

# **RECAPP Facility Evaluation Report**

**Grande Yellowhead Reg Div #35**



**Harry Collinge High School**

B3567A

Hinton

**Facility Details**

**Building Name:** Harry Collinge High School  
**Address:** 158 Sunwapta Drive  
**Location:** Hinton  
  
**Building Id:** B3567A  
**Gross Area (sq. m):** 8,952.17  
**Replacement Cost:** \$24,533,460  
**Construction Year:** 1958

**Evaluation Details**

**Evaluation Company:** Wade Engineering Ltd.  
**Evaluation Date:** October 25 2007  
**Evaluator Name:** Ron Shannon/Mike Pangman

**Total Maintenance Events Next 5 years:** **\$1,543,599**  
**5 year Facility Condition Index (FCI):** **6.29%**

**General Summary:**

Located in the town of Hinton with a current enrollment of 583. School was constructed in 1958, with additions in 1960, 1963, 1969 and 1988. The school was completely modernized in 1988 and the 1958 wing was knocked down and replaced with an industrial arts building. Interior and exterior finishes were replaced and updated. There is ample parking for staff and visitors and a large municipal field adjacent to the site provides facilities for outdoor activities.

**Structural Summary:**

All sections are concrete block with slab on grade and poured in place concrete floors on two storey sections. Roof structures are either glu lam beam and wood deck or OWSJ trusses and steel deck. Overall condition is acceptable.

**Envelope Summary:**

Exterior finishes were all upgraded in 1988 with rigid insulation and new 100 mm face brick and metal siding on upper wall areas. New vinyl windows throughout with steel entry door systems and utility doors and steel windows at the main entrance only. Roofing was all replaced and is nearing the end of its useful life. Approximately 465 m2 of roofing was replaced in 2007 with SBS membrane. Large multi dome skylight over cafeteria area is constantly leaking and should be replaced with a clear storey unit to provide better long term service. Overall condition is acceptable.

**Interior Summary:**

Interior finishes were all updated and replaced in 1988 modernization and are still serviceable. Majority of flooring is resilient with a small percentage requiring replacement. Carpet use was limited and area replacement also required on this component. Suspended T bar ceilings throughout school. No major replacements required but many items nearing end of life cycle. Overall condition is acceptable.

**Mechanical Summary:**

Overall condition is acceptable. School is generally in good repair. The 1969 section of the school is in need of some attention as the predicted lifecycle age has been met for a number of items.

**Electrical Summary:**

Lighting needs to be upgraded in certain areas. Some visual appliances should be added to the fire alarm system. Replace the PA/intercom system. Overall, condition is Acceptable.

**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 - 1958 Section\***

Grade beam on piles and/or spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**A1010 Standard Foundations - 1959 Section\***

Grade beam on piles and/or spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**A1010 Standard Foundations - 1962 Section\***

Grade beam on piles and/or spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**A1010 Standard Foundations - 1967 Section\***

Grade beam on piles and/or spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**A1010 Standard Foundations - 1988 Section\***

Grade beam on piles and/or spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**A1030 Slab on Grade - 1958 Section\***

Slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**A1030 Slab on Grade - 1959 Section\***

Slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**A1030 Slab on Grade - 1962 Section\***

Slab on grade throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1962	0	MAR-08

**A1030 Slab on Grade - 1967 Section\***

Slab on grade throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

**A1030 Slab on Grade - 1988 Section\***

Slab on grade throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1958 Section\***

Concrete block and concrete floor slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1959 Section\***

Concrete block and concrete floor slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1962 Section\***

Concrete block and concrete floor slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1962	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1967 Section\***

Concrete block and concrete floor slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	0	MAR-08

**B1010.01 Floor Structural Frame (Building Frame) - 1988 Section\***

Concrete block and concrete floor slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1958 Section\***

Concrete block and HSS steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1959 Section\***

Concrete block and HSS steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1962 Section\***

Concrete block and HSS steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1967 Section\***

Concrete block and HSS steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1988 Section\***

Concrete block and HSS steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1958 Section\***

CIP reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1959 Section\***

CIP reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1962 Section\***

CIP reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1967 Section\***

CIP reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1988 Section\***

CIP reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.05 Mezzanine Construction\***

Gymnasium - Weight Room and viewing floor overlooks main gym. Construction is concrete block and HHS steel with poured concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	100	MAR-08

**B1010.07 Exterior Stairs - 1988 Section\***

Concrete stairs (3 riser) on east elevation of Gymnasium leading down to emergency exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**B1010.09 Floor Construction Fireproofing - 1958 Section\***

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.09 Floor Construction Fireproofing - 1959 Section\***

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1010.09 Floor Construction Fireproofing - 1962 Section\***

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B1010.09 Floor Construction Fireproofing - 1967 Section\***

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.09 Floor Construction Fireproofing - 1988 Section\***

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1958 Section\***

Non-combustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1959 Section\***

Non-combustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1962 Section\***

Non-combustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1967 Section\***

Non-combustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1988 Section\***

Non-combustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1020.01 Roof Structural Frame - 1958 Section\***

OWSJ trusses and steel Q-deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1020.01 Roof Structural Frame - 1959 Section\***

Glue lam wood beams and structural wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1020.01 Roof Structural Frame - 1962 Section\***

Glue lam wood beams and structural wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B1020.01 Roof Structural Frame - 1967 Section\***

Glue lam wood beams and structural wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1020.01 Roof Structural Frame - 1988 Section\***

OWSJ trusses and steel Q-deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1020.04 Canopies - 1988 Section\***

Steel column with brick cladding and steel trusses supporting sloped acrylic paneling over main entry and small built out steel framed overhangs with flat roofing over exterior entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1958 Section\***

Fire rated GWB in storage and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1959 Section\***

Fire rated GWB in storage and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1962 Section\***

Fire rated GWB in storage and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1967 Section\***

Fire rated GWB in storage and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1988 Section\***

Fire rated GWB in storage and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**S2 ENVELOPE****B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1988 Section\***

All additions were upgraded in 1988 with 100 mm veneer brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	75	MAR-08

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

All additions upgraded with prefinished metal channel siding in 2 color options (red and blue) on upper portions of exterior walls and the Gymnasium features extensive siding coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Exterior Siding (1710 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$257,400	Unassigned

**Updated:** APR-08

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

Control joints in brick veneer, all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1988 Section\*\***

Sealants in control joints and jambs of windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event: Replace Sealant (150 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,152	Unassigned

**Updated:** APR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1958 Section\***

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1959 Section\***

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1962 Section\***

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1967 Section\***

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1988 Section\***

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Exterior retrofit completed in 1988 consisted of 38mm rigid fiberglass fastened over exterior block walls. A wall section exposed under current roof repairs revealed no air barrier applied to the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Mechanical intake and exhaust grilles in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2010.09 Exterior Soffits\***

Pre-finished metal (same as siding) on underside of canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B2020.01.01.01 Steel Windows (Glass & Frame)\*\***

Painted steel frame with dual glazed sealed units adjacent to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Glazing (16 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$5,720	Unassigned

**Updated:** APR-08

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

All windows were replaced in 1988 retrofit with heavy duty vinyl windows with dual glazed sealed units, some units with awning-style operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Vinyl Windows (238 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$178,464	Unassigned

**Updated:** APR-08

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

Pressed steel frames and solid core steel doors with glass inserts (includes vestibules). All sections new in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Exterior Entrance Doors (21 leafs)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$70,699	Unassigned

**Updated:** APR-08

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

Pressed steel frames with solid core steel doors. All sections - doors new in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Utility Doors (14 leafs)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$13,842	Unassigned

**Updated:** APR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1988\***

All Sections - Hot mopped vapour retarder and Rigid insulation (assumed R10)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 2007\***

1963 Addition - 4 small roof areas - Hot mopped vapour retarder and R20 rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-08

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) 1988\*\***

All roof areas were replaced in 1988 during modernization. A&G roofing with unknown R value (assumed R10)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace A&G roofing - 7707m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,027,866	Unassigned

**Updated:** APR-08

**Event: Roof Maintenance (All Sections)**

**Concern:**

Roofs are nearing end of serviceable life and there are wind swept corners, blisters and ridges on various roof sections.

**Recommendation:**

Service roof areas and repair blisters and ridges and wind swept corners, fill gum boxes and replace any wet insulation if found.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$17,160	Low

**Updated:** APR-08

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) 2007\*\***

November 2007, 4 smaller roof areas were replaced on the 1963 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	25	MAR-08

**Event: Replace SBS roofing - 465m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$126,984	Unassigned

**Updated:** APR-08

**B3020.01 Skylights\*\***

Nine acrylic dome skylights on various roof areas, one large (3 x 6 lite) combination skylight over Cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1988	25	MAR-08

**Event: Replace Acrylic Skylights (9)**

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

**Updated:** APR-08

**Event: Replace Large Skylight Assembly (20 m2)**

**Concern:**

Multiple dome skylight assembly over Cafeteria has continuous leaking problems.

**Recommendation:**

Remove skylight assembly and convert opening to a Clearstorey with sloped roof. Size of opening is 20 m2.

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

**Updated:** APR-08

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

Roof access hatches in 2 locations, exhaust fans, mechanical and electrical penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

### S3 INTERIOR

#### C1010.01.03 Unit Masonry Assemblies: Partitions -

Concrete block interior partition walls. Split-face block used in theater area in 1988 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

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

Classroom dividers and storage room enclosures in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Folding steel/acrylic security screen around Cafeteria/Kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

#### Event: Replace Security Grille (22 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$17,160	Unassigned

**Updated:** APR-08

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

Steel handrails on interior ramps and safety rails on Gymnasium Mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Steel frame with single pane safety glass in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Full height steel and/or aluminium frame with single pane glass in Library and Administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Fire stops in place where visible.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**C1010.08 Other Partitions - \***

Painted steel mesh safety screen on Gymnasium Mezzanine level.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1988	0	MAR-08

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

Combination of steel and solid core wood doors in steel frames throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	40	MAR-08

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

Hallways, storage rooms and/or mechanical rooms with appropriate fire ratings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

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

Mirrored sliding door in Home Economics area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	MAR-08

**C1020.05.01 Coiling Doors and Grilles**

Security grille on general office.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1988	0	MAR-08

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

Standard whiteboards, tackboards and chalkboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event: Replace Visual Display Boards (170)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$183,040	Unassigned

**Updated:** APR-08

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

Standard steel toilet and shower compartments.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Toilet/Shower Compartments (44)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$75,504	Unassigned

**Updated:** APR-08

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

Wall mounted plaques, illuminated exit signage, various directional indicators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Standard full height lockers throughout with 1/2 lockers in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Lockers (653)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$617,760	Unassigned

**Updated:** APR-08

**C1030.12 Storage Shelving - \***

Mixture of metal and/or wood fixed and adjustable shelving in storage rooms, classrooms and Administration Offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Steel and plastic paper dispensers, soap and sanitary product dispensers, hot air blowers and mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**C2010 Stair Construction - \***

Steel stairs and treads with metal handrails in Mechanical Room. Wooden stairs, treads and handrails on Gym Mezzanine to scoring booth. Concrete stairs at elevation changes from 1988 wing to 1963 addition and in stairwells to all 2nd floor locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Quarry tile on hallway stairs and two stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	60	MAR-08

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

Rubberized treads on Gym mezzanine stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event: Replace Rubber Stair Treads (10 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,491	Unassigned

**Updated:** APR-08

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

Steel handrails on all staircases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

In some mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	60	MAR-08

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

Changeroom showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Changeroom Shower Tiles (66 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$22,308	Unassigned

**Updated:** APR-08

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

Fabric covered panels in Music Room and practice rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event: Replace Acoustical Wall Treatment (31 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,550	Unassigned

**Updated:** APR-08

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

Painted gypsum board and block throughout. Maintained and replaced on a regular basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-08

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

Various school related and decorative coverings and/or banners.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-08

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

Mechanical rooms, IA shop and some storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-08

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

Ceramic tile in common area and ANC rooms in the 1988 addition. Small area of mosaic tile in front of urinals and Quarry tile in change room shower areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-08

**Event: Replace Floor Tiles (442 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$149,978	Unassigned

**Updated:** APR-08

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

Hardwood maple sports flooring in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Gym Flooring (1034 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$413,098	Unassigned

**Updated:** APR-08

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

Sheet linoleum (30%) and and VC tile (70%) throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

**Event: Replace Resilient Flooring - 5040m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$234,863	Unassigned

**Updated:** APR-08

**Event: Replace Resilient flooring 560m2**

**Concern:**

Flooring has failed in room 106 (142m2) and various other locations are in poor condition (allowed for replacement of 10% of total flooring)

**Recommendation:**

Install new VC tile flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$37,294	Low

**Updated:** APR-08

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

High traffic carpet in conference rooms and some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	15	MAR-08

**Event: Replace Carpet 180m2**

**Concern:**

Approximately 20% of carpet is showing advanced wear and needs replacement.

**Recommendation:**

Replace with high traffic carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$22,194	Low

**Updated:** MAR-08

**Event: Replace Carpet 720m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$110,625	Unassigned

**Updated:** APR-08

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

Suspended T bar ceiling throughout, except gym, ANC and IA shops, mechanical rooms and stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace Susp.T-Bar - 6890m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$444,444	Unassigned

**Updated:** APR-08

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

Storage rooms, washrooms and various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

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

One Dover (12 passenger, 900 kg) elevator adjacent to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Hydraulic Passenger Elevator (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$114,400	Unassigned

**Updated:** APR-08

## S4 MECHANICAL

### D2010.04 Sinks - 1969\*\*

Half the sinks on site were updated in the 1988 modernization. The remaining sink are in the 1969 addition and were not updated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	MAR-08

#### Event: Replace Sinks (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$37,866	Unassigned

**Updated:** APR-08

### D2010.04 Sinks - 1988\*\*

Refer to Section D2010.04 Sinks - 1969.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

#### Event: Replace Sinks (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$37,866	Unassigned

**Updated:** MAR-08

### D2010.05 Showers - \*\*

Showers where replaced or installed in the 1988 modernization and addition. 16 showers in the boys and girls changing room with ceramic tile and 2 shower stalls in the teachers offices by the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

#### Event: Replace Showers (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$45,760	Unassigned

**Updated:** APR-08

**D2010.08 Drinking Fountains / Coolers - 1969\*\***

Most drinking fountains on site were updated in the 1988 modernization. The remaining 2 fountains are in the 1969 addition and were not updated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	35	MAR-08

**Event: Replace fountains (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,661	Unassigned

**Updated:** APR-08

**D2010.08 Drinking Fountains / Coolers - 1988\*\***

Refer to Section D2010.08 Drinking Fountains / Coolers - 1969.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace fountains (6)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$10,982	Unassigned

**Updated:** MAR-08

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1969\*\***

Over half of the washroom equipment on site was updated in the 1988 modernization. The remaining washroom equipment in the 1969 addition and has not been updated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	MAR-08

**Event: Replace WC (18) Urnl (9) Lav (12)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$67,038	Unassigned

**Updated:** APR-08

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1988\*\***

Refer to Section D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1969.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace WC (20) Urnl (7) Lav (19)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$76,190	Unassigned

**Updated:** APR-08

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

All domestic water piping was updated in 1988. All visible piping was copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Main domestic water valves were updated in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$2,631	Unassigned

**Updated:** APR-08

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

A single (0.37kW) pump in the 1st floor mechanical room (1988 modernized)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Unassigned

**Updated:** APR-08

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

2 (189L) DHW tank heaters in the 1st floor mechanical room (1988 modernized). They have replaced the original DHW tank heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$7,665	Unassigned

**Updated:** APR-08

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

Piping was well insulated in the 1988 modernization with minimal un-insulated areas. No insulation was visible to confirm the type, fiber glass is assumed due to the date of insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Cast waste and vent piping was upgraded in the 1988 modernization, however the 1969 cast piping was not upgraded at that time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-08

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

All of the cast rain water drainage piping systems are the age of the structure they are in. A range from the original building 1958 to the final addition in 1988 are available. The predicted lifecycle age is closing for the system on the original building. On the east side of the building rain water drains, with no down spout, through metal c-channels straight onto the grass next to the wall. Some remediation to move the water away from the buildings foundations is recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

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

All cast roof drains & strainers were replaced in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

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

Gas supply equipment was installed in 1988. It comes into the building through 2 mechanical rooms and is then fed through the roof the the rooftop units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	60	MAR-08

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

Steam boiler is used for steam humidification with the AHUs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace steam boilers (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$32,032	Unassigned

**Updated:** APR-08

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

Chimney installed in 1988 with steam boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace steam boiler chimney (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$2,288	Unassigned

**Updated:** MAR-08

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

The water treatment system is a standard funnel and valve arrangement to allow chemicals to be fed into the system. Seals on the water treatment bypass are reducing the usability of this equipment. As the bypass cannot be used very well water treatment chemicals used for maintaining the steam boiler equipment are not being used as often as they should be.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2003	35	MAR-08

**Event: Replace water treatment bypass valves.**

**Concern:**

Seals on the water treatment bypass are reducing the usage of this equipment.

**Recommendation:**

Replace seals.

**Consequences of Deferral:**

Reduced water treatment will increase wear on the steam boiler reducing the time before failure for the steam boiler.

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

**Updated:** MAR-08

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

2 gas (200kW) hot water boilers in the 1988 addition. Some welding has been required after a few leaks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$68,640	Unassigned

**Updated:** APR-08

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

2 standard class B chimneys were installed with the boilers in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Chimneys (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,233	Unassigned

**Updated:** APR-08

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

6 AHUs onsite with 5 Engineered Air units in the 1988 addition. The remaining AHU was installed with the 1988 modernization. No capacities were visible on the equipment. LCR costing is based on floor area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace AHUs (6)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$735,935	Unassigned

**Updated:** APR-08

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

New ducting installed in 1988 addition and modernization. The 1969 section is still using its original terminal heating units to distribute air. The ducting on the roof of the original building connecting the RTUs has been dented and damaged by snow build up. Repairs and additional protection should be installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	0	MAR-08

**Event: Repair snow damaged ducting (10m)**

**Concern:**

The RTU ducting into the original school building below has been damaged by excessive snow loading.

**Recommendation:**

It is recommended that new insulated ducting be installed and some form of protective covering installed to stop snow building up on top of the ducting.

**Consequences of Deferral:**

Further snow damage may reduce the airflow, affect air quality and allow water into the ducting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$28,600	Low

**Updated:** MAR-08

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

New air in and outlets were installed in the 1988 addition and modernization. The 1969 section is still using its original terminal heating units to distribute air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-08

**D3040.02 Steam Distribution Systems: Piping/Pumps\*\***

Pump and piping system from steam generator to local AHUs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace pump & piping (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$10,410	Unassigned

**Updated:** APR-08

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

Copper hot water distribution system was installed in the 1988 addition and modernization. LCR costing based on school floor area as all piping areas not visible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Hot Water (8952m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$960,960	Unassigned

**Updated:** APR-08

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

Exhaust fans for washrooms, workshops, kitchens and home economics classrooms were installed in the 1988 addition and modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Exhaust Fans (6)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$40,040	Unassigned

**Updated:** APR-08

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

Exhaust ducting from washrooms, kitchens, workshops and home economics classrooms was installed in the 1988 addition and modernization. It passes through internal walls and roof space out to the roof exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

All exhaust air inlets have egg crate grills over them and outlets covered by the roof top exhaust fans. They were installed in the 1988 addition and modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)\*\***

2 Engineered Air RTUs on the original building are from the 1988 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace RTUs (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$68,640	Unassigned

**Updated:** MAR-08

**D3050.05.02 Fan Coil Units - 1969\*\***

Exit ways each contain an air coil unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	MAR-08

**Event: Replace Fan Coil Units (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,466	Unassigned

**Updated:** APR-08

**D3050.05.02 Fan Coil Units - 1988\*\***

Refer to Section D3050.05.02 Fan Coil Units -1969.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Fan Coil Units (4)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$18,304	Unassigned

**Updated:** APR-08

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

Finned tube radiation is around the perimeter of the 1988 addition and modernized areas. Only a little is in the original building as the wood shop, which makes up a large part of it, does not contain any.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

**Event: Replace Finned Tube Radiation (200m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$125,840	Unassigned

**Updated:** APR-08

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

4 hot water unit heaters in the woodshop in the original building structure are from the 1988 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replacement Unit Heaters (4)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$17,160	Unassigned

**Updated:** APR-08

**D3050.05.07 Unit Ventilators\*\***

Unit ventilators are being used in the 1969 addition. Air from the AHUs is fed through the walls into an enclosed wall mounted heating coil then out into the room to provide heat as well as fresh air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	30	MAR-08

**Event: Replacement Unit Ventilators (14)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$53,082	Unassigned

**Updated:** APR-08

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

DDC and pneumatic control systems were installed/replaced in the 1988 addition and modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Instrumentation and Controls BMS (1) DDC (40)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$89,232	Unassigned

**Updated:** APR-08

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

All fire extinguishers, cabinets and accessories appear in good order.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-08

## S5 ELECTRICAL

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

600/347 V, 3 phase power, unknown amps. Main panels were changed out in '88.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$175,718	Unassigned

**Updated:** APR-08

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

Branch circuit panelboards were changed out in '88. Square D panels installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

#### Event: Replace Branch Circuit Panelboards (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$64,407	Unassigned

**Updated:** APR-08

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

Landis & Gyr, Siemens Apogee & Powers System 600 boxes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-08

#### Event: Replace Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$112,684	Unassigned

**Updated:** APR-08

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

Most starters throughout facility are unmarked, some are Square D

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Motor Starters and Accessories (30)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$51,480	Unassigned

**Updated:** APR-08

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

Most of the Cu wiring modernized 1988/89. 1969 section would still be original Cu.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-08

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

Standard local switches in most rooms. Custom contactor panel in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08



DSCF3995.JPG

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

There remain many incandescent lamps in the lower common area and upper gym workout area. Where not on a dimmer, lamps should be replaced by compact fluorescent lamps. Light levels should be increased as well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	30	MAR-08



DSCF3997.JPG

**Event: Upgrade Incandescent Fixtures (20)**

**Concern:**

Inefficient, low lamp life fixtures (some tinted) giving low levels of illumination

**Recommendation:**

Replace tinted fixtures with new, reuse others. Replace all lamps with bright compact fluorescent reflector lamps.

**Consequences of Deferral:**

Low light levels unsuitable to task, increased maintenance and electricity costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2009	\$1,716	Medium

**Updated:** APR-08

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

Approx. 900 old light fixtures, mostly 4 ft T12s with magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	MAR-08

**Event: Upgrade Interior Florescent Fixtures (8952 sq.m.)**

**Concern:**

Approx. 900 old T12 light fixtures which are much less efficient and lower light quality than newer T8s.

**Recommendation:**

Suggest standardizing on high efficiency T8s with electronic ballasts for improved life and reduced energy consumption.

**Consequences of Deferral:**

Flickering light and reduced output can cause eye strain and headaches.

Increased maintenance costs for older parts of the system.  
High energy usage throughout.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$451,194	High

**Updated:** APR-08

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

MH lamps used in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Some emergency lighting comes from battery packs with lamps, other from generator-backed lighting grid. Battery units working OK

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	20	MAR-08



DSC01998.jpg

**Event: Replace Emergency Lighting Battery Packs (8)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,470	Unassigned

**Updated:** APR-08

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

Some exit lamps seem dim or burnt out. Replace all incandescent lamps with long-life LED retrofit kits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	0	MAR-08

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

Elements burnt out on scoreboard. Change to LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**D5020.02.10 Theatrical Lighting\***

Blackbox Theatre wiring needs upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	0	MAR-08



collage.jpg

**Event: Upgrade Theatrical Lighting**

**Concern:**

Blackbox Theatre wiring needs upgrades.

**Recommendation:**

Rewire lighting controls

**Consequences of Deferral:**

Possible shorts in control panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$1,144	Medium

**Updated:** APR-08

**D5020.03.01.01 Exterior Incandescent Fixtures - \***

Lamps are prone to failure and low efficiency. Recommend replacing lamps with Compact Fluorescent or replace fixture type with Metal Halide.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Wall mounted units, unknown brand.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Parking lot lit by 4 fixtures. Received comments that they are too dim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	0	MAR-08

**Event: Upgrade Exterior H.P. Sodium Fixtures\* (4)**

**Concern:**

Parking lot lit by 4 fixtures. Received comments that they are too dim. Safety concern.

**Recommendation:**

Upgrade to brighter fixtures, preferably 1000W metal halide.

**Consequences of Deferral:**

Reduced safety

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$5,034	High

**Updated:** APR-08

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

Exterior lighting on during the day, possible failed photocell(s). Under \$1000 maintenance item

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

System consists of heat and smoke detectors and pull stations but no visual appliances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$136,822	Unassigned

**Updated:** APR-08

**Event: Upgrade Detection and Fire Alarm (20)**

**Concern:**

No visual appliances (strobes) for hearing impaired.

**Recommendation:**

Install horn&strobe appliances

**Consequences of Deferral:**

Fire alarm may not be sensed by all

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$11,097	High

**Updated:** APR-08

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

Maxsys brand system interface seems newer. Original DSC PC4000 in main electrical room.

Motion sensors (mostly wide angle coverage), duct detectors, door detectors, glass breakage and panic buttons are tied into the system.

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

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$66,123	Unassigned

**Updated:** APR-08

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

Previous video surveillance system disconnected.  
No interest from admin in new system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-08

**Event: Replace Video Surveillance\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,809	Unassigned

**Updated:** APR-08

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

Simplex 2350 Master Time System.  
Seems to be functioning normally, no problems indicated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

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

Meridian system. All rooms that were audited had lines to admin.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

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

AB Supernet and ethernet wiring (cat 5e) throughout.  
Modern computers, printers and UPS boxes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-08

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

Petcom system with some damage, parts unavailable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1969	20	MAR-08

**Event: Replace PA and Music Systems**

**Concern:**

PA system has damage and parts are unavailable.

**Recommendation:**

Replace with new

**Consequences of Deferral:**

Urgent messages may not get out school-wide.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$33,519	Medium

**Updated:** APR-08

**D5030.06 Television Systems - \***

A few TV's were in classrooms and library. Connected to Supernet for AV teleconf.

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

**D5090.01 Uninterruptible Power Supply Systems\*\***

Multiple APC UPS systems on computer and AV teleconf systems.

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

**Event: Replace UPS Systems (3)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,864	Unassigned

**Updated:** APR-08

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

Allis-Chalmers generator system tested regularly and reported as OK.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace Generator System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$74,818	Unassigned

**Updated:** APR-08

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

Turnstyle, electronic scanner, various free standing bookshelves and audio-visual equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	0	MAR-08

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

Track lighting, sound equipment, hanging drapery, wardrobe and props and stage risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Standard Biology, Chemistry and Physics equipment, 11 fume hoods, chemicals and glassware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Commercial kitchen in Cafeteria equipped with stainless steel fixtures, racks, commercial dishwasher, stove, fryer, refrigeration units and stand up coolers. Fume hood equipped with fire suppression.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Staff rooms equipped with fridge, stove and microwave. Home Economics area equipped with full kitchens and sewing machines. Infirmary equipped with one bed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Fixed and collapsable basketball nets, volleyball nets, gym divider curtains, electronic scoreboard and PA system and fully equipped weight room with various dedicated machinery and free weights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Birch faced upper and lower cabinetry in classrooms and Administration areas. Acid resistant tops in Science labs. Glass faced upper cabinetry in Science labs and full height storage cabinets in some classrooms and various locations. Glass display cases in hallways.

Quantities as follows: 50m upper cabinet, 110m lower cabinet, 142 acid resistant and 20m full height storage cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-08

**Event: Replace Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$617,760	Unassigned

**Updated:** APR-08

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

Fabric covered blinds and drapes in classrooms and Administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

**Event: Replace Blinds (115 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$37,180	Unassigned

**Updated:** APR-08

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

Brick faced planters with benches in common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Collapsible wood bleachers on steel frame in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-08

**Event: Replace Bleachers (360 seats)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$143,000	Unassigned

**Updated:** APR-08

**F1020.02 Special Purpose Rooms**

Industrial Arts shop equipped with woodworking and metal working equipment, paint booth with exhaust fan, 4 welding booths for Acetylene and Arc welding, dust collection equipment and various tools and chemicals.  
Art room equipped with pottery making equipment and kiln.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**F2020.01 Asbestos - \***

None known or reported. 1988 modernization would have dealt with any asbestos abatement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

**F2020.04 Mould - \***

None known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Various chemicals and solvents in Science labs and IA shops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1988	0	MAR-08

**Event: Install Exhaust Ducting in Science Lab**

**Concern:**

Chemical storage cabinets in Science lab are not vented and present a respiratory concern.

**Recommendation:**

Install electronic exhaust fans in 2 locations.

**Consequences of Deferral:**

Safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2008	\$11,440	High

**Updated:** MAR-08

## S8 FUNCTIONAL ASSESSMENT

### K3010 Building Services -

Building services adequate for current needs of student/staff population.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

### K3020 Indoor Environment -

Meets needs of current use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

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

Curb cuts in place and handicapped stalls marked, no restrictions to access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1988	0	MAR-08

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

No power assist on entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	0	MAR-08

#### **Event: Install Power Assist (2)**

**Concern:**

No provision for power assist on entry doors.

**Recommendation:**

Install button/paddle activated power assist on 2 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$4,004	Low

**Updated:** MAR-08

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

Elevator provided and 2 ramps at elevation changes in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1988	0	MAR-08

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

Barrier free washrooms provided in school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1988	0	MAR-08

# RECAPP Facility Evaluation Report



## Harry Collinge High School

S3567

Hinton

**Facility Details**

**Building Name:** Harry Collinge High School  
**Address:**  
**Location:** Hinton  
  
**Building Id:** S3567  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Wade Engineering Ltd.  
**Evaluation Date:** October 25 2007  
**Evaluator Name:** Ron Shannon/Mike Pangman

**Total Maintenance Events Next 5 years:** \$53,768  
**5 year Facility Condition Index (FCI):** 0%

**General Summary:**

Located in Hinton, Alberta, the site borders residential access on the east with a two lane roadway to provide access to the parking lot and municipal fields immediately adjacent to the west side of the school which provide full facilities for football, track & field, tennis and other activities. Site is relatively flat with general drainage to the west. Parking is provided for 134 vehicles without power. Roadways and sidewalks were installed in 1988. Overall condition is acceptable.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**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.

**S7 SITE****G2010.02.01 Aggregate Roadway (Gravel) - \***

Gravel firelane on west elevation to rear of school (480 m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	APR-08

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

2 way divided access roadway from residential street along south elevation of the school. Provides access to staff and visitor parking and to municipal recreational fields on the adjacent site. Access road from east residential street to rear of IA building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-08

**Event: Overlay Asphalt Paving (2340 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$87,630	Unassigned

**Updated:** APR-08

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

Standard curb detail bordering access roadway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

**G2010.06 Roadway Appurtenances\***

Concrete median separates two way traffic on main roadway (1.2 x 102 m long)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-08

**Event: Replace Concrete Median (122 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$34,320	Unassigned

**Updated:** APR-08

**G2020.02 Flexible Paving Parking Lots(Asphalt) - \*\***

Staff and visitor parking south of school with 134 stalls. No plug-ins provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-08

**Event: Overlay Parking Lot (3705 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$138,767	Unassigned

**Updated:** APR-08

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

Precast curbs in parking stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

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

Concrete jersey barriers and concrete filled bollards around light standards and at entries. Poured in place curbing around landscape feature at entrance to parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

**G2020.06.02 Parking Bumpers - \***

Steel railings on west side of parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

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

Directional signage, bus lane markings, handicapped and staff and visitor signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	0	APR-08

**G2030.03 Pedestrian Unit Pavers\*\***

Unistone pavers bordering main sidewalk to front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	APR-08

**Event: Replace Paving Stones (122 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$42,328	Unassigned

**Updated:** APR-08

**G2030.04 Rigid Pedestrian Pavement (Concrete) - \*\***

Front double-wide sidewalk to main entry from roadway on south elevation, standard sidewalk providing access along west and north elevations and outwalks to city walks on south and east elevations. Large concrete pad adjacent to north entrance and concrete pad beneath waste bins beside IA shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	APR-08

**Event: Replace Sidewalk (40 m2)**

**Concern:**

Concrete failing in various locations, heaved and spalled surfaces.

**Recommendation:**

Cut out and replace failed concrete at target locations.

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

**Updated:** APR-08

**Event: Replace Sidewalks (506 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$125,840	Unassigned

**Updated:** APR-08

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

Galvanized wire fencing enclosing small storage yard adjacent to the IA wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-08

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

Wood fence around garbage receptacles along access road to rear of IA building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	APR-08

**Event: Replace wood fence - 12.6m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,004	Unassigned

**Updated:** APR-08

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

Steel bicycle racks and garbage receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

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

Wall mounted school identification, concrete feature between flagpoles with school name.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

**G2040.08 Flagpoles - \***

Two aluminum flag poles by front entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

**G2040.11 Retaining Walls - \***

Two concrete retaining walls (both less than 600 mm high) , one at grade change by main entrance off of Room 106 and one at rear elevation by Room 162.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

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

Grass fields and boulevards around school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-08

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

A few mature deciduous trees along south and east elevations with scattered cedar and low shrubs in main entrance courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

**G2050.07 Planting Accessories - \***

Gravel cover in shrub bed by main entrance with landscape edging. Large rock feature with poured concrete curb in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	APR-08

**G3010.02 Site Domestic Water Distribution - \***

Municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-08

**G3010.03 Site Fire Protection Water Distribution - \***

Fire hydrant located within 90 metres on residential frontage road on east elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-08

**G3020.01 Sanitary Sewage Collection - \***

Municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-08

**G3030.01 Storm Water Collection - \***

Internal roof drains, site drainage and no catch basins.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-08

**G3060.01 Gas Distribution - \***

Natural gas underground service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	APR-08

**G4010.01 Electrical Substations - \***

Pad mounted transformer by Mechanical Room 157 on rear elevation.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	APR-08

**G4010.02 Electrical Power Distribution Lines - \***

Underground service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	APR-08

**G4020.01 Area Lighting - \***

Pole mounted HPS lighting in parking lot, wall mounted HPS fixtures around perimeter of school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1988	0	APR-08