

RECAPP Facility Evaluation Report

Elk Island Pub Sch Reg Div #14



Bev Facey Community High School

B4004A
Sherwood Park

Facility Details

Building Name: Bev Facey Community High
Address: 99 Colwill Boulevard
Location: Sherwood Park

Building Id: B4004A
Gross Area (sq. m): 17,282.50
Replacement Cost: \$39,468,970
Construction Year: 1980

Evaluation Details

Evaluation Company: Kenneth M. Lee Architect
Evaluation Date: July 17 2007
Evaluator Name: Ken Lee

Total Maintenance Events Next 5 years: **\$8,550,562**
5 year Facility Condition Index (FCI): **21.66%**

General Summary:

The two storey 17,282.50 sq.m. (pre-cast concrete panel clad, concrete block, concrete, non-combustible) school was constructed in 1980.

The school is partially sprinklered.

A number of renovations had been done and not updated in the drawings. In 1993, the group of classrooms between home economics and automotive were renovated to student services. In 1999, the renovation of the drama room had removed all the folding wall partitions. The wood working, metal works and graphics was changed to communication technology and more science classrooms & classrooms. The universal gym is used for a p.e. office. The group of classrooms at the northwest corner on 2nd floor is used for computer classrooms. A storage room on 2nd floor was renovated for a large fitness room. The adjacent theory classroom is used for a small fitness room.

The student capacity is 1481.

It is well maintained and in good condition.

Structural Summary:

The foundation is concrete grade beams on concrete pile. Some interior concrete block walls are on concrete slabs. The main floor is concrete slab on grade. The 2nd floor is concrete slab on steel deck on steel joists & steel beams supported by concrete block walls and steel columns. The roof structural frame is steel deck on steel joists & steel beams supported by concrete block walls and steel columns. Some fire reduction sprayed material on the steel structure of the roof and 2nd floor has peeled off and needs repair. The structure is in good condition.

Envelope Summary:

The exterior walls are clad with precast concrete panels. There are concrete walls and walls with glass blocks. The building has aluminum windows, hollow metal doors in pressed metal frames and aluminum doors in pressed metal frames. The workshops also have metal overhead doors. The roofs are BUR system. The building has skylights and a greenhouse. The building envelope is in acceptable condition.

Interior Summary:

Walls are painted gypsum board, concrete block, concrete and glass block.
Ceilings are acoustic ceiling tiles, steel deck and painted gypsum board and painted concrete.
The major resilient floor finish is vinyl tiles. Only a few rooms have vinyl sheet flooring. Carpet in administration, student services, library, computer classrooms, language room, seating area in drama room and music room. Hardwood gym. flooring in practice gymnasium a competition gymnasium.
Overhead coiling door grilles at entrances of administration and beauty culture. The school has a number of overhead coiling doors for main entrance of library and other rooms.
Replace some millwork.
The interior is in acceptable condition.

Mechanical Summary:

Standard domestic water, sanitary sewer, storm sewer and natural gas services. All air multi-zone and hot water boiler heating and ventilation systems. Conventional plumbing fixtures. Portable fire extinguishers are in cabinets.

Overall Mechanical systems, with the exception of ductwork, are in acceptable condition.

Electrical Summary:

2000 Amp 347/600 volt three phase manufactured by General Electric, fed from an underground service. Main Distribution Panel is 1980 install, and is 50% full. Branch circuit panels are 80% full, and 1980 install. Wiring is in conduit. Lighting fixtures have been upgraded in 2005 to T8 lamps and electronic ballasts for interior areas. HPS wall packs are used for exterior lighting. Lighting is switched using low voltage switches. Exterior lighting is controlled by photo cell. Emergency lighting is provided by emergency generator. LED EXIT signs c/w built in UPS are located at required exits. Fire alarm system is inspected on annual basis. Bells are located in hallways and in music room. Security system is operational. Clocks in school are 120 volt controlled by a master clock. Telephone handsets are located in offices, classrooms and library. Intercom is tied to telephone handsets located in classrooms. Supernet is in school. Computer network and hardware is located in server room. Cat5 cabling is used. Televisions, VHS/DVD players are in classrooms.

The following items will require replacement or upgrade:

Add receptacles in classrooms.

Repair exterior lighting.

Add strobes for the fire alarm system.

Rating of 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* - 1980 Section

Concrete grade beams on concrete piles. (Note: Some interior concrete block walls are on concrete slabs)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

A1030 Slab on Grade* - 1980 Section

Main floor is concrete slab on grade.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

B1010.01 Floor Structural Frame (Building Frame)* - 1980 Section

The 2nd floor is concrete slab on steel deck on steel joists & steel beams supported by concrete block walls and steel columns.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1980 Section

Concrete block walls and concrete walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

B1010.03 Floor Decks, Slabs, and Toppings* - 1980 Section

Main floor has concrete slab on grade. 2nd floor has concrete slab on steel deck on steel joists and steel beams.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

B1010.05 Mezzanine Construction* - 1980 Section

A mezzanine constructed of concrete slab on steel deck on steel joists & steel beams supported by concrete block walls in the practice gymnasium. A steel stair from the practice gymnasium to this mezzanine. (Note: This mezzanine opens to the practice gymnasium on main floor and is labeled "2nd floor" in the floor plan.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 100 | FEB-08 |

B1010.05 Mezzanine Construction* - Storage Room

In 1995, a mezzanine of exposed wood floor joists and wood ladder in storage room by the side of the stage in drama room was constructed.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 0 | FEB-08 |



Event: Replace the exposed wood mezzanine.

Concern:

A mezzanine constructed of exposed wood floor joists and a wood ladder in a storage room by the side of the stage in drama room. It does not meet code requirement.

Recommendation:

Replace the mezzanine with non-combustible construction or remove.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------|-------------|-------------|-----------------|
| Code Upgrade | 2008 | \$15,000 | High |

Updated: FEB-08

B1010.09 Floor Construction Fireproofing* - 1980 Section

Fire reduction sprayed material on the steel decks, steel joists and steel beams of 2nd floor in areas that require fireproofing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



B1020.01 Roof Structural Frame* - 1980 Section

Steel deck on steel joists & steel breams supported by concrete block walls and steel columns.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

B1020.04 Canopies* - 1980 Section

Main entrance canopy is steel deck on steel joists & steel beams supported by concrete walls.
Canopies of the stairwells are cantilever concrete walls supported by concrete walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



B1020.06 Roof Construction Fireproofing* - 1980 Section

Fire reduction sprayed material on steel deck, steel joists and steel beams of the roof and 2nd floor in areas that require fireproofing. Some fire reduction sprayed material has peeled off.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 0 | FEB-08 |



Event: **Repair fire reduction sprayed material.**

Concern:

Some fire reduction sprayed material on the steel structure of the roof and 2nd floor has peeled off. The steel structure needs fireproofing.

Recommendation:

Repair fire reduction sprayed material. (185.00 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$30,000 | Medium |

Updated: FEB-08

S2 ENVELOPE

B2010.01.01 Precast Concrete: Exterior Wall Skin* - 1980 Section

Precast concrete panels for exterior walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 75 | FEB-08 |

B2010.01.06.03 Metal Siding** - 1980 Section

Metal sidings at the skylights on the roof.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

Event: Replace metal siding. (300.00 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$31,500 | Unassigned |

Updated: FEB-08

B2010.01.09 Expansion Control: Exterior Wall Skin* - 1980 Section

The building has the original expansion joints.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1980 Section

The building has the original joint sealers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 20 | FEB-08 |

Event: Repair joint sealers. (4,500 sq.m.)

Recommendation:

4,495.76 m.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$78,500 | Unassigned |

Updated: FEB-08

B2010.01.99 Other Exterior Wall Skin* - Glass block - 1980 Section

Glass blocks at stairwells.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



B2010.02.01 Cast-in-place Concrete:Ext.Wall Const* - 1980 Section

Cast-in-place concrete exterior walls for stairwell and some areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



B2010.02.03 Masonry Units: Ext. Wall Const.* - 1980 Section

Concrete block walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall* - 1980 Section

Load-bearing metal stud walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

B2010.06 Exterior Louvers, Grilles, and Screens* - 1980 Section

The building has aluminum louvers and grilles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

B2010.09 Exterior Soffits* - 1980 Section

Metal frame soffit with cement plaster finish at the main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1980 Section**

Aluminum windows.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

Event: Replace aluminum windows.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$645,603 | Unassigned |

Updated: FEB-08

B2020.03.05 Translucent Wall and Roof Assemblies ** - 1980 Section

A greenhouse on the 2nd floor at the south end of the building for the horticulture workshop. It is divided into two sections and is constructed of vertical & sloped metal frames with single glazed glass completed with venting windows at the top and at the front. The shades were replaced in 2003. It is hot in the summer and is difficult to find leakage. (Note: It is typical to have icicles in the spring during snow melting period. It does not interfere the function of the building.)

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 0 | FEB-08 |



Event: **Replace greenhouse.**

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2020 | \$1,350,000 | Unassigned |

Updated: FEB-08

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum doors in pressed steel frames.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: **Replace aluminum-framed storefront doors. (4)**

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2011 | \$13,500 | Unassigned |

Updated: FEB-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1980 Section**

Hollow metal doors in pressed metal frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace steel-framed storefront doors. (16 double, 1 single)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$64,600 | Unassigned |

Updated: FEB-08

B2030.02.01 Metal Doors and Frames ** - 1980 Section

Hollow metal doors in pressed steel frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

Event: Replace metal doors. (10 single, 1 double)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$11,000 | Unassigned |

Updated: FEB-08

B2030.03.02 Sectional Overhead Doors ** - 1980

Ten metal overhead doors at automobile workshop and welding workshop.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 0 | FEB-08 |



Event: Replace metal overhead doors. (10)

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2020 | \$47,280 | Unassigned |

Updated: FEB-08

B2030.03.02 Sectional Overhead Doors - 2004**

Two metal overhead doors at building construction workshop.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 2004 | 0 | FEB-08 |

Event: Replace metal overhead doors. (2)

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2044 | \$9,456 | Unassigned |

Updated: FEB-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1980 Section**

BUR for the building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 25 | FEB-08 |

Event: Replace BUR roofing. (17,282.50 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$1,999,700 | Unassigned |

Updated: FEB-08

B3020.01 Skylights**

Four long rolls of skylights above the cafeteria/common area.

Three separate groups of skylights in the east wing. Each group has 2 short rolls of skylights.

Three separate groups of skylights in the west wing. Each group has 2 short rolls of skylights.

Paint peels off from the ceiling below a skylight. (Note:The cost to check and caulk these set of skylights is less than \$1,000.00.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 25 | FEB-08 |



Event: Replace skylights. (4 long rolls, 12 short rolls.)

Recommendation:

4 long rolls of skylights. 12 short rolls of skylights.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$112,000 | Unassigned |

Updated: FEB-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* - 1980 Section

There are vents, chimneys, exhaust hoods and hatches on the roof.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions* -

Concrete block walls and gypsum board on metal stud frame partitions throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

C1010.01.07 Framed Partitions (Stud)* -

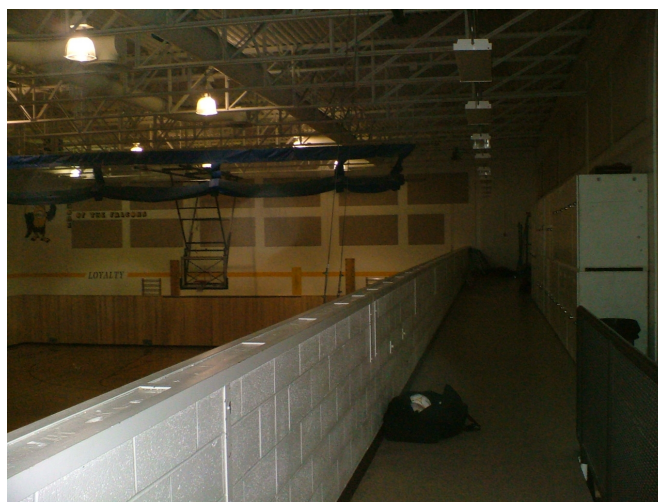
Concrete block walls and gypsum board on metal stud frame partitions throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

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

Balustrades constructed of top & bottom steel pipe rails and supported by steel pipe posts completed with steel wire screen throughout except the low guard wall for the mezzanine in practice gymnasium. This type of balustrades are for the guards at walkways and seating areas on 2nd floor open to main floor, the guards at stair landings and stair railings. The low guard wall for the mezzanine in practice gymnasium is constructed of concrete blocks.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



C1010.05 Interior Windows* -

Georgian wired glass and tempered glass set in pressed metal frames in windows and vision sidelites at doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C1010.06 Interior Glazed Partitions and Storefronts* -

An aluminum glass sliding door and aluminum storefront units at the cafeteria/common area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



C1010.08 Other Partitions* - Glass Block

Glass block walls for conference room of administration, reception of administration, reception of beauty culture, staircases and a few rooms on 2nd floor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



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

Hollow metal doors in pressed metal frames. (Note: Some hardware was replaced in 2001.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

C1020.03 Interior Fire Doors* -

Hollow metal doors in pressed metal frames with ULC label for mechanical rooms, electrical rooms, janitor rooms and some storage rooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C1020.04 Interior Sliding and Folding Doors* -

An accordion folding door in a staff workroom on 2nd floor. (Note: The seminar room on 2nd floor of west corridor was renovated into a classroom and the accordion folding door was removed.)
 An aluminum glass sliding door for the concession store at cafeteria/common area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



C1020.05 Interior Large Doors*

Overhead coiling metal door grilles for entrance of administration and beauty culture.
 Overhead coiling metal doors for library, cafeteria serving area, administration reception, student service reception, gym. storage rooms between practice gymnasium & competition gymnasium, stair to mezzanine of practice gymnasium,

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

C1020.07 Other Interior Doors* - Chain Link Door

A chain link fence door and fence for a gym storage room between practice gymnasium and competition gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C1030.01 Visual Display Boards -**

Chalkboards, whiteboards and tackboards throughout.
 (Note: The school has a board replacement program to replace these boards by stages)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1994 | 20 | FEB-08 |

Event: Replace visual display boards.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2014 | \$292,165 | Unassigned |

Updated: FEB-08

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

Floor supported metal toilet partitions throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace fabricated metal toilet compartments. (52)

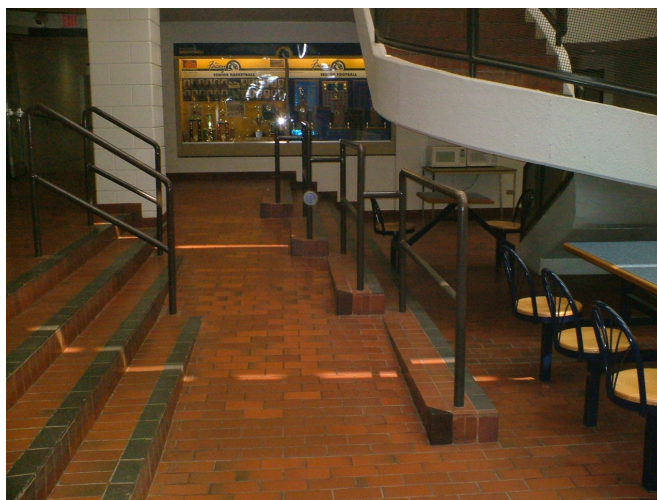
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$60,400 | Unassigned |

Updated: FEB-08

C1030.06 Handrails* -

Wall-mounted and floor-mounted steel pipe handrails for stairs and ramps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



C1030.08 Interior Identifying Devices* -

Plastic signs in most areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C1030.10 Lockers -**

Single tier metal lockers in main floor and 2nd floor corridors.

Single and double tier metal lockers in boy's change room, girl's change room and p.e. offices.

Double tier metal lockers in building construction workshop, automobile workshop, welding, sheet metal & plumbing workshop.

Single tier metal lockers in a kitchen storage room.

(Note: Some locker doors were replaced in 1996, 1997, 1998, 2001 and 2003. Some lockers were replaced in 2004.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |



Event: Replace lockers. (Approx. 1490 single, 260 double)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$371,700 | Unassigned |

Updated: FEB-08

C1030.12 Storage Shelving* -

Painted and plastic laminated plywood shelving throughout. Stainless steel shelving in kitchen storage rooms and kitchen for the cafeteria.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

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

Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C2010 Stair Construction* -

Concrete stairs in 8 exit staircases, east corridor on main floor, west corridor on main floor, cafeteria/common area, drama room, music room, corridor between music room & drama room. A concrete stair from a corridor to music room.

Steel stairs from main floor to 2nd floor in automobile workshop, building construction workshop, welding/sheet metal & plumbing workshop and horticulture workshop. Steel stair from main floor to mezzanine in practice gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

C2020.01 Tile Stair Finishes* -

All concrete stairs have quarry tiles except the section of stairs from 2nd floor to the roof in the northwest staircase and southwest staircase which have unfinished concrete.

Broken quarry tile nosing on stairs of all exit staircases, stairs in cafeteria/common area and the circular stair in cafeteria/common area,

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 60 | FEB-08 |

Event: Replace broken quarry tile nosing.

Concern:

Broken quarry tile nosing on stairs. Trip hazard.

Recommendation:

Replace all broken quarry tile nosing. (136.00 sq.m.)

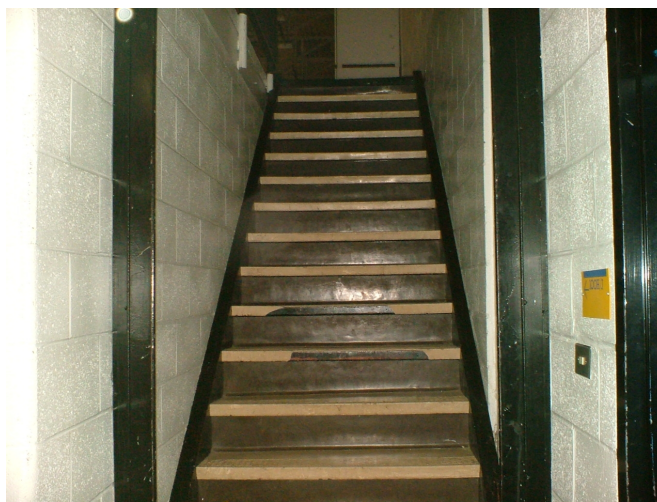
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$38,000 | Medium |

Updated: FEB-08

C2020.05 Resilient Stair Finishes -**

Resilient finish for the stair from main floor to the mezzanine in the practice gymnasium. (Note: The cost to replace 12.00 sq.m. of resilient finish is \$910.00.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 20 | FEB-08 |



C2020.08 Stair Railings and Balustrades*

Stair railings and balustrades constructed of top & bottom steel pipe rails and supported by steel pipe posts completed with steel wire screen.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 1980 | 0 | FEB-08 |



C2030.01 Ramp Construction*

Concrete ramps in east corridor on main floor, west corridor on main floor, cafeteria/common area and corridor between drama room & music room.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 0 | 100 | FEB-08 |

C2030.02 Ramp Finishes*

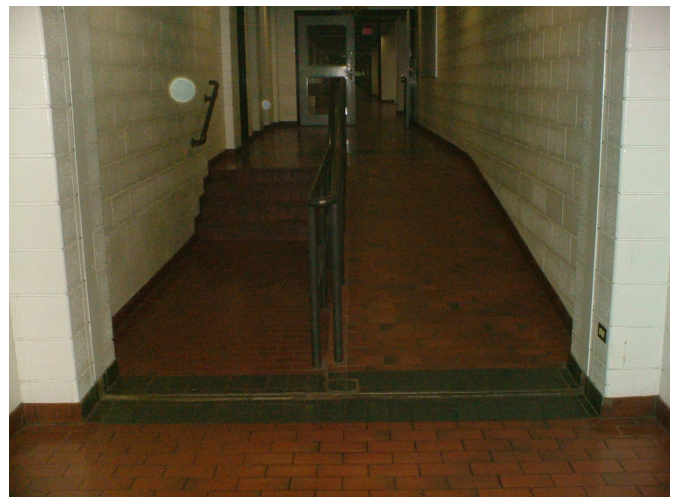
Quarry tiles for ramps in cafeteria/common area, ramp in east corridor on main floor.
 Vinyl sheet flooring for ramp in west corridor on main floor.
 Carpet for ramp in corridor between drama room and music room.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 30 | FEB-08 |

C2030.03 Ramp Railings*

Floor-mounted steel pipe railing and wall-mounted steel pipe handrail for ramps.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 1980 | 50 | FEB-08 |



C3010.02 Wall Paneling - 2002**

The wood dado panels on the lower portion of walls in competition gymnasium was installed in 2002.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2002 | 30 | FEB-08 |



Event: Replace wood dado panels.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2032 | \$184,725 | Unassigned |

Updated: FEB-08

C3010.02 Wall Paneling - 2007**

The wood dado panels on the lower portion of walls in practice gymnasium was installed in spring of 2007.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2007 | 30 | FEB-08 |

Event: Replace wood dado panels.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2037 | \$184,725 | Unassigned |

Updated: FEB-08

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

Gypsum board wall finish throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 60 | FEB-08 |

C3010.06 Tile Wall Finishes -**

Ceramic wall tiles in boy's washrooms, girl's washrooms, boy's change/shower room, girl's change/shower room, washrooms & showers in p.e. offices, boy's drama dressing room, girl's drama dressing room, cafeteria serving room and kitchen.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 40 | FEB-08 |

Event: Replace ceramic wall tiles.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$224,682 | Unassigned |

Updated: FEB-08

C3010.09 Acoustical Wall Treatment -**

Acoustic wall panels in practice gymnasium, competition gymnasium and music room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 20 | FEB-08 |



Event: Replace acoustical wall panels. (624.48 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$105,380 | Unassigned |

Updated: FEB-08

C3010.11 Interior Wall Painting* -

Walls of gypsum board, concrete block and concrete are painted.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1999 | 10 | FEB-08 |

C3010.12 Wall Coverings* -

Some walls have vinyl wall covering.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1992 | 15 | FEB-08 |

C3020.01.01 Epoxy Concrete Floor Finishes* -

Concrete floors have epoxy concrete floor finish.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C3020.02 Tile Floor Finishes - Ceramic Tile**

Ceramic floor tiles in boy's change/shower room for gym., girl's change/ shower room for gym., boy's dressing room for drama room, girl's dressing room for drama room, boy's washrooms (main floor), girl's washrooms (main floor), staff washroom in administration office and washrooms & showers of p.e. offices.

Concession store has ceramic floor floor tiles and quarry tile.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 50 | FEB-08 |

Event: Replace ceramic floor tiles.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2030 | \$94,646 | Unassigned |

Updated: FEB-08

C3020.02 Tile Floor Finishes - Quarry Tile**

Quarry tiles in main entrance lobby, corridors, cafeteria/common area, student lounges on 2nd floor open to main floor, kitchen, cafeteria serving room,

boy's washrooms (2nd floor), girl's washrooms (2nd floor) and staff washrooms (2nd floor),

Concession store has ceramic floor tiles and quarry tiles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 50 | FEB-08 |

Event: Replace quarry floor tiles.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2030 | \$889,500 | Unassigned |

Updated: FEB-08

C3020.04 Wood Flooring -**

Hardwood gym. flooring in practice gymnasium, competition gymnasium and p.e, office (renovated from Universal gym.),

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace wood flooring. (1,172.90 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$327,600 | Unassigned |

Updated: FEB-08

C3020.07 Resilient Flooring - 1980 Tile Flooring**

Vinyl tiles in beauty culture, beauty culture washroom, some gym. storage rooms, 2 storage room of drama room, office of drama room, storage room in administration office, infirmary room, washroom in administration office, a storage room for kitchen, laundry room for kitchen, staff lunch room, home economics classrooms, laundry room of home economics classroom, 2 classroom & 1 storage room in student services, classrooms, science classrooms, service prep. rooms, communication technology workshop & classrooms, horticulture classroom, offices & classrooms of building construction, RCMP office, janitor office & storage room on 2nd floor, staff workrooms, small fitness room on 2nd floor, Arts classrooms, office for arts classroom, storage room for arts classrooms, sheet metal & plumbing theory classrooms, server room, library storage room, automobile theory classrooms & workrooms.

(Note: Beauty culture has carpet in reception.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 20 | FEB-08 |

Event: Replace vinyl tiles. (4,459.30 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$207,580 | Unassigned |

Updated: FEB-08

C3020.07 Resilient Flooring - Sheet Flooring**

Vinyl sheet flooring in mezzanine in practice gymnasium and 2 classrooms in student services.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 20 | FEB-08 |

Event: Replace vinyl sheet flooring. (185.50 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$17,540 | Unassigned |

Updated: FEB-08

C3020.07 Resilient Flooring - Tile Flooring 2001/2002/2003**

In 2001, replaced vinyl tiles in 2 classrooms.
 In 2002, replaced vinyl tiles in 1 classroom.
 In 2003, replaced approximately 670.00 sq.m. vinyl tiles in various rooms.
 (Note: The total area of vinyl tiles replaced in 2001, 2001 and 2003 is 892.40 sq.m.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2001 | 20 | FEB-08 |

Event: Replace vinyl tiles. (892.40 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$41,541 | Unassigned |

Updated: FEB-08

C3020.08 Carpet Flooring -**

Carpet in in reception of beauty culture, seating & stairs of drama room, drama classroom, music room, administration area (reception, offices, meeting room, corridors, workroom), student services (reception,offices & meeting room), staff lounge, 2 staff workrooms, 7 computer classrooms, large fitness room on 2nd floor, library and language classroom.
 (Note: In 1996 replaced carpet in administration area and library)
 (Note: Small amount of sheet vinyl flooring in administration area)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 15 | FEB-08 |

Event: Replace carpet. (2,210.00 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$189,700 | Unassigned |

Updated: FEB-08

C3020.14 Other Floor Finishes* - Metal Floor Grate

Metal floor grates at main entrance vestibule and one east entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

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

Gypsum board ceiling in p.e. offices, washrooms & showers of p.e. offices, boy's washrooms, girl's washrooms, boy's change/shower room, girl's change/shower room, boy's drama dressing room, girl's drama dressing room, some areas in administration office, some workrooms, some offices, some ceiling area in cafeteria/common area, some storage rooms, infirmary room, kitchen, kitchen storage rooms, cafeteria serving room, beauty culture laundry room, home economics laundry room, kitchen laundry room, student lounges and server room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 60 | FEB-08 |

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

Suspended T-Bar ceiling with acoustic tiles in beauty culture (classrooms, workrooms & reception), p.e. office (renovated from universal gym.), drama room (classroom & office), administration (offices, reception, meeting room, corridor, workroom), cafeteria serving room, staff lounge room, home economics (classrooms & office), student services (offices, classrooms, meeting room, corridor, reception & storage room), science classrooms, science prep. room, classrooms, communication technology (classroom, offices, workrooms & storage room), horticulture classroom, rcmp office, staff lounge, offices, computer classrooms, small fitness room on 2nd floor, arts room (classroom & office), library, language classroom, theory classrooms of welding/sheet metal & plumbing, theory classrooms of automobile and music room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 25 | FEB-08 |

Event: Replace acoustic ceiling tiles. (6,589.00 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$297,140 | Unassigned |

Updated: FEB-08

C3030.07 Interior Ceiling Painting* -

Concrete ceilings in exit stairs, undersides of exit stairs and a few storage rooms are painted. Gypsum board ceilings are painted.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1995 | 20 | FEB-08 |

C3030.09 Other Ceiling Finishes* - Acoustic Panel

Acoustic ceiling panels in practice gymnasium and competition gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

C3030.09 Other Ceiling Finishes* - Steel Deck

Steel deck ceilings in main entrance vestibule, main entrance lobby, main floor corridors, 2nd floor corridor, practice gymnasium, competition gymnasium, some gym, storage rooms, mechanical rooms, some storage rooms, drama room, automobile workshop, welding & sheet metal/plumbing workshop, building construction workshop and large fitness room on 2nd floor,

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

D1010.01.02 Hydraulic Passenger Elevators -**

One passenger elevator has maximum capacity for 16 persons or 2500 lb.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 30 | FEB-08 |

Event: Replace 1 elevator.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$100,000 | Unassigned |

Updated: FEB-08

S4 MECHANICAL

D2010.04 Sinks** -

Various single compartment stainless steel sinks, enamelled steel science sinks throughout school. Mop service sink in Horticulture area, Janitor rooms. Wash sink in Industrial Arts area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace 25 Sinks.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$52,000 | Unassigned |

Updated: FEB-08

D2010.05 Showers** -

Mostly Institutional shower heads and mixing valves in Gymnasium locker room area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace 15 showers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$30,000 | Unassigned |

Updated: FEB-08

D2010.08 Drinking Fountains / Coolers** -

Various wall mounted stainless steel, single bubbler drinking fountains throughout building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 35 | FEB-08 |

Event: Replace 8 drinking Fountains

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$36,000 | Unassigned |

Updated: FEB-08

D2010.09 Other Plumbing Fixtures* -

Semi-circular wash fountain in Trades (IA) area. Terrazzo bowl.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

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

Vitreous china water closets, floor mounted with flush valves.

Various countertop & wall mounted vitreous china & enamelled & (2005) stainless steel lavs. Conventional faucets

Wall mounted, vitreous china urinals with manual & sensor flush valves.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace 20 Lavs, 10 WC's and 5 Urinals.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$280,800 | Unassigned |

Updated: FEB-08

D2020.01.01 Pipes and Tubes: Domestic Water* -

Mainly insulated copper domestic water piping. Solder joints.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D2020.01.02 Valves: Domestic Water -**

Various gate and ball valves throughout building. Mainly isolation service.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

Event: Replace 100 valves

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$91,273 | Unassigned |

Updated: FEB-08

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

Backflow prevention on boiler make up water lines. Install date estimated.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1995 | 20 | FEB-08 |

Event: Replace backflow prevention devices on boiler make up water lines.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$20,000 | Unassigned |

Updated: FEB-08

D2020.02.06 Domestic Water Heaters -**

Located in the North, Main floor Mechanical room:

Two Ruud model OV-1600-EMA boilers, 440 MBtuh input. Vertical domestic hot water storage tank - insulated.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 20 | FEB-08 |

Event: Replace 2 Ruud domestic hot water boilers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$100,000 | Unassigned |

Updated: FEB-08

D2020.03 Water Supply Insulation: Domestic* -

Mainly preformed fiberglass pipe insulation. Canvas jacket in exposed areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D2030.01 Waste and Vent Piping* -

Cast iron, copper, ABS piping throughout building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D2030.03 Waste Piping Equipment* - Floor Drains & Cleanouts

General purpose floor drains & cleanouts throughout building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D2040.01 Rain Water Drainage Piping Systems* -

Mostly cast iron drainage piping, connecting roof drains to underfloor storm drainage system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D2040.02.04 Roof Drains* -

Conventional roof drains. Cast iron domes.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

D3010.02 Gas Supply Systems* -

Schedule 40 steel piping connecting incoming supply to boilers, domestic water heaters, gas fired unit heaters and air handling units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 60 | FEB-08 |

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

Two Ruud model CB 1216-2SA hot water boilers. 94 Mbtuh input capacity. C/w all safety and operating controls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 35 | FEB-08 |

Event: Replace 2 gas fired, hot water heating boilers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$250,000 | Unassigned |

Updated: FEB-08

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

Insulated metal chimneys and vent connectors up to weather caps on roof.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace boiler chimneys and vent connectors.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$88,225 | Unassigned |

Updated: FEB-08

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

Chemical pot feeders on heating system boiler loops.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D3020.04.02 Fuel-Fired Radiant Heaters**

Low intensity, gas fired, infrared radiant tube heaters in Greenhouses. Install date estimated.

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

Event: Replace gas fired radiant heaters in Greenhouses.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2030 | \$25,000 | Unassigned |

Updated: FEB-08

D3020.04.03 Fuel-Fired Unit Heaters -**

Modine gas fired unit heaters. Located in second floor greenhouses. Models unknown.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace 3 gas fired unit heaters.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$80,000 | Unassigned |

Updated: FEB-08

D3020.04.04 Chimney (&Comb.Air):Fuel-Fired Heater* -

Metal chimneys and vent connectors up to weather caps on roof.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D3030.06.02 Refrigerant Condensing Units -**

Condensing unit on roof. Serving Kitchen air handling unit. Compressors replaced in 2003 & 2005.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 25 | FEB-08 |

Event: Replace Condensing unit serving Kitchen A/C system.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2028 | \$60,000 | Unassigned |

Updated: FEB-08

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

Various Lennox single and dual duct (gas fired) air handling units in three penthouse Mechanical rooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace approximately 16 gas fired air handling units.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$1,275,000 | Unassigned |

Updated: FEB-08

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

Various ceiling propellor fans throughout school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D3040.01.03 Air Cleaning Devices:Air Distribution* -

N.R.Murphy model FBA-I3, 4 drum dust collector serving the Industrial Arts area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D3040.01.04 Ducts: Air Distribution* -

Mainly overhead supply & return ductwork throughout building, connecting air handling units to air outlets and inlets. Low velocity microduct fibreglass ductwork.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 0 | FEB-08 |

Event: Failure Replacement Ducts: Air Distribution

Concern:

Fibreglass ductwork is falling apart and requires ongoing and immediate replacement.

Recommendation:

Replace all fibreglass ductwork in school. (Assume 140,000 S.F. of serviced area @ \$14 per S.F.)

Consequences of Deferral:

Poor air balance and distribution to affected areas.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$2,000,000 | High |

Updated: FEB-08

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

Various square & round ceiling diffusers, eggcrate return. Linear sidewall supply grilles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D3040.03.01 Hot Water Distribution Systems -**

Schedule 40 steel with threaded joints. Copper piping with solder joints. Circulation pumps: Bell & Gossett, inline. Model unknown.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

Event: Replace approximately 1000 m heating piping and circulating pumps.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$1,353,937 | Unassigned |

Updated: FEB-08

D3040.04.01 Fans: Exhaust -**

Various in-line cabinet fans, ceiling exhaust fans, wall mounted propellor and roof mounted centrifugal exhausters.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace 20 Fans

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$56,000 | Unassigned |

Updated: FEB-08

D3040.04.03 Ducts: Exhaust* -

Galvanized steel & fibreglass, low velocity - connecting exhaust grilles and hoods to roof mounted exhaust fans or outlets.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 0 | FEB-08 |

Event: Failure Replacement Ducts: Exhaust

Concern:

Fibreglass ductwork is falling apart and requires ongoing and immediate replacement.

Recommendation:

Replace all fibreglass exhaust ductwork in school. (Assume 5,000 S.F. of serviced area @ (10 per S.F.)

Consequences of Deferral:

Poor air balance and distribution to affected areas.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$50,000 | High |

Updated: FEB-08

D3040.04.05 Air Outlets and Inlets: Exhaust* -

Various exhaust grilles & hoods ducted to exhaust fans.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D3050.05.02 Fan Coil Units -**

Hydronic Force flow units - mainly in entrance vestibules throughout school. Ceiling & wall mounted

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace approximately 10 Force flow heaters.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$230,760 | Unassigned |

Updated: FEB-08

D3060.02.01 Electric and Electronic Controls**

Electric control of unit heaters, radiant tube heaters & force flows. (2004) Electronic control of other heating & ventilation systems.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace electric controls on unit heaters, force flow units.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$10,000 | Unassigned |

Updated: FEB-08

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

Siemens DDC system - controlling heating & ventilation systems

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2004 | 20 | FEB-08 |

Event: Replace DDC control system

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2024 | \$100,000 | Unassigned |

Updated: FEB-08

D4010 Sprinklers: Fire Protection* -

Wet pipe sprinkler system. Mostly in corridors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 60 | FEB-08 |

D4020 Standpipes* -

Various fire hose cabinets throughout school. Glass front, hose rack, valves and fire extinguishers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 60 | FEB-08 |

D4030.01 Fire Extinguisher, Cabinets and Accessories* -

Portable dry chemical fire extinguishers throughout building. Wall mounting brackets and fully recessed extinguisher cabinets. Regularly checked.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

S5 ELECTRICAL

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

General Electric MDP rated for 2000A, 347/600 volt three phase. 50% full. General Electric MDP rated for 1600 Amp 120/208 volt, three phase, 80% full.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |

Event: Replace Main Electrical Switchboards

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$493,646 | Unassigned |

Updated: FEB-08

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

General Electric panels located in various areas of the school. Rated for 208 volt and 600 volt.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Install new 400 Amp 208 volt panel in new Shop on east side of school.

Concern:

New garage does not have any power. More car plugs are required in the parking lot.

Recommendation:

Install new 400 Amp panel in the shop to provide power in the garage and the parking lot.

Consequences of Deferral:

Shortage of power for exterior applications.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2009 | \$5,000 | Medium |

Updated: FEB-08

Event: Replace Electrical Branch Circuit Panelboards

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$149,038 | Unassigned |

Updated: FEB-08

D5010.07.02 Motor Starters and Accessories -**

Located inside Make Up air units. Siemens Automation for energy management. Three Westinghouse starters.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace Motor Starters and Accessories

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$29,400 | Unassigned |

Updated: FEB-08

D5020.01 Electrical Branch Wiring* -

Wiring installed in conduit. Pac Poles are used for data wiring in some areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

Event: Install new receptacles in classrooms.

Concern:

Classrooms only have two receptacles per classrooms.

Recommendation:

Install 150 new receptacles in school.

Consequences of Deferral:

Loss of educational program performance in school.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2008 | \$15,000 | Medium |

Updated: FEB-08

D5020.02.01 Lighting Accessories (Lighting Controls)* -

GE Low voltage relays are located in electrical rooms in school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D5020.02.02.02 Interior Florescent Fixtures -**

T8 lamps and electronic ballasts have been retro-fitted in all areas of school. Surface mounted and recessed fixtures located in hallways and classrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 30 | FEB-08 |

Event: Replace Interior Florescent Fixtures

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2035 | \$886,160 | Unassigned |

Updated: FEB-08

D5020.02.02.03 Interior Metal Halide Fixture* -

Gyms and Shops have Metal halide light fixtures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 0 | FEB-08 |

D5020.02.03.02 Emergency Lighting Battery Packs -**

Fluorescent light fixtures connected to emergency generator.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2005 | 20 | FEB-08 |

Event: Replace Emergency Lighting Battery Packs

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2025 | \$126,268 | Unassigned |

Updated: FEB-08

D5020.02.03.03 Exit Signs* -

LED Exit signs c/w built in UPS emergency power located at required exits.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2005 | 0 | FEB-08 |

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

Connected to Photocell and Siemens energy management system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

D5030.01 Detection and Fire Alarm -**

EST3 12 zone fire alarm panel. No strobes in school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2003 | 25 | FEB-08 |

Event: Install new fire alarm strobes, horns and detectors.

Concern:

Hearing impaired do not have visual signal appliances. Infirmary required two smoke detectors or smoke alarms.

Recommendation:

Install 40 strobes and new horns in school. Install two new smoke alarms.

Consequences of Deferral:

Loss of fire detection in infirmary. Loss of signal notification in school.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------|-------------|-------------|-----------------|
| Code Upgrade | 2008 | \$20,000 | Medium |

Updated: FEB-08

Event: Replace Detection and Fire Alarm

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2032 | \$276,532 | Unassigned |

Updated: FEB-08

D5030.02.02 Intrusion Detection -**

Bolt Security Power 864 DSC.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2003 | 25 | FEB-08 |

Event: Replace Intrusion Detection

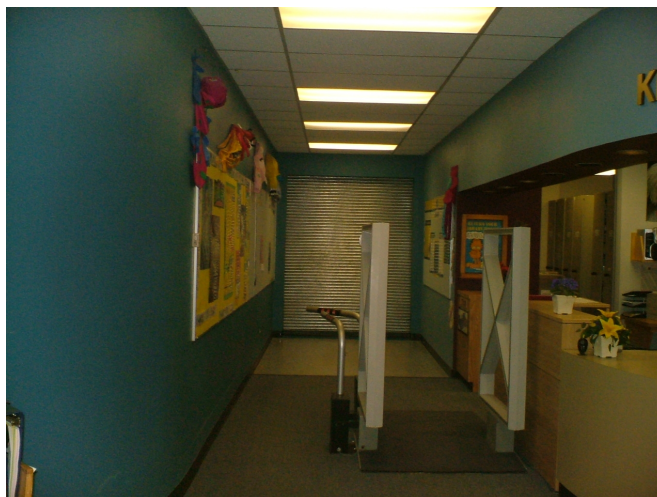
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2028 | \$162,665 | Unassigned |

Updated: FEB-08

D5030.02.03 Security Access**

A theft detection alarm equipment at the entrance of the library.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 1980 | 0 | FEB-08 |



D5030.02.04 Video Surveillance -**

24 Video Surveillance cameras located through out the school, by Baltco.

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

Event: Replace Video Surveillance

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2023 | \$25,123 | Unassigned |

Updated: FEB-08

D5030.03 Clock and Program Systems* -

Roland Master clock system . Clocks located in hallways.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 25 | FEB-08 |

D5030.04.01 Telephone Systems* -

Panasonic TDA200 Hybrid IP-PBX. Handsets in classrooms. Tied to PA System.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 2005 | 25 | FEB-08 |

D5030.04.05 Local Area Network Systems* -

15 Dell servers. AB CCD Server. Supernet in school. Amp patch panels. Power Connect Switches. Distributed over four server / hub rooms.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 2005 | 0 | FEB-08 |

D5030.05 Public Address and Music Systems -**

Bogen Multicom 2000 system. Connected to telephone system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1995 | 20 | FEB-08 |

Event: Replace Public Address and Music Systems

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$66,900 | Unassigned |

Updated: FEB-08

D5030.06 Television Systems* -

Stand alone JVC televisions and DVD players on carts.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2002 | 0 | FEB-08 |

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

SIMPOWER generator. 526 hours. Rated for 600 volt, 155 kW.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 35 | FEB-08 |

Event: Replace Packaged Engine Generator Systems (Emergency Power System)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$54,555 | Unassigned |

Updated: FEB-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.07 Laboratory Equipment*

One fume hood in a science prep. room. One kiln in art room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1030.01 Vehicle Service Equipment*

Lifts, jacks, brake repair tools, air compressors, batter charger & testing meter, spray booth and variety of vehicle service equipment in automobile workshop.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1090 Other Equipment - Welding, Sheet Metal & Plumbing

Welding booths and a variety of welding, sheet metal and plumbing tools in the welding/sheet metal & plumbing shop.

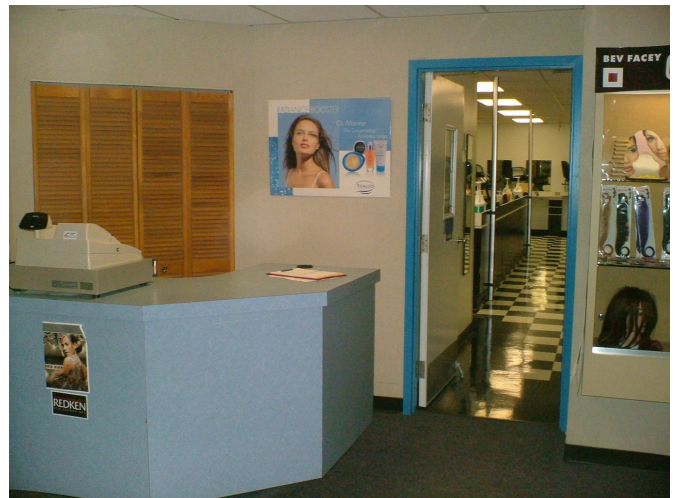
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1090 Other Equipment - Beauty Culture

The beauty culture studio has variety equipment for hair, skin, barber and beauty treatment.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1090 Other Equipment - Building Construction

The building construction workshop has a variety of manual and power wood working & building construction equipment with dust collection system. The dust collection system is outside the southwest corner of this workshop.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1090 Other Equipment - Horticulture

Green houses, metal trays, water sprays, heat lamps, cooler with glass sliding doors and miscellaneous equipment in horticulture room & greenhouses.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1090.03 Food Service Equipment*

Commercial grade freezers, coolers, food preparation, cooking and serving equipment in the kitchen for the cafeteria. Commercial grade glass sliding door coolers concession store.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E1090.04 Residential Equipment*

Residential grade ranges, refrigerators, microwave ovens, sewing machines, washer and dryer in home economic classroom.

Residential grade refrigerator and microwave oven in staff room and student services meeting room.

Residential grade microwave ovens in cafeteria and concession store.

Residential grade washer and dryer in the laundry room of the commercial kitchen.

A residential grade dryer and 2 washers in the laundry room of beauty culture studio.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



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

Six basketball backboards, 1 score board and wall-mounted exercise bars in practice gymnasium.

Six basketball backboards and 1 score board in competition gymnasium.

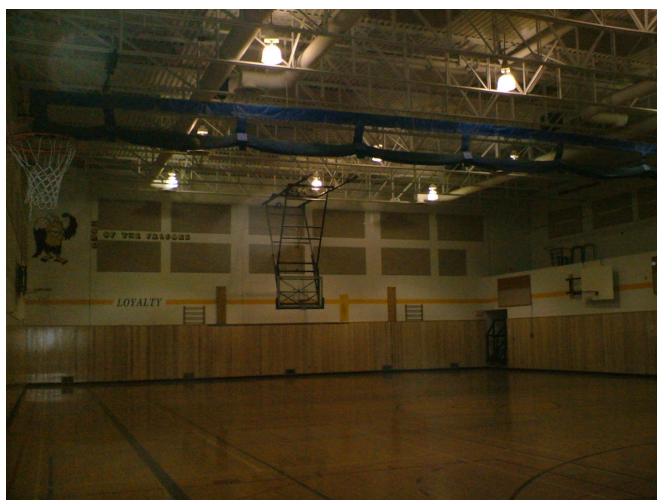
Exercise equipment in a large fitness room on 2nd floor.

(Note: This room is renovated from a storage room at the south end of the west corridor)

Exercise equipment in a small fitness room on 2nd floor.

(Note: This room is renovated from a small classroom at the south end of the west corridor)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



E2010.02 Fixed Casework -**

Painted and plastic laminated plywood casework throughout. Some counter top plastic laminate finish burned, chipped and scratched.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 35 | FEB-08 |

Event: Repair counter tops. (137.00 m)

Concern:

Some counter top plastic laminate finish burned, chipped and scratched. (Note: It was in the 2000 evaluation report and is not repaired.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$35,000 | Medium |

Updated: FEB-08

Event: Replace fixed casework.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$987,954 | Unassigned |

Updated: FEB-08

E2010.03.01 Blinds**

Venetian blinds for offices, classrooms, science classrooms, computer classrooms, staff workrooms and student workrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

Event: Replace blinds. (284)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$71,000 | Unassigned |

Updated: FEB-08

E2010.03.01 Blinds Sun Shade Blind**

The greenhouse has sun shade blinds which were installed in 2003.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2003 | 30 | FEB-08 |

Event: Replace sun shade blinds. (Approx. 30)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2033 | \$75,000 | Unassigned |

Updated: FEB-08

E2010.03.06 Curtains and Drapes**

A ceiling-mounted net in practice gymnasium. A ceiling-mounted net in competition gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1990 | 30 | FEB-08 |

Event: Replace 2 ceiling-mounted nets.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$35,000 | Unassigned |

Updated: FEB-08

E2010.05 Fixed Multiple Seating**

Concrete multiple seating in drama room and music room. (Note: These are cast-in-place concrete seating on grade and step down in a few levels from higher level seats to lower level seats in an amphitheatre setting.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 35 | FEB-08 |

Event: Replace fixed multiple seatings.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2015 | \$927,085 | Unassigned |

Updated: FEB-08

F1010.02.05 Grandstands and Bleachers**

Pull out bleaches in competition gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 40 | FEB-08 |



Event: Replace bleachers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$406,039 | Unassigned |

Updated: FEB-08

F1020.02.13 Paint Booths*

Paint booths in building construction workshop. Spray booths in automobile workshop.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

F2020.01 Asbestos*

There is no asbestos according to information from School Board.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good | 1980 | 0 | FEB-08 |

F2020.04 Mould* -

There is no mould according to information from School Board.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good | 1980 | 0 | FEB-08 |

S8 FUNCTIONAL ASSESSMENT

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

Barrier free route from parking area to main entrance and an east entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

K4010.02 Barrier Free Entrances* -

The main entrance and an east entrance are barrier free entrances. The main entrance has power operators on entrance doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

K4010.03 Barrier Free Interior Circulation* -

Barrier free access to all areas except the mezzanine in the practice gymnasium, mechanical room on second above the practice gymnasium and mechanical penthouses on the roof. The school has an elevator to operate between main floor and second floor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

K4010.04 Barrier Free Washrooms* -

Barrier free washrooms in boy's washrooms and girl's washrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

RECAPP Facility Evaluation Report



Bev Facey Community High School

S4004
Sherwood Park

Facility Details

Building Name: Bev Facey Community High
Address:
Location: Sherwood Park

Building Id: S4004
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Kenneth M. Lee Architect
Evaluation Date: May 26 2007
Evaluator Name: Ken Lee

Total Maintenance Events Next 5 years: \$549,930
5 year Facility Condition Index (FCI): 0%

General Summary:

Architectural:

Bev Facey Community High School site is located east of Colwill Boulevard. The parking lots at the north end of the school are accessed from Colwill Boulevard. The fenced parking lot at the south end of the school for the workshops is also accessed from Colwill Boulevard. There is a one way school bus drop-off lane with access from Colwill Boulevard to the main entrance of the school.

There are concrete sidewalks from Colwill Boulevard to the west concrete sidewalk in front of the school. The west concrete sidewalk goes to the main entrance, other west entrances and to the parking lots. There is a east concrete sidewalk on the east side of the school goes to the east entrances and to the parking lots.

There are chain link fences at the south end of the school for the horticulture seeding area and the south parking lot. The south parking lot is for the workshops.

The site has lawns and mature trees.

Repair some concrete sidewalks. Re-grade the soil along the east foundation walls to cover the waterproofing material of the foundation wall. Repair concrete retaining walls separating from the building. The site is well maintained. The rating for other architectural site work is acceptable.

Mechanical:

Sanitary & storm sewer, domestic water for the building are from city mains in the adjacent street. Natural gas is from utility mains - entering the building on the west side of the building. No significant problems reported nor observed at the time of the site visit.

Electrical:

There is no power line on Colwill Boulevard and in school site.

Pad mounted transformer is original. 40 car receptacles are post mounted. Lighting is controlled by the energy management system. Exterior lighting is done by HPS wall packs, light standards and bollards.

Repair exterior light standards and bollards.

Install new car-plugs and energized from new shop.

The rating for electrical site work is marginal.

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

G1030 Site Earthwork (Site Grading)*

The settlement of soil on the east side of the school causing the exposure of waterproofing material on the east foundation walls. Some locations with the exposure of rigid insulation of the foundation walls.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 3 - Marginal | 1980 | 50 | FEB-08 |



Event: **Re-grade the soil along the east foundation wall.**

Concern:

The settlement of soil causing the exposure of waterproofing material on the east foundation walls. Some locations with the exposure of rigid insulation of the foundation walls.

Recommendation:

Re-grade the soil along the east foundation walls to cover the waterproofing material and rigid insulation. (250.00 m)

| | | | |
|--------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Repair | 2008 | \$40,000 | Medium |

Updated: FEB-08

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

One roadway (asphalt) at the north end of the property from Colwill Boulevard to the parking lots at the north side of the school.

Two roadways (asphalt) from Colwill Boulevard to the roadway (asphalt) in front of the main entrance. One roadway is for entry and one roadway is for exit.

One roadway (asphalt) from Colwill Boulevard to the fenced parking lot at the south side of the school.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 25 | FEB-08 |



Event: Re-pave roadway. (3,355.00 sq.m.)

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2011 | \$87,900 | Low |

Updated: FEB-08

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

There are 3 parking lots on the north side of the school. These parking lots are connected by asphalt paved driveways.

The west parking lot has the original 100 staff stalls, 2 handicapped stalls, 3 service vehicle stalls and 3 visitors stalls. 16 stalls were added to the north side of the original parking lot.

The north and east parking lots has 105 stalls. There are parking lot signs showing the hours for staff and students.

There is a south parking lot with chain link fences at the south end of the school for the workshops.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 25 | FEB-08 |

Event: Re-pave parking lot. (8,475.00 sq.m.)

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2011 | \$222,000 | Low |

Updated: FEB-08

G2020.06.01 Traffic Barriers*

Steel guard rails on steel guard posts along the borders of the lawns facing the west, north and east parking lots.
 Steel guard rails on steel guard posts along the border of the lawn of Strathcona Athletic Centre facing the east side of the east parking lot.
 Steel guard rails on steel guard posts on the lawn by the side of the concrete sidewalk to the north entrance on the west side of the school and at the bicycle racks.
 Steel guard posts in by the sides of overhead doors to protect the exterior walls of the workshops.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

G2020.06.02 Parking Bumpers*

Precast concrete bumpers for parking stalls located at the middle of west parking lot and east parking lot.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



G2020.06.03 Parking Lot Signs*

Parking lot signs for staff stalls, visitors stalls, handicapped stalls, student stalls, service vehicle stalls and school bus loading & unloading zone.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G2020.06.04 Pavement Markings*

Pavement markings for parking stalls in all three parking lots.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G2030.03 Pedestrian Unit Pavers**

Unit Pavers at the bicycle racks located at the southeast corner of the west parking lot. Unit pavers in the north lawn. Unit pavers in front of the chain link fence gate to the parking lot of Building Construction at the south end of the school. Unit pavers by the side of a concrete sidewalk to a stairwell entrance on the west side of the school.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1980 | 20 | FEB-08 |



Event: Replace unit pavers. (127.27 sq.m.)

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2011 | \$30,920 | Low |

Updated: FEB-08

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

Concrete sidewalks from Colwill Boulevard to the roadway in front of the main entrance.

A west concrete sidewalk on the west side of the school with concrete sidewalks to the main entrance, 3 entrances of 3 west stairwells and the west parking lot. A separate concrete sidewalk from the south parking lot to the entrance of another west stairwell at the south end of the school. This stairwell also on the west side of the school.

A concrete sidewalk from the west parking lot to the west entrance of the gymnasium. A concrete sidewalk on the west side of the west parking lot.

A east concrete sidewalk on the east side of the school with concrete sidewalks to an east entrance, 2 entrances of 2 east stairwells and the east parking lot. A separate concrete sidewalk from the south parking lot to the entrance of another east stairwell at the south end of the school. This stairwell also on the east side of the school.

Concrete sidewalks from the east parking lot to 3 east entrances at the north end of the school. One of these entrance is another entrance of a stairwell located on the east side of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 25 | FEB-08 |

Event: Replace cracked and broken sidewalks.

Concern:

Concrete sidewalks are breaking and cracking up at various locations. People can trip and fall.

Recommendation:

Replace the cracked and broken sidewalks. (164.50 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$28,210 | Medium |

Updated: FEB-08



Event: Replace sidewalks. (657.38 sq.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$112,900 | Low |

Updated: FEB-08

G2030.06 Exterior Steps and Ramps* -

Concrete steps in the concrete sidewalk to the west gymnasium entrance on the west side of the school.
 Concrete steps in the concrete sidewalk to the entrance of the corridor to gymnasium change rooms on the east side of the school.
 A steel stair from the south parking lot to the seeding area of horticulture south of the south parking lot. A wood stair is at the top end of this steel stair.
 All the concrete sidewalks to the entrances of 4 west stairwells and 4 east stairwells are sloped as ramps. The entry landings of the stairwells are at midway between stairs and are not for the use of wheelchairs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |



G2040.02.01 Chain Link Fences and Gates* -

Chain link fences with 3 chain link fence gates for the south parking lot at the south side of the school. A west gate at the roadway to Colwill Boulevard, a north gate to the west concrete sidewalk at the front of the school and a east gate.
 Chain link fence for the seeding area for horticulture which is located south of the south parking lot.
 Steel guard post gates on steel guard posts between the roadway in front of the school & west parking lot, between west & north parking lots and south side of north parking lot & north lawn.
 A small guard post gate on steel guard post at the north end of the concrete sidewalk on the east side of the school to the east parking lot.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 30 | FEB-08 |

G2040.05 Site and Street Furnishings* -

A park bench in the north lawn.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



G2040.06 Exterior Signs* -

One school name sign on the exterior wall above the main entrance. One free standing metal sign on the west lawn facing Colwill Boulevard

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



G2040.08 Flagpoles* -

One flagpole on a east lawn facing Colwill Boulevard.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

G2040.11 Retaining Walls* -

Concrete retain walls on the west side of the school at main entrance and west gymnasium entrance.
 Concrete retain walls on the east side of the school at east gymnasium entrance, entrance to corridor of gymnasium change rooms, entrance to the kitchen storage room and entrance to the corridor between cafeteria & home economics.
 The concrete retain walls on the east side of the school at the entrance to the kitchen storage walls has separated from the building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

Event: Repair retaining walls.

Concern:

The concrete retain walls on the east side of the school at the entrance to the kitchen storage room has separated from the building.

Recommendation:

Repair 2 concrete retaining walls.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$13,000 | Medium |

Updated: FEB-08

G2050.04 Lawns and Grasses* -

Lawns on the west, north and east sides of the school.

(Note: The school has a large seeding area for horticulture south of the south parking lot.)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



G2050.05 Trees, Plants and Ground Covers* -

Trees and plants in west lawns. Trees in east and north lawns. Trees and shrubs in the seeding area of horticulture south of the south parking lot.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |

G2050.07 Planting Accessories* -

Wood planters at 3 stairwell entrances on the west side of the school. Wood planters between the concrete sidewalk and the exterior wall of the Building Construction at the south end of the school. Special concrete feature for trees in the west concrete sidewalk in front of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1980 | 0 | FEB-08 |



G3010.02 Site Domestic Water Distribution* -

Incoming water service from municipal mains in adjacent street to water service entry point in main floor boiler on east side of building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G3010.03 Site Fire Protection Water Distribution* -

Two fire hydrants adjacent to the street on the west side of the building and one on the east side of the building. All served from city water mains in street.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G3020.01 Sanitary Sewage Collection* -

Outgoing sanitary sewer to city main in the adjacent street. Sanitary main exit point on the west side of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G3030.01 Storm Water Collection* -

Roof drainage collected by conventional roof drains - connected to rainwater leaders and underfloor storm drainage system. Main storm drain exit point on west side of building to city mains in adjacent street.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G3060.01 Gas Distribution* -

Incoming gas service to service entry point on west side of building. Utility natural gas main is located along adjacent street.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G4010.02 Electrical Power Distribution Lines* -

Underground feeders fed from pad mounted transformer.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G4010.03 Electrical Power Distribution Equipment* -

Pad mounted transformer located at the west end of the school. Car-plug in panel and transformer located in parking lot.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

G4010.04 Car Plugs-ins* -

Post mounted car plugs fed from external panel. Connected to energy management system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1980 | 0 | FEB-08 |

Event: Provide power for exterior car plugs.

Concern:

Over 100 parking stalls for use by students are not energized.

Recommendation:

Energized 100 parking stalls from new panel located in new shop on the east side of the school.

Consequences of Deferral:

Lack of energized stalls for students.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2008 | \$15,000 | Medium |

Updated: FEB-08

G4020.01 Area Lighting*

1980 Pole mounted HPS light fixtures located in parking lot areas. 2006 HPS wall packs are located over the school exits. Bollards are located in front of the school in walkways.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1980 | 0 | FEB-08 |

Event: Repair exterior lighting.

Concern:

Brackets for holding lighting heads on the posts are rusted and falling. Bollards are subjected to high vandalism costs.

Recommendation:

Repair 24 light standards and bollards around the school.

Consequences of Deferral:

Possible injury to the public. High vandalism costs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$15,000 | Medium |

Updated: FEB-08