete topping at second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1982 Section\***

Concrete block walls at corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1997 Section\***

Concrete block walls at music room and along corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1982 Section\***

75mm reinforced concrete topping in 'V' rib metal decking at second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1997 Section\***

115mm reinforced concrete slab in 38mm metal decking

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1010.05 Mezzanine Construction - 1982 Section\***

190mm cast-in place reinforced concrete slab at shops  
150mm cast-in place reinforced concrete slab at projection room in theater

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1010.05 Mezzanine Construction - 1997 Section\***

115mm reinforced concrete slab on 38mm metal deck supported on concrete block walls at music room mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1010.09 Floor Construction Fireproofing - 1982 Section\***

1hr sprayed fireproofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1010.09 Floor Construction Fireproofing - 1997 Section\***

1hr sprayed fireproofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1010.10 Floor Construction Firestopping - 1982 Section\***

No visible unprotected openings. None reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1010.10 Floor Construction Firestopping - 1997 Section\***

No visible unprotected openings. None reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1020.01 Roof Structural Frame - 1982 Section\***

Metal Decking supported on OWSJ's supported on a combination of concrete block walls and steel wide flange beams supported on HSS columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1020.01 Roof Structural Frame - 1997 Section\***

Metal Decking supported on OWSJ's supported on a combination of concrete block walls and steel wide flange beams supported on HSS columns. 'C' channels used at short corridor spans supported on concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B1020.06 Roof Construction Fireproofing - 1982 Section\***

1hr sprayed fireproofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B1020.06 Roof Construction Fireproofing - 1997 Section\***

1hr sprayed fireproofing

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1997	0	FEB-08

**S2 ENVELOPE****B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1982 Section\***

Running bond brick cladding around all exterior walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	75	FEB-08

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1997 Section\***

Running bond brick cladding around all exterior walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	75	FEB-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1982 Section\***

Vertical expansion control joints evenly spaced around the exterior

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1997 Section\***

Vertical expansion control joints evenly spaced around the exterior

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1982 Section\*\***

Flexible sealants at expansion joints and at material transitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	20	FEB-08

**Event: Replace Joint Sealants****Concern:**

Sealants on South wall window sills are cracking and beginning to separate from the window frames

**Recommendation:**

Replace joint sealants

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$57,200	Medium

**Updated:** FEB-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1997 Section\*\***

Flexible sealants at expansion joints and at material transitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1997	20	FEB-08

**Event: Replace Joint Sealers****Concern:**

Sealants on South wall window sills are cracking and beginning to separate from the window frames

**Recommendation:**

Replace joint sealants

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$22,880	Medium

**Updated:** FEB-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1982 Section\*\***

Painted metal doors, overhead doors &amp; pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	15	FEB-08

**Event: Repaint Doors & Frames**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Unassigned

**Updated:** APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1997 Section\*\***

Painted Metal Doors &amp; Frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	15	FEB-08

**Event: Repaint metal doors and pressed steel frames**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,720	Unassigned

**Updated:** APR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1982 Section\***

75mm rigid fibrous insulation on full coat adhesive air/vapour membrane on concrete block wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1997 Section\***

76mm cavity insulation on air/vapour membrane adhered to concrete block wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B2010.04 Exterior Wall Interior Skin - 1982 Section**

Painted concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B2010.04 Exterior Wall Interior Skin - 1997 Section**

Painted concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1982 Section\***

No louvers or grilles visible

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1997 Section\***

Large prefinished metal wall louver on north face

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1982 Section\*\***

Pre finished aluminum frame with double glazing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$171,600	Unassigned

**Updated:** APR-08**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1997 Section\*\***

Pre finished aluminum frame with double glazing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	FEB-08

**Event: Replace Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$171,600	Unassigned

**Updated:** APR-08**B2020.03 Glazed CuPre finished aluminum frame with double glazing.in Wall - 1997 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	FEB-08

**Event: Replace Aluminum Glazed Curtain Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$28,600	Unassigned

**Updated:** FEB-08**B2020.03 Glazed Curtain Wall - 1982 Section\*\***

Pre finished aluminum frame with double glazing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Aluminum Glazed Curtain Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$137,280	Unassigned

**Updated:** FEB-08

**B2030.01.01 Aluminum-Framed Storefronts: Doors - 1982 Section\*\***

Fully glazed aluminum storefront doors in curtain wall entrance way front and rear as well as at side entrance to theater

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Aluminum Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$57,200	Unassigned

**Updated:** APR-08

**B2030.01.01 Aluminum-Framed Storefronts: Doors - 1997 Section\*\***

Fully glazed aluminum storefront doors in curtain wall entrance way

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Aluminum Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$5,720	Unassigned

**Updated:** APR-08

**B2030.02 Exterior Utility Doors - 1982 Section\*\***

2450x2700mm overhead sectional door at theater delivery lift. Two 4200x4200mm overhead sectional doors at shops and painted metal doors in pressed steel frames at service and exit doors. (Exit doors at gym are uninsulated and are being replaced in 2008)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$57,200	Unassigned

**Updated:** APR-08

**B2030.02 Exterior Utility Doors - 1997 Section\*\***

Painted metal doors in pressed steel frames at exits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	FEB-08

**Event: Replace Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$9,152	Unassigned

**Updated:** APR-08**B3010.01 Deck Vapor Retarder and Insulation - 1982 Section\***

127mm rigid insulation on 13mm gypsum board on vapour barrier on steel deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B3010.01 Deck Vapor Retarder and Insulation - 1997 Section\***

100mm rigid insulation on poly vapour barrier on 13mm gypsum board over steel deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1982 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace SBS Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$543,400	Unassigned

**Updated:** APR-08

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1997 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace SBS Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$160,160	Unassigned

**Updated:** APR-08**B3010.08.02 Metal Gutters and Downspouts - 1982 Section\*\***

Prefinished metal scuppers and downspouts draining upper roof to lower roofs. All roof drains are internal. Refer to mechanical

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Metal Scuppers and Downspouts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,288	Unassigned

**Updated:** APR-08**B3020.01 Skylights\*\***

1 - 2400x7100mm and 2- 2400x2400mm aluminum framed pyramidal skylights with sealed glazing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace Skylights**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$34,320	Unassigned

**Updated:** FEB-08**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1982 Section\***

Metal smoke vent hatches at theater, typical plumbing stacks and exhaust caps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**B3020.02 Other Roofing Openings (Hatch, Vent, etc) - 1997 Section\***

Typical plumbing stacks and exhaust caps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

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

1982 & 1997 - Painted concrete block walls around corridors, mechanical rooms, washrooms, locker areas, stage dressing area & washroom and between some classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

1982 - Painted gypsum board steel stud partitions between some classrooms and office areas  
 1997 - Painted gypsum board steel stud partitions in offices, librarian's office, staff work area  
 2000 - Painted gypsum board steel stud partitions in renovation commercial kitchen

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

1982 - overhead metal coilings shutters at Theater office, servery off student gathering area, projection room and at science room fume hoods

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-08

**Event: Replace Coiling Shutters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Unassigned

**Updated:** APR-08

**C1010.03 Interior Operable Folding Panel Partitions - 2000 reno\*\***

Metal overhead coiling fire shutter at new servery counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	FEB-08

**Event: Lifecycle Replacement**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$11,440	Unassigned

**Updated:** FEB-08

**C1010.05 Interior Windows - \***

Glass lites in painted pressed steel frames at two storey stairwells at main and 1997 entrance, between some administration, home economics, librarians , music room, CTS offices and at pottery room. Wired glass is used where windows are in fire separations

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**C1010.06 Interior Glazed Partitions and Storefronts - \***

1982 & 1997: Painted pressed steel frames with glazing and solid core birch doors at some offices and window wall at library

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-08

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

2hr Firewall separating Theater (division 1) from school (division 2) occupancy.  
1hr fire separations at janitor, storage, stairwells, prep rooms and service rooms

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

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

1982/1997/2000 - Stained birch doors in painted pressed steel frames with and without borrowed glass lites to classrooms and offices. Painted metal doors in pressed steel frames at fire separations

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	40	FEB-08

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

Painted labeled metal doors in pressed steel frames with hold open devices and panic hardware. Some doors have half glass lites or vision panels.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**C1030.01 Visual Display Boards - 1982 Section\*\***

1982 - chalkboards and tackboards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	FEB-08

**Event: Replace Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$143,000	Unassigned

**Updated:** APR-08**C1030.01 Visual Display Boards 1997 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	FEB-08

**Event: Replace visual display boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$85,800	Unassigned

**Updated:** APR-08**C1030.02 Fabricated Compartments(Toilets/Showers) - 1982 Section\*\***

Prefinished metal toilet and shower compartments in boys &amp; girls washrooms, locker rooms, staff washrooms and theater dressing rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Toilet & Shower Compartments**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,640	Unassigned

**Updated:** APR-08

**C1030.02 Fabricated Compartments(Toilets>Showers) - 1997 Section\*\***

Pre finished metal toilet and shower compartments in boys and girls washrooms and staff washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace toilet compartments**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$19,448	Unassigned

**Updated:** APR-08

**C1030.06 Handrails - \***

1982 - Painted metal pipe railings and pickets at shop mezzanines  
 1997 - Painted metal pipe railings and pickets at shop mezzanines

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

1982 & 1997 - Lamacoid plastic sliders in metal frames on doors or door frames. Wall mounted directional signage at corridor intersections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**C1030.10 Lockers - 1982 Section\*\***

305mmx450mm single tier prefinished metal lockers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	30	FEB-08

**Event: Replace Damaged Locker doors****Concern:**

Locker doors are dented and marred

**Recommendation:**

Replace damaged doors (100 - allowance)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$22,880	Medium

**Updated:** FEB-08**Event: Replace Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$343,200	Unassigned

**Updated:** FEB-08**C1030.10 Lockers - 1997 Section\*\***

305x450mm single tier prefinished metal lockers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$143,000	Unassigned

**Updated:** FEB-08**C1030.12 Storage Shelving - \***

A combination of metal and stained birch shelving in storage rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

Wall mounted mirrors, soap dispensers and paper towel dispensers, typical. Toilet paper holders mounted to partitions and napkin dispensers and disposal in girls and womens washrooms. Grab bars in accessible toilet compartments

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**C2010 Stair Construction - \***

1982 - Reinforced concrete stairs at rear, front entrance, rear northeast exit, Theater exit stair and theater basement, 'C' channel stringers with metal treads and risers at CTS mezzanines, metal circular staircase with checkerplate treads to projection room and metal grate ship ladders in mechanical room  
 1997 - Reinforce concrete stair at entrance and to music room mezzanine.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-08

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

1982 - 102x204mm quarry tile at front & rear entrance staircases  
 1997 - 204x204mm unglazed tiles at entrance stairacse

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	60	FEB-08

**C2020.05 Resilient Stair Finishes - \*\***

Rubber treads with VCT risers at northeast exit staircase, art room exits stairs and to basement of theater

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	20	FEB-08

**Event: Clean Risers****Concern:**

Risers are so dirty they look as if mould is growing on them

**Recommendation:**

Clean or replace risers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,288	Low

**Updated:** FEB-08

**Event: Replace Damaged Rubber Treads at theatre stair****Concern:**

Rubber nosings are damaged at staircase to theater dressing rooms

**Recommendation:**

Replace damaged treads and loose VCT risers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,432	High

**Updated:** APR-08

**Event: Replace Resilient Stair Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$45,760	Unassigned

**Updated:** APR-08

**C2020.06 Carpet Stair Finishes\*\***

Carpet risers and treads in music room to mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	10	FEB-08

**Event: Replace Carpet Stair Finish**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,432	Unassigned

**Updated:** FEB-08

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

1982 - Painted metal pipe railings and pickets at entrance staircases and to shop mezzanines. Vinyl capped metal picket railings at northeast exit and Art room exit staircase

1997 - Painted metal pipe railing with tempered glass panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

102x102mm glazed ceramic wall tiles in locker room showers areas and 50x50mm unglazed tiles around floor mounted urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Wall Tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$22,880	Unassigned

**Updated:** APR-08

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

Fabric covered acoustic panels in music room and in theatre

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	20	FEB-08

**Event: Replace Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$228,800	Unassigned

**Updated:** APR-08

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

Painted concrete block and drywall partitions, Painted metal doors and pressed steel frames and painted pressed steel window frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1997	10	FEB-08

**Event: Repaint Basement walls****Concern:**

Water has wicked through the concrete foundation walls and paint is peeling near the floor in the washrooms and perimeter walls. A sump has been installed to lower the water table and appears to have reduced the moisture problem.

**Recommendation:**

Monitor walls and if they remain dry remove damaged paint and repaint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$11,440	Medium

**Updated:** FEB-08

**Event: Repaint Doors & Frames****Concern:**

Door frames are heavily worn in original sections of school especially to the gym storage room

**Recommendation:**

Repaint damaged door frames and metal doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$11,440	Medium

**Updated:** FEB-08

**C3010.12 Wall Coverings - \***

Vinyl wall covering around student gathering space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	FEB-08

**C3020.01.01 Epoxy Concrete Floor Finishes - \***

Epoxy slip resistant floor finish in commercial teaching kitchen area with integral cove base

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Painted concrete floors throughout the shop area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	FEB-08

**C3020.02 Tile Floor Finishes - 1982 Section\*\***

50x50mm unglazed ceramic floor tiles and 100mm high base in washrooms and locker rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	50	FEB-08

**Event: Repair Floor Tiles and Bases in Locker Rooms****Concern:**

Floor tiles are missing and damaged in a number of locations in the boys and girls locker areas

**Recommendation:**

Replace damaged and loose tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,720	High

**Updated:** FEB-08**Event: Replace floor tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$74,360	Unassigned

**Updated:** FEB-08**C3020.02 Tile Floor Finishes - 1997 Section\*\***

50x50mm unglazed ceramic floor tiles and 100mm high base in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	50	FEB-08

**Event: Replace Floor Tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$26,312	Unassigned

**Updated:** APR-08

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

Maple sports floor in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	FEB-08

**Event: Replace Maple Sports Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$183,040	Unassigned

**Updated:** APR-08

**C3020.07 Resilient Flooring - 1982 Section\*\***

Vinyl Asbestos and Vinyl Composite tiles throughout the hallways and most classroom areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	FEB-08

**Event: Replace Flooring in Theater Basement****Concern:**

Floor tiles have been lifting due to water table being high and floor wicking water. A sump has been installed to lower the water table under the slab

**Recommendation:**

Monitor for one year and if sump has corrected problem with water replace flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$11,440	Medium

**Updated:** FEB-08**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$286,000	Unassigned

**Updated:** APR-08**Event: Replace damaged RCB Baseboards****Concern:**

Damaged and missing baseboards in older sections of school. Colour cannot be matched

**Recommendation:**

Replace with black RCB baseboards in hallways and damaged areas. Salvage older baseboards and re-use in storage and classroom areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,152	Medium

**Updated:** FEB-08

**C3020.07 Resilient Flooring - 1997 Section\*\***

VCT in corridors and in Science Rooms and Science Prep room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	FEB-08

**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$57,200	Unassigned

**Updated:** FEB-08**C3020.08 Carpet Flooring - 1997 Section\*\***

Low pile carpeting in Reading Rooms, Classrooms, Staff Room, Information Processing, Music Room and Counseling Areas. Upgraded carpet in Administration Offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1997	15	FEB-08

**Event: Repair Seams****Concern:**

Carpet seams are separating in rooms 2010, 2037 and 2040

**Recommendation:**

Repair seams before repairs require replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,432	Medium

**Updated:** FEB-08**Event: Replace Carpet**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

**Updated:** FEB-08**Event: Replace Carpet in 2039****Concern:**

Carpet has released from floor and is rippling in aisles creating a tripping hazard

**Recommendation:**

Replace with Carpet tile similar to rooms 2038 and 2011

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,296	High

**Updated:** FEB-08

**C3020.08 Carpet Flooring - Information Processing\*\***

Upgraded carpet tile in information Processing labs rooms 2011 and 2038

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2006	15	FEB-08

**Event: Replace Carpet Tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$22,880	Unassigned

**Updated:** APR-08**C3020.08 Carpet Flooring - Theater\*\***

Commercial grade low level loop carpet in seating area. (Risers could have been contrasting colour for visibility instead of stick-on vision strips)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	15	FEB-08

**Event: Replace Carpet**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$91,520	Unassigned

**Updated:** FEB-08**C3020.14 Other Floor Finishes\***

Rubber sports flooring over existing floor in Fitness Center

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-08

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1982 Section\*\***

Acoustic mineral fibre ceiling tiles in metal 'T' bar grid system. Some metric grids and tile areas have been reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	25	FEB-08

**Event: Replace Ceiling Tiles & Some 'T' Bar Grids****Concern:**

Ceiling tile are damaged and dirty. Imperial and metric grids and tiles are present. Tile patterns vary and it is difficult to match especially in public spaces

**Recommendation:**

Replace with fissured ceiling tiles to match 1997 tiles. Replace metric with standard imperial grid so tiles are all the same

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$228,800	Low

**Updated:** FEB-08

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1997 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace Acoustic Ceiling Tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$114,400	Unassigned

**Updated:** APR-08

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

Painted drywall bulkheads around exterior walls at windows, at transitions in corridors, in washrooms and storage areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	FEB-08

**C3030.09 Other Ceiling Finishes\***

Suspended painted drywall clouds for acoustical and lighting in theatre

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**D1010.01.02 Hydraulic Passenger Elevators - \*\***

Small Dover Hydraulic passenger elevator. Elevator does not meet current stretcher or accessibility requirements and does not fit cleaning equipment without dismantling and reassembling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	30	FEB-08

**Event: Replace Hydraulic Passenger Elevator**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

**Updated:** APR-08

**Event: Replace floor substrate and finish**

**Concern:**

Floor is soft at entrance probably caused by book trucks and cleaning equipment being transferred between floors

**Recommendation:**

Replace substrate and install new floor finish

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,288	High

**Updated:** FEB-08

**S4 MECHANICAL****D2010.04 Sinks - 1982 Core School - \*\***

Counter top, stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$26,541	Unassigned

**Updated:** APR-08**D2010.04 Sinks - 1997 Addition\*\***

Counter top, stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$13,728	Unassigned

**Updated:** FEB-08**D2010.05 Showers - \*\***

Gymnasium change rooms:  
Boys - single gang shower.  
Girls - individual showers, metal/block enclosures.

Theatre change rooms:  
Individual showers, a mix of metal/block and fiberglass enclosures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$36,608	Unassigned

**Updated:** APR-08

**D2010.08 Drinking Fountains / Coolers - 1982 Core School\*\***

Wall mounted vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	FEB-08

**Event: Replace Drinking Fountains**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$18,075	Unassigned

**Updated:** APR-08**D2010.08 Drinking Fountains / Coolers - 1997 Addition\*\***

Wall mounted stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

**Event: Replace Drinking Fountains**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$9,381	Unassigned

**Updated:** FEB-08**D2010.09 Other Plumbing Fixtures - 1997 Addition\***

Theatre change room hair sinks, wall mounted, vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	FEB-08

**D2010.09 Other Plumbing Fixtures - 1982 Core School\***

Science room combination drench shower and eye wash.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1982 Core School\*\***

Theatre/Cosmology Washrooms:

Floor mounted, vitreous china, flush valve water closets.  
 Wall mounted, vitreous china, flush valve urinals.  
 Counter top, vitreous china lavatories.

Kitchen Washrooms:

Floor mounted, vitreous china, flush tank water closets.  
 Counter top, vitreous china lavatories.

General Washrooms:

Floor mounted, vitreous china, flush valve water closets.  
 Floor mounted stall, vitreous china, flush tank urinals.  
 Counter top, vitreous china lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$141,570	Unassigned

**Updated:** APR-08

**Event: Replace Theatre Lavatories**

**Concern:**

Lavatories are chipped and rusting.

**Recommendation:**

Replace lavatories.

**Consequences of Deferral:**

Continued deterioration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,432	Medium

**Updated:** FEB-08

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1997 Addition\*\***

Floor mounted, vitreous china, flush valve water closets.  
 Floor mounted stall, vitreous china, flush tank urinals.  
 Counter top, vitreous china lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

**Event: Replace Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$72,930	Unassigned

**Updated:** APR-08**D2020.01.01 Pipes and Tubes: Domestic Water - \***

Type 'L' copper pipe and fittings.  
 1982 Core school - acceptable condition.  
 1997 Addition - acceptable condition.  
 2000 Kitchen modernization - good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D2020.01.02 Valves: Domestic Water - 1982 Core School\*\***

Bronze body valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$45,760	Unassigned

**Updated:** APR-08**D2020.01.02 Valves: Domestic Water - 1997 Addition\*\***

Bronze body valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	FEB-08

**Event: Replace Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$24,024	Unassigned

**Updated:** APR-08

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

Double check valve assembly on service.  
Reduced pressure assemblies for boiler feed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	FEB-08

**Event: Replace Backflow Preventors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,592	Unassigned

**Updated:** APR-08

**D2020.01.08 Hose Bibbs\***

Exterior non-freeze wall hydrants.  
1982 Core school  
1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

Bronze body, in-line pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	FEB-08

**Event: Replace Plumbing Pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,432	Unassigned

**Updated:** APR-08

**D2020.02.03 Water Storage Tanks\*\***

Free standing, upright steel domestic hot water storage tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
2295	L/s

**Event: Deplace Domestic Hot Water Storage Tank**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

**Updated:** FEB-08

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

Copper Commercial Water Heater model HW800SBC-77OS. Copper tube boiler F2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	235	kW	

**Event: Replace Domestic Water Heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,600	Unassigned

**Updated:** APR-08**D2020.03 Water Supply Insulation: Domestic - \***

25mm fiberglass insulation.

1982 Core school

1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

Cast iron and Copper DWV piping and fittings.

1982 Core school

1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D2030.02.04 Floor Drains\***

Epoxy coated cast iron body, nickel bronze grate.

1982 Core school

1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	FEB-08

**D2030.03 Waste Piping Equipment - \***

Elevator sump pump P-6, 0.14 L/S capacity.

Basement sanitary sump pump P-7, 3.15 L/S capacity.

Weeping tile sump pump P-8, 3.15 L/S capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**D2030.03.01 Interceptors: Waste**

1982 Core School science rooms - sink dilution traps - acceptable condition.  
 2000 Kitchen renovation - grease interceptor GT-1 - good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

Cast iron pipe and fittings.  
 1982 Core school  
 1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D2040.02.04 Roof Drains - \***

Cast iron body, aluminum grate.  
 1982 Core school  
 1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-08

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

Automotive shop system. Upright Dvair compressor with air dryer. Black steel piping and fittings with quick connect couplings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	30	FEB-08

**Event: Replace Automotive Compressed Air System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$19,448	Unassigned

**Updated:** APR-08

**D2090.09 Natural Gas Systems (Non-Heating)\***

Black steel piping and fittings.  
 1982 Core School science rooms gas piping and gas turrets with emergency shut off  
 2000 Kitchen renovation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D3010.01.01 Storage Equipment (Fuel Oil, Diesel)**

Fuel oil storage tank with containment. In generator room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**D3010.01.03 Distribution Piping (Fuel Oil, Diesel)**

Black steel piping and fittings for Stand-by generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	982	0	FEB-08

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

Black steel piping and fittings.  
1982 Core school  
1997 Boiler Room piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	FEB-08

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

Weil McLain cast iron sectional model EGH-95. For humidification. Not in use, boiler has been disabled and drained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

  

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

**Event: Replace Steam Boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$45,760	Unassigned

**Updated:** APR-08

**D3020.01.02 Feedwater Equipment\***

Boiler make-up water assemblies.  
1982 Core school  
1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers\*\***

Shared chimney and combustion air duct with other boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

**Event: Replace Steam Boiler Chimney**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$9,152	Unassigned

**Updated:** APR-08

**D3020.01.04 Water Treatment: Steam Boilers\***

Chemical feed pump, chemical tank and water softener. Not in use, all disabled and drained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

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

2 Weil McLain cast iron sectional boilers, model ALGB-17w.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

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

**Event: Replace Heating Boilers and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$286,000	Unassigned

**Updated:** APR-08

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

Common chimney and combustion air duct for all boilers. Original main chimney with modified branches.  
1982 Core school  
1997 Addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-08

**Event: Replace Chimneys &Comb. Air**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Unassigned

**Updated:** APR-08

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

Original chemical pot feeders and micron filters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**D3020.06 Other Heat Generation Systems\***

Four heat pump loop horizontal thermal storage tanks located in the boiler room. Westeel model W513. Stand mounted and stacked.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>
8100	litre

**D3030.05 Cooling Towers\*\***

Indoor vertical cooling tower. Baltimore Air Coil Model VFL-724-0. Located in second floor mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	22880	L/s	

**Event: Repair Automatic Blow Down****Concern:**

Automatic blow down solenoid valves not operational.

**Recommendation:**

Replace solenoid valves and verify operational sequence.

**Consequences of Deferral:**

Risk of freezing the cooling tower sump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,432	High

**Updated:** APR-08

**Event: Repair Flashing and Flex Connection****Concern:**

The cooling tower discharge flex connection is torn and leaking.  
The outlet flashing is leaking.

**Recommendation:**

Replace flexible connection and flashings.

**Consequences of Deferral:**

Potential water damage to electrical, controls and building finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$7,436	High

**Updated:** APR-08

**Event: Replace Cooling Tower**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$74,360	Unassigned

**Updated:** APR-08

**D3030.07 Heat Pumps - 1982 Core School\*\***

63 horizontal water source heat pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	FEB-08

**Event: Replace Heat Pumps**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$457,600	Unassigned

**Updated:** FEB-08**Event: Theatre Heat Pump Replacement****Concern:**

Excessive noise within sound booth. Study underway to convert booth into a fan room and replace existing heat pumps.

**Recommendation:**

Execute study recommendations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$228,800	High

**Updated:** APR-08**D3030.07 Heat Pumps - 1997 Addition\*\***

28 horizontal water source heat pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	15	FEB-08

**Event: Replace heat pumps**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$228,800	Unassigned

**Updated:** APR-08

**D3040.01.01 Air Handling Units: Air Distribution - 1982 Core School - \*\***

Unit F3, main ventilation unit, Engineered Air model DGL-150, gas fired unit. 5664 L/S, in boiler room.  
 Unit F4, shops ventilation unit, Engineered Air model DGL-125, gas fired unit. 3776 L/S, in boiler room.  
 Unit F5, theatre ventilation unit, Engineered Air model DGL-150, gas fired unit. 5664 L/S, on roof beside theatre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$486,200	Unassigned

**Updated:** APR-08

**D3040.01.01 Air Handling Units: Air Distribution - 1997 Addition\*\***

Unit RT-1, make-up air unit, Engineered Air model DJ-100, gas fired unit. 5664 L/S, on roof of addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Air Handling Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$165,308	Unassigned

**Updated:** APR-08

**D3040.01.01 Air Handling Units: Air Distribution - 2000 Renovation\*\***

Unit MUA-1, automotive make-up air unit, Engineered Air, gas fired unit, 2530 L/S, on roof of automotive shop.  
 Unit MUA-2, kitchen make-up air unit, Engineered Air model HE-75, gas fired unit, 2454 L/S, on roof beside theatre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	FEB-08

**Event: Replace Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$320,892	Unassigned

**Updated:** APR-08

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

Conventional low velocity ductwork.  
 1982 Core school - acceptable condition.  
 1997 Addition - acceptable condition.  
 2000 Kitchen renovation - good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

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

Conventional grilles and diffusers.  
 1982 Core school - acceptable condition.  
 1997 Addition - acceptable condition.  
 2000 Kitchen modernization - good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D3040.03.01 Hot Water Distribution Systems - 1982 Core School\*\***

Welded and threaded steel pipe and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$690,976	Unassigned

**Updated:** APR-08

**D3040.03.01 Hot Water Distribution Systems - 1997 Addition\*\***

Welded and threaded steel pipe and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	FEB-08

**Event: Replace Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$345,488	Unassigned

**Updated:** FEB-08

**D3040.04 Special Exhaust Systems - Dust Collection**

Wood working shop dust collection system. Over head high velocity ductwork with drops and inlets at various equipment. Outdoor dust collector, dual drums, shaker motor and ducted return with a silencer.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	2265	L/s	

**D3040.04 Special Exhaust Systems - Kitchen Hood Exhaust**

Multiple stainless steel kitchen exhaust canopies with dedicated exhaust ductwork and a roof top vertical discharge fan. System interlocked with kitchen make-up air unit MUA-2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2000	0	FEB-08

**D3040.04 Special Exhaust Systems - Shop Systems**

Core School 1982, Paint spray hood with dedicated exhaust ductwork and rooftop vertical discharge fan - acceptable condition.  
 Core School 1982, Welding exhaust hoods with common dedicated exhaust ductwork and roof top utility fan - acceptable condition.  
 2000 Renovation, Articulating welding exhaust arm with dedicated exhaust ductwork and roof top utility fan - good condition.  
 2000 Renovation, Automotive Carbon Monoxide exhaust systems with sidewall exhaust fans and detectors - good condition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	Various	N/A	

**D3040.04.01 Fans: Exhaust - 1982 Core School\*\***

Various roof top, dome and vertical discharge type fans for common exhaust systems.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	Various	N/A	

**Event: Replace Common Exhaust Fans**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$52,052	Unassigned

**Updated:** APR-08

**D3040.04.01 Fans: Exhaust - 1997 Addition\*\***

Various roof top, dome and vertical discharge type fans for common exhaust systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	N/A	

**Event: Replace Common Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$22,308	Unassigned

**Updated:** APR-08

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

Conventional low velocity ductwork.  
1982 Core school - acceptable condition.  
1997 Addition - acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

Conventional grilles.  
1982 Core school - acceptable condition.  
1997 Addition - acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**D3040.05 Heat Exchangers - \*\***

Armstrong model W-163-414-4 shell and tube. Located in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Heat Exchanger**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$34,783	Unassigned

**Updated:** APR-08

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

Two single tube, steam dispersion units, one mounted in Ventilation unit F3 and one mounted in Ventilation unit F4. Steam supply has been disabled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace Humidifiers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$22,880	Unassigned

**Updated:** APR-08

**D3050.05.02 Fan Coil Units - 1982 Core School\*\***

Ceiling recessed hydronic units in vestibules c/w ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
Various	N/A

**Event: Replace Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$57,200	Unassigned

**Updated:** APR-08

**D3050.05.02 Fan Coil Units - 1997 Addition\*\***

Ceiling recessed hydronic units in vestibules c/w ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$28,600	Unassigned

**Updated:** MAR-08

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

Copper tube, aluminum fin radiation with cabinet. Located in perimeter washrooms, storage rooms and service spaces 1982 Core School only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$80,080	Unassigned

**Updated:** APR-08

**D3050.05.06 Unit Heaters - 1982 Core School\*\***

Horizontal hydronic units in service spaces.  
Verical hydronic units in Shops areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,032	Unassigned

**Updated:** APR-08

**D3050.05.06 Unit Heaters - 1997 Addition\*\***

Horizontal hydronic units in service spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$8,008	Unassigned

**Updated:** APR-08

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

Direct digital control system, Barber Coleman network 8000 and Johnson controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace HVAC Instrumentation and Controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$116,917	Unassigned

**Updated:** APR-08

**Event: Study Heat Pump Alarm Failure****Concern:**

Various heat pumps are not indicating alarms to the DDC system when the units are in alarm mode, the operator workstation freezes and stops indicating data.

**Recommendation:**

A control contractor should investigate the system error and submit a report of the findings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$4,004	Unassigned

**Updated:** APR-08

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

Direct digital control system, Barber Coleman network 8000 and Johnson controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	FEB-08

**Event: Replace HVAC Instrumentation and Controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$49,650	Unassigned

**Updated:** APR-08

**D4010 Sprinklers: Fire Protection - \***

Wet pipe sprinkler system for Theatre, the Commercial Kitchen and parts of the Automotive Shop only.  
Fire department siamese connection by main theatre entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	60	FEB-08

**D4020 Standpipes - \***

Black steel piping and fittings. Connected to combination fire hose/fire extinguisher cabinets through out the school.  
 1982 Core school - acceptable condition.  
 1997 Addition - acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	60	FEB-08

**D4030.01 Fire Extinguisher, Cabinets and Accessories - 1982 Core School\***

Combination fire hose/fire extinguisher cabinets. Some extinguishers mounted on wall hooks - Pressurized water type 'A' extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1982	30	FEB-08

**Event: Upgrade Extinguishers**

**Concern:**

Core school extinguishers are type 'A' only.

**Recommendation:**

Replace with 4.5 kg type 'ABC' dry chemical extinguishers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$5,148	Medium

**Updated:** APR-08

**D4030.01 Fire Extinguisher, Cabinets and Accessories - 1997 Addition\***

Combination fire hose/fire extinguisher cabinets. Some extinguishers mounted on wall hooks - type 'ABC' dry chemical extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	4.5	kg	

**S5 ELECTRICAL****D5010.02 Secondary Electrical Transformers (Interior) - 1982 section\*\***

Seven transformers, 600V-120/208V, typical FPE:

- 225kVA
- 300kVA
- 300kVA
- 450kVA
- 75kVA

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event: Replace Secondary Electrical Transformers (Interior)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$76,877	Unassigned

**Updated:** FEB-08**D5010.02 Secondary Electrical Transformers (Interior) 1997\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-08

**Event: Replace secondary electrical transformers (interior)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$18,304	Unassigned

**Updated:** APR-08

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

FPE 2000A 347/600V, 3-phase, 4-wire.

TVSS.

~25% space

Peak load at 614A, so plenty of capacity.

CDPs typical FPE, with sizing as below:

1 Emergency 600/347V CDP - 225A, 80% full

1 Emergency 120/208V CDP - 225A, 60% full

5 normal power 120/208V CDPs:

- 800A, 60% full

- 1200A, 90% full

- 1200A, 75% full

- 600A, 60% full

- 400A, 50% full (1997 addition)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	FEB-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$377,057	Unassigned

**Updated:** APR-08

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

~36 panels rated 120/208V, typical FPE NBLP 24/30/42 ccts, 225A, 3-phase, 4-wire. Some rated at 400A.

~9 panels rated at 347/600V, typical FPE NHDP 30/42 ccts, 225A, 3-phase, 4-wire.

Typical 10-40% space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$91,520	Unassigned

**Updated:** APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace electrical branch circuit panelboards (secondary distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$22,880	Unassigned

**Updated:** FEB-08**D5010.07.02 Motor Starters and Accessories - \*\***

MCC1 - 3-section, Square D, 33% space, 600V, 600A  
MCC6E1 - Westinghouse 4-plex, 50% space  
Numerous loose Square D starters, typically enclosed in cabinet.  
Controls/contactors for parking plug panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

**Event: Replace Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,435	Unassigned

**Updated:** APR-08**D5010.07.03 Variable Frequency Drives\*\***

MGI Technologies, 40HP, 600V, 3-phase, 3-wire.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	FEB-08

**Event: Replace Variable Frequency Drives**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$8,008	Unassigned

**Updated:** FEB-08**D5020.01 Electrical Branch Wiring - \***

Conductors in conduit. BX drops to lights, some power locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

Typical line voltage switching for rooms.  
 Low voltage switching for emergency lights/corridor areas.  
 Keyed switches for public areas.  
 Two-switches in classrooms - typical 1 or 2 light fixtures on emergency power, with rest on normal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

Potlights in theatre.  
 Potlights in infirmary.  
 Explosion-proof fixtures in paint booth.  
 Potlights below stage.  
 Recessed fixtures in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-08

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

All typical 347V, T8 lampping, electronic ballasts.  
 Classrooms typical lensed, recessed 2x4s.  
 Computer rooms, library, admin with recessed parabolic 2x4s.  
 Indirect fluorescent strips in library.  
 Direct/indirect fixtures in band room.  
 Lensed, recessed 1x4s in corridors.  
 Surface 1x4s, wall cubes in washrooms.  
 Industrial strip fixtures in mechanical, meter and IA rooms.  
 CF pots, lensed, recessed 2x4s in lunch room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	FEB-08

**Event: Replace Interior Fluorescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$676,869	Unassigned

**Updated:** APR-08

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

Recessed fixtures in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	FEB-08

**D5020.02.02.04 Interior H.P. Sodium Fixture - \***

Suspended fixtures in Industrial Arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

Minimal battery packs, as facility has emergency lights on genset.  
Have been regularly maintained, replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	FEB-08

**Event: Replace Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$5,720	Unassigned

**Updated:** APR-08

**D5020.02.03.03 Exit Signs - \***

Upgraded to LED lamping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-08

**D5020.02.05 Special Purpose Lighting - \***

Spot lights, stage lighting in theatre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**D5020.02.07 Dimming Control\***

Dimming panel in theatre - Johnson Systems Electro controls.  
120/208V, 3-phase, 4-wire.  
~15% space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

Wall packs around school perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

Photosensor/contactor for exterior lighting controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

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

EST-2 panel.  
Horn/strobes throughout.  
Smoke detectors/door holds at smoke doors.  
Pull stations at exits.  
Heat detectors in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	FEB-08

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$211,221	Unassigned

**Updated:** APR-08

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

Motion sensors, glass break sensors throughout.  
Magnum alert system, with 2 zones/keypads.  
Monitored off-hours.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-08

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$124,247	Unassigned

**Updated:** APR-08

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

Exterior and interior fixed cameras.  
 9 cameras on system.  
 Intellex DVMS  
 Server in secure room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	FEB-08

**Event: Replace Video Surveillance**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$19,188	Unassigned

**Updated:** APR-08

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

Rauland 2424 Programmable Master clock for system clocks.  
 Telecor 2400 Master clock for class change signals. (new as of ~2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-08

**D5030.04.01 Telephone Systems - \***

Meridian switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	FEB-08

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

Cat 5e cabling throughout.  
 Cable in conduit at rack, loose drops in classrooms, 1D typical.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-08

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

Rauland Telecenter III, with all components newer except for Rauland clock.  
 TOA 900 Series II amps - 5 in total  
 TOA cassette.  
 TOA Radio.  
 Phone tie-in for PA.  
 Stage has Pi Production Intercom with interface to school intercom system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	FEB-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$51,101	Unassigned

**Updated:** APR-08**D5030.06 Television Systems - \***

Couple of coax drops - library & lunchroom.  
 Cable runs to hub - with media distributed through data cabling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-08

**D5090.02 Packaged Engine Generator Systems (Emergency Power System) - \*\***

John Deere engine, Leroy Somer AC generator.  
 347/600V, 125kVA/100kW.  
 Tested regularly.  
 ASCO transfer switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
125	kVA

**Event: Replace Packaged Engine Generator Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$41,670	Unassigned

**Updated:** APR-08

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.02 Library Equipment - \***

Security gates, Library charging desk and computer system

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1997	0	FEB-08

**E1020.03 Theater and Stage Equipment - \***

Procenium Curtain, retractable projection screen, projection room, rigging system and controls, stage grid iron with stage lighting, lighting catwalks and large scissor lift

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**E1020.07 Laboratory Equipment - \***

Built in wood encased fume hood enclosure with fire shutters at classroom walls, lab benches, upper glass storage cabinets, Vented acid and flammable cabinets. Dishwasher for cleaning glassware

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**E1030.01 Vehicle Service Equipment - \***

Vehicle lift, tool room, tire changer in CTS space

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**E1090.03 Food Service Equipment - \***

Stainless steel hoods with fire suppression system, convection ovens, bake oven, stock pot range, steamer 6 burner range, dishwasher, microwaves, broiler, fryer, 2 burner griddle. Stainless steel counters and tables, small kitchen equipment and serving counter.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2000	0	FEB-08

**E1090.04 Residential Equipment - \***

Residential stoves, refrigerators, microwaves, dishwashers in Home Economics room and Staff Room

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1997	0	FEB-08

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

4 - swing up basketball hoops, 2 - side fold wall mounted hoops, inserts for volleyball, badminton, and gymnastic equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**E2010.02 Fixed Casework - 1982 Section\*\***

Stained birch cabinets with upper and lower cabinets in Art room, Home Economics and Science Labs.  
 Stained birch storage shelving throughout Storage and Caretaking Rooms  
 Stained birch storage and upper cabinets in the shop area  
 Laminated wall mount vanities in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	35	FEB-08

**Event: Replace Fixed Casework**

**Concern:**

Vanities are deteriorating and plastic laminate edging is missing. Minor damage to plastic laminate tops in science rooms. Doors and hinges show signs of wear and will require increasing adjustment and repairs

**Recommendation:**

Replace millwork throughout washrooms, science areas, home economics lab and art room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$514,800	Medium

**Updated:** FEB-08

**E2010.02 Fixed Casework - 1997 Section\*\***

Stained birch cabinets with upper and lower cabinets in Counseling Staff Room, Staff work room and Science Labs and prep room.  
 Stained birch storage shelving in Storage and Caretaking Rooms  
 Laminated wall mount vanities in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	FEB-08

**Event: Replace Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$228,800	Unassigned

**Updated:** FEB-08

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

Vertical plastic louvered blinds around exterior windows, 25mm metal horizontal louvers on interior windows at offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Replace Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$91,520	Unassigned

**Updated:** APR-08

**E2010.05 Fixed Multiple Seating - \*\***

408 - fabric covered theater seats in auditorium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	35	FEB-08

**Event: Replace Upholstered Theater Seats**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$457,600	Unassigned

**Updated:** APR-08

**E2010.06 Fixed Interior Landscaping - \***

Two large stained birch planters with metal liners at two storey entrance stairwells

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**F1010.02.05 Grandstands and Bleachers - \*\***

Retractable bleachers system in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-08

**Event:** **Install closure at top to prevent debris from getting below bleacher****Concern:**

Top of bleachers projects approximately 125mm from wall. Coffee cups and trash slide down and under bleachers which is difficult to clean.

**Recommendation:**

Install closure at top to prevent debris from getting below bleacher

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$9,152	Medium

**Updated:** MAR-08**Event:** **Replace Bleachers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$114,400	Unassigned

**Updated:** APR-08**F1020.02.04 Cold Storage Rooms - \***

Walk-in Freezer and 2 Walk-in Cooler

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-08

**F1020.02.13 Paint Booths - \***

Vented paint booth in room with vapour proof fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**F2020.01 Asbestos - \***

Vinyl Asbestos Tiles are in good condition (no friable conditions) No other asbestos reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**F2020.04 Mould - \***

No mould witnessed or reported

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

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

No Other Hazardous Material witnessed or reported.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

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

The services to the building appear to meet current needs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**K3020 Indoor Environment -**

The indoor environment is acceptable. The basement of theater should be monitored to ensure that water damage is prevented. The air-conditioning system in the theater is currently being reviewed. Currently the system is shut down during performance due to mechanical noise recommendations are not in place to resolve this issue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

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

Barrier free stalls at the parking area are marked and a smooth transition available to the rear entrances doors

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

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

Auto-operators are installed at the front and rear entrances

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

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

Corridors are acceptable. There is an elevator to the second floor. No access to theater dressing area, stage or projection areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	0	FEB-08

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

Accessible stalls and washrooms in 1997 meet current code requirements

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

**K4020 Building Code -**

The building is separated into two occupancies. The school (division 2) and the theater (division 1). There is a firewall between them. The school appears to comply with current codes.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-08

# RECAPP Facility Evaluation Report



## Bert Church High School

S2388

Airdrie

**Facility Details**

**Building Name:** Bert Church High School  
**Address:**  
**Location:** Airdrie  
  
**Building Id:** S2388  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Quinn Young Architects Ltd.  
**Evaluation Date:** January 4 2008  
**Evaluator Name:** Barry McCallum

**Total Maintenance Events Next 5 years:** \$712,712  
**5 year Facility Condition Index (FCI):** 0%

**General Summary:**

The school sits on a portion of a municipal reserve. The site is relatively flat and has large playing fields on the north side. There is a drive aisle/firelane which surround the building with staff parking area located off the drive aisle. There is a bus drop off area located on the site just west of the 1997 Music Room Addition and further west adjacent to the community centre is a large student parking lot. Overall the site is in acceptable condition

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

**S7 SITE****G2010.02.02 Flexible Pavement Roadway (Asphalt) - 1982\*\***

1982 - Asphalt roadway access from East Lake Blvd on west end next to community building and in centre of lot directly opposite Big Hill Springs Road. Central access connects to parking lot for staff at rear of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-08

**Event: Replace Asphalt Roadway**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$217,360	Unassigned

**Updated:** APR-08

**G2010.02.02 Flexible Pavement Roadway (Asphalt) - 1997\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-08

**Event: Replace asphalt roadway**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$102,960	Unassigned

**Updated:** APR-08

**G2010.05 Roadway Curbs and Gutters - \***

1982 & 1997 - Concrete Curbs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**Event: Replace Section of Curb****Concern:**

Curb is damaged from delivery trucks negotiating curb at northwest corner of Music Room

**Recommendation:**

Replace with Curb cut/ramp

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$3,432	Medium

**Updated:** FEB-08

**G2020.02.02 Flexible Paving Parking Lots(Asphalt) - 1982\*\***

1982 -

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-08

**Event: Replace Asphalt Parking Lot**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$377,520	Unassigned

**Updated:** APR-08

**G2020.02.02 Flexible Paving Parking Lots(Asphalt) - 1997\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace asphalt parking lot**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$17,160	Unassigned

**Updated:** APR-08

**G2020.05 Parking Lot Curbs and Gutters - \***

1982 & 1997 - concrete curbs around perimeter and concrete curbs around islands

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**G2020.06.01 Traffic Barriers - \***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2020.06.03 Parking Lot Signs - \***

Parking Lot signs at entrances and no parking signs on gates

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2020.06.04 Pavement Markings - \***

Yellow stall lines in staff parking area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2030.02.02 Asphalt Pedestrian Pavement\*\***

Asphalt walkway around new music room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	FEB-08

**Event: Replace Asphalt Walkway**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,720	Unassigned

**Updated:** FEB-08**G2030.04 Rigid Pedestrian Pavement (Concrete) - 1982\*\***

1982 &amp; 1997 - Concrete sidewalks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-08

**Event: Replace Concrete Sidewalks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

**Updated:** APR-08**G2030.04 Rigid Pedestrian Pavement (Concrete) 1997\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

**Event: Replace concrete sidewalks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$74,360	Unassigned

**Updated:** APR-08

**G2030.06 Exterior Steps and Ramps - \***

Cast-in place reinforced concrete stair case (3 risers) at music room exit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2040.02.01 Chain Link Fences and Gates - \***

Chain link fence between playing fields and parking lots

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**G2040.02.05 Wood Fences and Gates\*\***

Wood posts with wire cable around edge of parking area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	FEB-08

**Event: Repalce Wood Fence and Cable**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$11,440	Unassigned

**Updated:** FEB-08

**G2040.03 Athletic and Recreational Surfaces - \*\***

Grass playing fields and track maintained by municipality

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-08

**G2040.05 Site and Street Furnishings - \***

Garbage receptacles located around school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2040.06 Exterior Signs - \***

Wall mounted metal lettering with good contrast on front face of school. Freestanding illuminated pylon sign in front yard perpendicular to street traffic

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2040.08 Flagpoles - \***

Aluminum flagpole at front of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2050.04 Lawns and Grasses - \***

Grass between walkways and front of school in the southwest and southeast corner and beyond the parking areas on the north side

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G2050.05 Trees, Plants and Ground Covers - \***

evergreen s planted in the front yard/. Large poplars located along the edge of the playing fields. Shrubbery and smaller trees planted adjacent to the building in the southwest corner

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G3010.02 Site Domestic Water Distribution - \***

100mm Domestic water service connected to municipal 200mm water line running in ROW along edge of East Lake Blvd.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G3010.03 Site Fire Protection Water Distribution - \***

150mm fire service to building and fire hydrant located i island at entrance to Bus drop off area on west side of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G3020.01 Sanitary Sewage Collection - \***

200mm sanitary leaves school near entrance and is connected to a 255mm sanitary municipal line in East lake Blvd.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G3030.01 Storm Water Collection - \***

1982 - 255mm storm line leaves building on west end and is connected to a series of manholes and catch basins in the landscaped and parking areas. These storm lines converge to a single 380mm storm line connected to a 380mm storm line in East Lake Blvd.

1997 - 200mm storm line leaves building on east end and is connected to a 380mm municipal storm line in East Lake Blvd.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**G3060.01 Gas Distribution - \***

Utility gas line enters building on west side to gas meter room in basement. Gas capacity is 96l/s (12200 CFH)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G4010.02 Electrical Power Distribution Lines - \***

25KVA underground electrical service runs in ROW along East Lake Blvd. A conc. Pull box connects two 100mm concrete encased conduits running under floor to a utility supplied transformer in the northeast corner of the 1982 building. Secondary distribution is 1600Amp - 347/600 Volt in 5 -100mm concrete encased underground conduits to main switchboard. Each of 4 conduits has 4#500MCM RW-90 with one spare.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G4010.03 Electrical Power Distribution Equipment - \***

Utility pad mounted transformer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-08

**G4010.04 Car Plugs-ins - \***

1982 - 25 duplex outlets feeding 50 parking stalls mounted in painted metal pedestals in concrete bases

1997 - 12 more were added on the north east end of the staff parking area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08

**G4020.01 Area Lighting - \***

1982 & 1997 - 6 HPS poles with double heads in the west parking lot (4 in 1982, 2 in 1997). 3 HPS single head HPS pole lights at east parking area in 1997. HPS wall packs around the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-08