

RECAPP Facility Evaluation Report

Northern Gateway Reg Div #10



Mayerthorpe Jr. / Sr. High School

B3754A
Mayerthorpe

Facility Details

Building Name: Mayerthorpe Jr. / Sr. High School
Address: 5310 - 50 Avenue
Location: Mayerthorpe

Building Id: B3754A
Gross Area (sq. m): 5,868.91
Replacement Cost: \$12,752,352
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: October 4 2006
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$1,685,050**
5 year Facility Condition Index (FCI): **13.21%**

General Summary:

This school for Grades 7 through 12 was originally built in Mayerthorpe in 1962. The school faces one street - 50 Avenue on the South side. It is under the jurisdiction of Northern Gateway Regional Division #10.

The original 2416.31 square metres school was built in 1962 and demolished in 1997. A second addition of 3500 square metres was built in 1967. A third addition of 36.84 square metres was built in 1984. A fourth addition of 79.4 square metres was built in 1990. A fifth addition of 574.8 square metres was built in 1992. A sixth addition of 1453.8 square metres was built in 1996. A seventh addition of 200 square metres was built in 1998. A portable of 130 square metres was built in 1990. Total building area is 5974.84 square metres.

(1967) Addition - (SCI 151, 155, SCP 153, SDA 122, 124, BWR 127, GWR 128, GMS 117, GYM 116 Storage) were renovated in 1993.

ABC Group A Division 2 - School. The school has one storey. The school is combustible and non-combustible construction; and un-sprinklered.

Structural Summary:

(1967) Addition - has concrete blocks, concrete gradebeams on concrete piles; floor with wood deck on O.W.S.J.; roof with metal deck on glulam.

(1984) Addition - (Mechanical Room) has concrete blocks; slab on grade; roof with metal deck on steel beams.

(1990) Addition - (Storage) has wood studs on concrete foundation, slab on grade; roof with roof joists.

(1992) Addition - (gymnasium) has concrete blocks on gradebeams on concrete piles; floor with 140 concrete slab on metal deck on O.W.S.J. on steel beams; roof with 76 mm acoustic steel deck on O.W.S.J. on concrete blocks.

(1996) Addition - gradebeams on concrete piles; floor with 140 concrete slab on metal deck on O.W.S.J. on steel beams; roof with metal deck on glulam on steel columns, concrete blocks and wood studs.

(1998) Addition -(Mechanics Shed) has wood studs on concrete foundation; slab on grade; roof with wood trusses.

(1990) Portable has roof with wood joists on wood stud wall; floor with plywood underlay on T&G plywood subfloor on wood joists.

Further engineering study on:

Concrete block wall cracks between 1967 Addition and 1992 Addition;

(1996) Addition - (Student Gathering Area) floor along the connection with (1967) Addition has settled and floor slopes up from South to North; and

(1996) Addition - (East Corridor connecting (1967) Addition Corridor) has movement.

Overall structural system rating is acceptable.

Envelope Summary:

(1967) Addition - has painted concrete blocks, metal doors and frames, aluminum windows, built-up roofing.

(1984) Addition - (Mechanical Room) has stucco, metal doors and frames, built-up roofing.

(1990) Addition - (Storage) has stucco, overhead door, built-up roofing.

(1992) Addition - (Gymnasium) has facing bricks, stucco, aluminum spandrels, metal doors and frames, inverted roofing with gravels on Fabrene sheet on rigid insulation.

(1996) Addition - stucco, metal doors and frames, aluminum windows, stained plywood soffit, SBS roofing.

(1998) Addition -(Mechanics Shed) has metal siding, overhead doors, metal doors and frames, metal roof.
(1990) Portable has metal siding, overhead door, SBS roofing.

Recommendations for future action include replace built-up roofing, repair exterior stucco, replace skylights; replace concrete splashpads under downspouts, replace gaskets for windows, replace plywood doors, painting and repair metal door and frames.

Overall envelope system rating is acceptable.

Interior Summary:

(1967) Addition - has concrete block walls along Corridors, and wood stud walls and concrete block walls between classrooms, suspended ceiling system with acoustic tiles, drywall, carpet and vinyl tiles, wood doors and metal frames; ceramic wall tiles and ceramic floor tiles in Washrooms; whiteboards, tackboards and projection screens in classrooms; wood strip floor in gymnasium; rubber floor for exercise room.

(1984) Addition - (Mechanical Room) has concrete block, metal deck ceiling, concrete floor.

(1990) Addition - (Storage) has plywood , drywall ceiling, concrete floor.

(1992) Addition - (Gymnasium) has concrete block wall, metal deck ceiling, wood strip flooring.

(1996) Addition - wood stud c/w drywall between Classrooms; concrete block for firewall along Corridors, suspended ceiling system with acoustic tiles, drywall, carpet and sheet vinyl, wood doors and metal frames; ceramic wall tiles and ceramic floor tiles in Washrooms; whiteboards, tackboards and projection screens in classrooms.

(1998) Addition -(Mechanics Shed) has wood stud c/w drywall, drywall ceiling, concrete floor.

(1990) Portable has prefinished ceiling panel, drywall, sheet vinyl flooring, wood doors and metal frames.

Recommendations for future action include, replace floor finishes, replace millwork, repaint drywall, replace wood doors, replace acoustic ceiling tiles, repair prefinished metal lockers.

Overall interior system rating is acceptable.

Mechanical Summary:

Current building - 1967

Single storey building, partially renovated. 3 Separate Mechanical rooms currently in this area, containing air handling units, boilers, air compressor, domestic water heaters.

Addition - 1996

Single storey building. Mechanical room containing an air handling unit.

Addition - 1990, 1995

Trailers at northwest corner of school

The entire school building is heated by hot water boilers serving reheat coils, radiant heating panels. Air handling units in the 4 separate mechanical rooms providing ventilation to the entire school building.

The following recommended work includes: some Plumbing fixtures, domestic water piping, roof drains, piping insulation, Air handling units, exhaust fans, force flow heaters, perimeter radiation and unit heaters require replacement within the next 5 years. All other systems are in acceptable condition.

Overall Mechanical system is in acceptable condition.

Electrical Summary:

The school is provided with a 1000A, 120/208V 3 Phase, 4 wire service fed from an on site pad mounted transformer. The main switchboard is the product of Federal Pioneer and is located in the electrical room of the 1967 section. The central distribution panel is approximately 90% full. Branch circuit panel boards are full and in light of the receptacle shortage in the classrooms, additional panels should be provided. . Interior lighting fixtures are complete with T8 lamps and electronic ballasts. Overall, the electrical systems are in good condition.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

- (1967) Addition - gradebeams on concrete piles along perimeter.
- (1992) Addition - (Gymnasium) gradebeams on concrete piles along perimeter of building.
- (1996) Addition - gradebeams on concrete piles along perimeter and glulam on concrete pile inside building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-07

Event: Repair Foundations*

Concern:

(1996) Addition - (Student Gathering Area) floor along the connection with (1967) Addition has settled and floor slopes up from South to North.
 (1996) Addition - (East Corridor connecting (1967) Addition Corridor) has movement.

Recommendation:

Based on the result of the study repair and level slab. Allowance \$80,000.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$80,000	Low

Updated: MAR-07

Event: Study of floor settlement.

Concern:

(1996) Addition - (Student Gathering Area) floor along the connection with (1967) Addition has settled and floor slopes up from South to North.
 (1996) Addition - (East Corridor connecting (1967) Addition Corridor) has movement.

Recommendation:

Retain structural engineer to study and review the structural support conditions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$5,000	Medium

Updated: MAR-07

A1030 Slab on Grade*

(1967) Addition - (MEC 139) has concrete slab on grade.
 (1984) Addition - has concrete slab on grade.
 (1990) Addition - (S 159) has concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-07

Event: Replace concrete slab.

Concern:

(1967) Addition - (MEC 139) has settled and cracked concrete slab.

Recommendation:

Replace concrete slab. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$10,000	High

Updated: MAR-07



A2020 Basement Walls (& Crawl Space)*

(1967) Addition - has gradebeams.
 (1996) Addition - has gradebeams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

B1010.01 Floor Structural Frame*(Building Frame)

(1967) Addition - 200 mm concrete blocks.
 (1984) Addition - concrete blocks.
 (1990) Addition - 38x140 mm wood studs at 400 mm o.c..
 (1992) Addition - (Gymnasium) 300 mm concrete blocks.
 (1992) Addition - (Gymnasium storage mezzanine) 200 mm concrete blocks.
 (1996) Addition - 200 mm concrete blocks for fir wall and 38x140 mm wood studs at 400 mm o.c..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

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

(1967) Addition - 200 mm concrete blocks.
 (1992) Addition - (Gymnasium) 300 mm concrete block walls.
 (1996) Addition - 200 mm concrete blocks for fire wall and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-07

Event: Repair [B1010.02 Structural Interior Walls Supporting Floors (or Roof)*]

Concern:

(1992) Addition - (wall opening connecting GYM 116) has cracked concrete blocks.

Recommendation:

Based on the result of the study repair structural Wall. Allowance \$50,000.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$50,000	Low

Updated: MAR-07

Event: Study on concrete block wall cracks.

Concern:

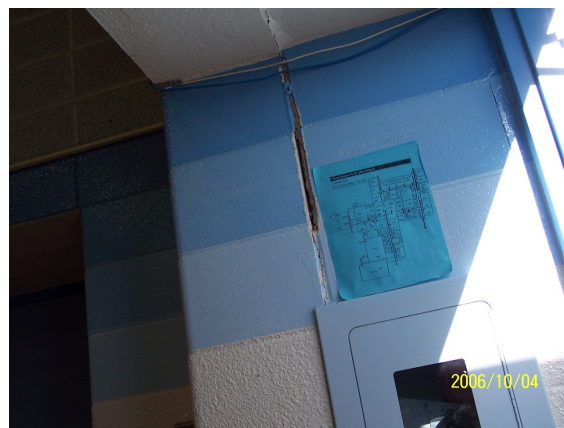
(1992) Addition - (wall opening connecting GYM 116) has cracked concrete blocks.

Recommendation:

Further engineering study on concrete block wall cracks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$5,000	Unassigned

Updated: MAR-07



B1010.03 Floor Decks, Slabs, and Toppings*

(1967) Addition - has wood deck on O.W.S.J.
 (1992) Addition - has 140 concrete slab on metal deck on O.W.S.J on steel beams.
 (1996) Addition - has 19 mm plywood sheathing on TJI on glulam.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

B1010.05 Mezzanine Construction*

(1967) Addition - (MECZ) has concrete slab on metal deck on steel beams.
 (1992) Addition - (Gymnasium Mechanical Room) has 140 mm concrete slab on metal deck on steel beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	80	MAR-07

B1010.07 Exterior Stairs**

(1967) Addition - (Main Entrance, South Exit near CR 156) have concrete stairs.
 (1996) Addition - North Exits) have concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

Event: Replace concrete stairs.

Recommendation:

Replace concrete stairs. (Main Entrance and Exit in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: MAR-07

B1020.01 Roof Structural Frame*

(1967) Addition - metal deck on glulam on concrete blocks.
 (1990) Addition -(Storage) has wood deck on wood joists on wood studs.
 (1992) Addition - (Gymnasium) 76 mm acoustic steel deck on O.W.S.J. on concrete blocks.
 (1996) Addition - metal deck on glulam on steel columns, concrete blocks and wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1992) Addition - (Gymnasium) 75 mm facing brick, 20 mm air space, 75 mm rigid insulation, air/vapour barrier on 300 mm concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

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

(1984) Addition - has stucco.
 (1990) Addition - has stucco.
 (1992) Addition - (Gymnasium) has stucco.
 (1996) Addition - has stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

Event: Repair stucco.

Concern:

(1984) Addition - has damaged stucco.

Recommendation:

Repair stucco. (approx. 80 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,000	Medium

Updated: MAR-07



B2010.01.09 Expansion Control: Exterior Wall Skin*

School has control joints between (1967) Addition and (1992) Addition; between (1967) Addition and (1996) Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07



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

School has joint sealers between (1967) Addition and (1992) Addition; between (1967) Addition and (1996) Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	MAR-07

Event: Replace joint sealers.

Concern:

Caulking at control joints are dried up or loose.

Recommendation:

Replace joint sealers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$8,000	Medium

Updated: MAR-07



B2010.01.13 Paints (& Stains): Exterior Wall**

(1967) addition - has painted concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	15	MAR-07

Event: Repaint exterior concrete block walls.

Recommendation:

Repaint exterior concrete block walls. (approx. 500 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$25,000	Low

Updated: MAR-07

B2010.01.99 Other Exterior Wall Skin* (Fascia & Parging)

(1967) Addition - has compressed wood panel fascia.

(1996) Addition - has compressed wood panel fascia.

(1996) Addition - has parging.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

B2010.02.03 Masonry Units: Ext. Wall Const.*

(1967) addition - has concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	100	MAR-07

B2010.02.05 Wood Framing*: Ext. Wall Const.

(1996) Addition - has wood stud exterior wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	100	MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

(1967) Addition - (MEC 139) has exterior metal louvres.

(1996) Addition - (MEC 169) has exterior metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

B2010.09 Exterior Soffits*

(1967) Addition - has compressed wood soffit.

(1996) Addition - has compressed wood soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

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

(1967) Addition, (1996) Addition - has aluminum windows c/w blinds between glazing panes and hoppers.
 (1996) Addition - (LIB 154) has clerestory aluminum windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	MAR-07

Event: Repair gaskets.

Concern:

Aluminum windows have hardened gaskets.

Recommendation:

Replace gaskets. (approx. 13 windows in 1967; 18 windows in 1996)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$15,000	Medium

Updated: MAR-07

Event: Replace aluminum windows.

Recommendation:

Replace aluminum windows. (approx. 13 windows in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$19,500	Low

Updated: MAR-07

B2020.03 Glazed Curtain Wall**

(1967) Addition -(GYM 116) has aluminum spandrels.
 (1992) Addition -(GYM 166) has aluminum spandrels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

B2030.01.02 Steel-Framed Storefronts**

(1967) Addition - (Main Entrance, South Exit) have steel framed storefronts.
 (1990) Addition - (South Exit) has steel framed storefronts.
 (1996) Addition - (North Exits) have steel framed storefronts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace steel framed storefronts.

Recommendation:

Replace steel framed storefronts. (approx. 8 doors in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$16,000	Low

Updated: MAR-07

B2030.02.01 Metal Doors and Frames

(1967) Addition - (IA 119) has metal door and metal frame.
 (1984) Addition - (MEC 164) has metal door and metal frame.
 (1990) Addition - (S 159) has aluminum door and aluminum frame.
 (1992) Addition - (GYM 166) has metal doors and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-07

Event: Repaint metal doors and frames.

Concern:

Paints of metal doors peeled off.

Recommendation:

Repaint metal doors and frames. (1 door in 1967; 3 doors in 1984; 1 door in 1990; 2 doors in 1992)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$3,000	Medium

Updated: MAR-07

B2030.03 Large Exterior Special Doors (Overhead)*

(1990) Addition - (S 159) has large plywood doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	30	MAR-07

Event: Replace large door.

Concern:

(S 159) has damaged plywood doors.

Recommendation:

Replace large doors. (2 doors)

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

Updated: MAR-07



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

(1967) Addition - (Northwest part of roof) has built-up roofing.

(1984) Addition - has built-up roofing.

(1990) Addition - has built-up roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	MAR-07

Event: Replace built-up roofing.

Concern:

(1976) Addition - built-up roofing has blisters, fish boning.

Recommendation:

Replace built-up roofing. (approx. 1000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$100,000	High

Updated: MAR-07



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

(1967) Addition - (Main Entrance Canopy) has SBS roofing.
 (1967) Addition - (West) has SBS roofing.
 (1996) Addition - has SBS roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAR-07

Event: Repair SBS roofing.

Concern:

(1967) Addition - (Main Entrance Canopy) has water accumulated in the valley.

(1996) Addition - has damaged SBS roofing near the parapet.

Recommendation:

Repair SBS roofing. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,000	Medium

Updated: MAR-07

Event: Replace SBS roofing.

Recommendation:

Replace SBS roofing. (approx. 500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

Updated: MAR-07

B3010.04.08 Membrane Roofing (Inverted/ Protected)**

(1992) Addition - inverted roofing with gravels on Fabrene sheet on rigid insulation on 4 ply built-up roofing membrane on 12.7 mm gypsum sheathing on 76 mm steel deckboard

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	MAR-07

Event: Repair roofing.

Concern:

Roof has ponding due to blocking of roof drains.

Recommendation:

Repair roofing around roof drains. (approx. 10 roof drains)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,000	Medium

Updated: MAR-07

Event: Replace inverted roofing.

Recommendation:

Replace inverted roofing. (approx. 570 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$60,000	Low

Updated: MAR-07

B3010.08 Flashing and Sheet Metal

School has prefinished metal flashing and roof caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

Event: Repair metal flashing and roof caps.

Concern:

School has damaged metal flashing and roof caps.

Recommendation:

Repair metal flashing and roof caps. (approx. 100 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$10,000	Medium

Updated: MAR-07



B3010.08.02 Metal Gutters and Downspouts**

(1967) (1996) Additions - has roof drains entering the building, piping out through the lower level of exterior walls and through downspouts to concrete splashpads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Repair roof drains.

Concern:

(1992) Addition - Roof drains are blocked by shrubs, grass and debris.

Recommendation:

Repair roof drains and remove shrubs. (approx. 8 roof drains in 1992)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,000	Medium

Updated: MAR-07

Event: Replace downspouts.

Recommendation:

Replace downspouts. (approx. 30 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

B3020.01 Skylights**

(1990) Addition (Corridor to previous trailer) has a skylight.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	MAR-07

Event: Replace skylight.

Concern:

Skylight is damaged and leaking.

Recommendation:

Replace skylights. (2 skylights)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,000	Unassigned

Updated: MAR-07

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

(1967) Addition - (MEC 139) has roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	50	MAR-07

C1010.03 Interior Operable Folding Panel Partitions**

(1967) Addition - (between ANC 118 and I21) has a folding partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-07

Event: Replace folding partition.

Recommendation:

Replace folding partition. (1 partition)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: MAR-07

C1010.05 Interior Windows*

(1967) Addition - (ADM 141PRI 143, VP 144, IA 119 office) have metal frame windows.

(1996) Addition - (LIB 154) has metal frame windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

C1020.01 Interior Swinging Doors**

(1967) Addition - has wood doors and metal frames.

(1996) Addition - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

Event: Replace wood doors.

Recommendation:

Replace wood doors and hardware. (CR 149, 156, 157, 158, HEC 150, 152, ANC 118, 121, 123)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$13,500	Low

Updated: MAR-07

C1020.03 Interior Fire Doors*

(1992) Addition - (GMS 167) has fire rated metal doors and frame.
 (1996) Addition - (KIT 176) has metal shutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

C1020.07 Other Interior Doors*

(1967) Addition - (MEC 139) has access door to crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	15	MAR-07

C1030.01 Visual Display Boards**

(1967) (1996) Additions - Classrooms have whiteboards, tackboards and projection screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

Event: Replace visual display boards.

Recommendation:

Replace whiteboards, tackboards and projection screens.
 (approx. 20 whiteboards, 10 tackboards, 10 projection screens
 in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: MAR-07

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

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128) have prefinished metal toilet partitions.
 (1967) Addition - (SDA 122) has prefinished metal shower partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-07

Event: Replace prefinished toilet and shower partitions.

Recommendation:

Replace prefinished toilet and shower partitions. (approx. 8
 toilet partitions and 6 shower partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$7,000	Low

Updated: MAR-07

C1030.08 Interior Identifying Devices*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

C1030.10 Lockers**

(1967) Addition - (STG 120) has 4 prefinished metal single tier lockers.
 (1967) Addition - (Corridors) have 292 prefinished metal single tier lockers.
 (1967) Addition - (SDA 122, 124) have 30 prefinished double tier lockers.
 (1996) Addition - (Corridors) have 191 prefinished metal single tier lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

Event: Repair prefinished metal lockers.

Concern:

(1967) Addition (1996) Addition - has 30 damaged prefinished metal single tier locker doors.

Recommendation:

Repair prefinished metal lockers. (approx. 30 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,000	Medium

Updated: MAR-07

Event: Replace lockers.

Recommendation:

Replace prefinished metal lockers. (approx. 296 lockers in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$103,600	Low

Updated: MAR-07

C1030.12 Storage Shelving*

(1967) Addition - (Storage Rooms) have wood shelves.
 (1992) Addition - (Storage Rooms) have wood shelves.
 (1996) Addition - (Storage Rooms) have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128, Staff washrooms, GMS 117, GYM 116 Storage) have toilet accessories.

(1967) Addition - (SDA 122, PEO 128) have shower accessories.

(1996) Addition - (S 180, SCP 181, BWR 172, GWR 173, Washroom 175) have toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

C2010 Stair Construction*

(1967) Addition - (MEC 139) has metal stair.

(1967) Addition - (MEC 139) has a metal cat ladder to Crawl Space Tunnels and a metal cat ladder to roof hatch

(1967) Addition - (ANC 121) have wood stairs to STG 120.

(1967) Addition - (GYM 116) has wood stair to STG 120.

(1992) Addition - (GMS 167) has metal cat ladder to Mezzanine Mechanical Room.

(1996) Addition - (Student Gathering Area) has a raised platform with steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

C2020.05 Resilient Stair Finishes**

(1967) Addition - (ANC 121) have vinyl on wood stairs to STG 120.

(1967) Addition - (GYM 116) has vinyl on wood stair to STG 120.

(1996) Addition - (Student Gathering Area) has sheet vinyl and rubber treads on raised platform.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	MAR-07

Event: Replace resilient stair finishes.

Concern:

Stairs have worn out resilient finishes.

Recommendation:

Replace resilient finishes. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$3,000	Medium

Updated: MAR-07

C3010.02 Wall Paneling**

(1967) Addition - (Storage Room near GMS 117) has plywood wall panels.
 (1990) Addition - (S 159) has plywood wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	30	MAR-07

Event: Paint plywood wall panels.

Concern:

(1967) Addition - (Storage Room near GMS 117) does not have paint on plywood wall panels.
 (1990) Addition - (S 159) does not have paint on has plywood wall panels.

Recommendation:

Paint plywood wall panels. (approx. 150 square metres)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$7,500	Medium

Updated: MAR-07

C3010.04 Gypsum Board Wall Finishes*

(1967) Addition - (Administration area, Washrooms and Shower areas) have gypsum board wall finishes on wood studs.
 (1990) Addition - has gypsum board wall finishes on wood studs.
 (1996) Addition - (Classrooms) have gypsum board wall finishes on wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

C3010.06 Tile Wall Finishes**

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128, staff washrooms, GMS 117, GYM 116 Storage) have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	40	MAR-07

C3010.09 Acoustical Wall Treatment**

(1967) Addition - (GYM 116) has acoustic wall panels.
 (1992) Addition - (GYM 166) does not have acoustic wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	20	MAR-07

Event: Provide acoustic wall treatment.

Concern:

(1992) Addition - (GYM 166) does not have acoustic wall panels.

Recommendation:

Provide acoustic wall treatment. (approx. 162 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,200	Unassigned

Updated: MAR-07

Event: Replace acoustic wall panels.

Recommendation:

Replace acoustic wall panels. (approx. 150 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: MAR-07

C3010.11 Interior Wall Painting**

(1967) Addition - (Administration area, Washrooms and Shower areas) have paint on gypsum board wall finishes.
 (1967) Addition - paints on concrete blocks.
 (1984) Addition - paint on concrete blocks.
 (1990) Addition - paint on gypsum board wall finishes.
 (1992) Addition - painted concrete blocks.
 (1996) Addition - (Classrooms) have paint on gypsum board wall finishes.
 (1996) Addition - paints on concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAR-07

Event: Repaint whole school.

Recommendation:

Repaint whole school. (approx. 5000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$500,000	Low

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

(1967) Addition - (MEC 139) has painted concrete floor finish.
 (1967) Addition - (IA 119) has epoxy floor finish.
 (1996) Addition - (MEC 169) has painted concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	10	MAR-07

Event: Lifecycle Replacement

Recommendation:

Repaint concrete floor. (approx. 100 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: MAR-07

C3020.02 Tile Floor Finishes**

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128, Staff washrooms, GMS 117, GYM 116 Storage) have ceramic floor tiles.
 (1996) Addition - (BWR 172, GWR 173) have ceramic floor tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	50	MAR-07

C3020.04 Wood Flooring**

(1967) Addition - (GYM 116, STG 120) have wood strip flooring on sleepers.
 (1992) Addition - (GYM 166) has wood strip flooring on sleepers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

Event: Repair

Concern:

(1967) Addition - (GYM 116) has damaged wood strip flooring.

Recommendation:

Repair wood strip flooring. (approx 220 square metres in 1967)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$22,000	Medium

Updated: MAR-07

Event: Replace wood strip flooring.

Recommendation:

Replace wood strip flooring. (approx. 450 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$67,500	Low

Updated: MAR-07

C3020.07 Resilient Flooring**

(1967) Addition - (SCI 151, 155, SCP 153, INF 146, ANC 118, HEC 150, Corridors) have sheet vinyl flooring.
 (1967) Addition - (CR 149, 156, 157, 158, HEC 152, ANC 123) have vinyl tiles.
 (1967) Addition - (Exercise Room near GYM 116) has rubber floor.
 (1990) Addition - (Corridor) has sheet vinyl flooring.
 (1992) Addition - (GMS 167, Corridors) have sheet vinyl flooring.
 (1996) Addition - (Student Gathering Area) has rubber flooring.
 (1996) Addition - (S 170, 180, SCP 181, Washroom 175) has sheet vinyl flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

Event: Replace resilient flooring.

Concern:

(1967) Addition - (HEC 150) has worn out sheet vinyl flooring.
 (1967) Addition - (CR 157, 158, HEC 152, ANC 123) have worn out vinyl tiles.
 (1996) Addition - (east Corridor connecting 1967 Addition Corridor) has cracked vinyl flooring due to floor movement.

Recommendation:

Replace resilient flooring. (approx. 130 square metres sheet vinyl in 1967; 240 square metres vinyl tiles in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$37,000	Medium

Updated: MAR-07

C3020.08 Carpet Flooring**

(1967) Addition - (CNF 137, ADM 142, S 142, PRI 143, VP 144, STA 148, ANC 12, LIB 154, part of IA 119) have carpet flooring.
 (1996) Addition - (CR 168, 171, 183, 184, 185, 186, 187, 188, LIB 154) have carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	MAR-07

Event: Replace carpet flooring.

Concern:

(1967) Addition - (CNF 137, ADM 142, S 142, PRI 143, VP 144, STA 148, ANC 12, LIB 154) have worn out carpet flooring.
 (1996) Addition - (CR 168, 171, 184, 185) has rippled carpet floor.

Recommendation:

Replace carpet flooring. (approx. 320 square metres in 1967, 256 square metres in 1996)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$57,600	Medium

Updated: MAR-07

C3020.09 Access Flooring**

(1996) Addition - (Storage Room 179) has access metal panel to crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-07

Event: Replace access metal panels.

Recommendation:

Replace access metal panels. (2 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: MAR-07

C3030.02 Ceiling Paneling (Wood)*

(1967) Addition - (GYM 116, STG 120, Main Entrance) have wood deck and wood beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	60	MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128, Staff washrooms, GMS 117, GYM 116 Storage, Exercise Room) have gypsum board ceiling finish with suspended system.

1967) Addition - (Storage Room near GMS 117) has gypsum board ceiling finish.

(1967) Addition - (GYM 116) has gypsum board ceiling finish beams.

(1992) Addition - (GMS 167) has gypsum board ceiling finish with suspended system.

(1996) Addition - (S 180, SCP 181, BWR 172, GWR 173, Washroom 175) have gypsum board ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	MAR-07

Event: Repair gypsum board ceiling.

Concern:

(1967) Addition - (Storage Room near GMS 117) has damaged gypsum board ceiling finish.

(1992) Addition - (GMS 167) has missing gypsum board ceiling finish.

Recommendation:

Repair gypsum board ceiling. (approx. 80 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,000	High

Updated: MAR-07



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

(1967) Addition - (CNF 137, ADM 141, PRI 143, VP 144, S 142, STA 148, CR 149, 156, 157, 158, HEC 152, IA 119, ANC 123, SCI 151, 155, SCP 153, PEO 128, Corridors) have acoustic ceiling tiles c/w suspended T-bar system.

(1990) Addition - (Corridor) has acoustic ceiling tiles c/w suspended T-bar system.

(1996) Addition - (SCI 182, CR 168, 171, 182, 183, 184, 185, 186, 187, 188, Corridors) have acoustic ceiling tiles c/w suspended T-bar system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAR-07

Event: Lifecycle Replacement

Recommendation:

Replace acoustic ceiling tiles. (approx. 400 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: MAR-07

Event: Replace acoustic ceiling tiles.

Concern:

(1967) Addition, (1996) Addition - have damaged or missing acoustic ceiling tiles.

(1996) Addition - (CR 171) has stained acoustic ceiling tiles.

Recommendation:

Replace acoustic ceiling tiles. (approx. 200 tiles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,000	Medium

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128, GMS 117, GYM 116 Storage) have painted gypsum board ceiling finish with suspended system.

(1967) Addition - (CR 149, 156, 157, 158, HEC 152, IA 119, ANC 123, SCI 151, 155) have exposed stained glulams.

(1967) Addition - (GYM 116) has painted gypsum board ceiling finish beams.

(1992) Addition - (GMS 167) has painted gypsum board ceiling finish with suspended system.

(1996) Addition - (SCI 182, CR 168, 171, 182, 183, 184, 185, 186, 187, 188, LIB 154) have exposed stained glulams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

Event: Repaint interior ceiling.

Recommendation:

Repaint interior ceiling. (approx. 400 square metres in 1967;

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

C3030.09 Other Ceiling Finishes* (Fibrous Ceiling Tiles)

(1967) Addition - (LIB 154, HEC 150, ANC 118, 121, IA 119) have fibrous ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	50	MAR-07

Event: Replace fibrous ceiling tiles.

Concern:

(1967) Addition has worn out fibrous ceiling tiles

Recommendation:

Replace fibrous ceiling tiles. (approx. 1000 square metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$15,000	Unassigned

Updated: MAR-07

C3030.09 Other Ceiling Finishes* (Metal Deck)

(1967) Addition - (SCI 151, 155) have exposed stained glulam beams.

(1992) Addition - (GYM 166) has metal deck and O.W.S.J.

(1992) Addition - (Mechanical Room above GMS 167) has metal deck and steel beams.

(1996) Addition - (MEC 169, S 170) has metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

C3030.09.03 Textured Gypsum Ceiling Panels

(1967) Addition - (Administration Area Corridor) has textured ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-07

S4 MECHANICAL

D2010.01 Water Closets**

(1995)(1996) Floor mounted, vitreous china water closets throughout school, with flush tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

D2010.02 Urinals**

(1967) Floor mounted, vitreous china stall urinals with manual flush valves
 (1996) Wall mounted vitreous china urinals with auto-sensor flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

Event: Replace Urinals

Recommendation:

Replace approximately 6 floor mounted, stall urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: MAR-07

D2010.03 Lavatories**

(1995)(1996) Stainless steel countertop lavatories, Vitreous china, wall hung lavatory, Stainless steel, wall hung lavatory throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

D2010.04 Sinks**

(1967)(1996) Mop service sinks, One and Two compartment stainless steel sinks throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace Sinks

Recommendation:

Replace approximately 10 older (1967) stainless steel sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

D2010.08 Drinking Fountains / Coolers**

(1967)(1996) Wall mounted refrigerated water cooler, wall mounted, vitreous china, two bubbler drinking fountains. Centrally located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

Event: Replace Drinking Fountains / Coolers

Recommendation:

Replace approximately 3 drinking fountains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,500	Low

Updated: MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

(1967)(1996) Mostly insulated copper piping, solder joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

D2020.01.02 Valves: Domestic Water**

(1967)(1996) Mainly ball valves & gate valves. Isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

Event: Replace Valves: Domestic Water

Recommendation:

Replace approximately 25 ball / gate valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,500	Low

Updated: MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Reduced pressure backflow prevention device on boiler make up water line. Make unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-07

D2020.02.06 Domestic Water Heaters**

Bradford White model D65T 370 3N gas fired, storage water heater. Gas input capacity: 370 mbh. Storage capacity: 65 Gal.
John Wood model JW-75-360 gas fired, storage water heater. Gas input capacity: 360 mbh. Storage capacity: 62.5 l.Gal.

Both water heaters located in main 1967 Mechanical room. Install date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-07

D2020.03 Water Supply Insulation: Domestic*

(1967)(1996) Preformed, fibreglass pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D2030.01 Waste and Vent Piping*

(1967)(1996) Mainly Copper piping with solder joints, Cast iron piping with MJ joints, ABS Plastic with solvent joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D2030.02 Waste Piping Specialties*

(1967)(1996) Floor drains & cleanouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D2030.03 Waste Piping Equipment*

Sump pumps in crawlspace sumps - 1967 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-07

Event: Replace crawlspace Sump Pumps

Recommendation:

Replace 2 crawlspace sump pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,000	Low

Updated: MAR-07

D2040.01 Rain Water Drainage Piping Systems*

(1967)(1996) Cast iron piping (MJ joints) from roof drains to storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D2040.02.04 Roof Drains**

(1967)(1996) Conventional roof drains, dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

Event: Replace Roof Drains

Recommendation:

Replace approximately 6 roof drains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: MAR-07

D3010.02 Gas Supply Systems*

(1967)(1996) Schedule 40 piping, welded & threaded joints, partially painted. Connecting incoming gas service to furnaces, boilers, domestic water heaters, make up air unit and radiant heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

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

Two Superhot model AAE-3000-N-M water tube boiler c/w operating & safety controls. Input heating capacity: 3000 mbh.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-07

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

Galvanized steel chimneys from each boiler, up through roof to weather caps. Partially insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-07

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

Chemical pot feeder on hydronic loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-07

D3020.03.01 Furnaces**

Natural gas fired furnaces in rooms beside Industrial Arts area:
 2 Climatemaster furnace (model unknown) serving Industrial Arts area.
 1 Lennox model G8RQ3-120-2 serving "link" area to west side Trailers.
 (1998) 1 Bryant furnace (model unknown) beside the Gymnasium Storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-07

D3020.03.02 Chimneys (&Comb. Air): Furnace*

Galvanized steel chimneys up through roof to weather caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution - 1967 Addition

(1967) Built-up air handling unit with components in field built plenum. Supply / Return fans, filters, heating coils, mixing dampers. Make unknown. Located in main Mechanical room.

(1967) North Gymnasium Air Handling unit: Dunham Bush supply fan / Woods Return fan. Located in Gymnasium mezzanine Mechanical room.

(1998) South Gymnasium Air Handling unit: Haakon packaged unit c/w 3/4 HP coil pump. Located in Gymnasium mezzanine Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace Air Handling Units

Recommendation:

Replace North Gymnasium air handling unit and main 1967 wing air handling unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

Updated: MAR-07

D3040.01.01 Air Handling Units: Air Distribution - 1996 Addition

Scott Springfield air handling unit serving 1996 Addition. Unit includes blowers, heating coil, filters and mixing dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

N.R.Murphy dust collector, serving Industrial Arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

(1967)(1996) Overhead and underfloor, low velocity galvanized steel ductwork connecting various air handling units to grilles & diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1967)(1996) Rectangular, sidewall ceiling & sill, single & double deflection, supply & return grilles. Ceiling "eggcrate" return grilles. Linear, aluminum sidewall & sill. Square ceiling diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Schedule 40 steel piping with threaded & victaulic joints. Copper piping with solder joints. Mostly insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-07

D3040.04.01 Fans: Exhaust**

(1967)(1996) Various centrifugal exhausters, vent sets, ceiling exhaust fans throughout school. Mostly serving Industrial Arts area, washrooms and Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace Fans: Exhaust

Recommendation:

Replace approximately 4 exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

(1967)(1996) Galvanized steel rectangular & round, high & low velocity ductwork, connecting exhaust hoods & grilles to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

(1967)(1996) Various exhaust hoods in Industrial Arts area. Ceiling & sidewall exhaust grilles throughout remainder of school. Fume hood in Science classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D3050.02 Air Coils**

Reheat coils in underfloor ductwork - one per heating zone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-07

Event: Replace Air Coils

Recommendation:

Replace approximately 4 reheat coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,500	Low

Updated: MAR-07

D3050.05.02 Fan Coil Units**

(1967)(1996) Force flow heaters, mainly in entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace Force Flow heaters

Recommendation:

Replace approximately 4 Force Flow heaters in 1967 Addition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: MAR-07

D3050.05.06 Unit Heaters**

(1967)(1996) Vertical and horizontal unit heaters in Mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace Unit Heaters

Recommendation:

Replace approximately 4 unit heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: MAR-07

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Ceiling radiant heating panels in 1996 addition. Selected rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-07

D3060.02.03 Pneumatic and Electric Controls

Pneumatic control of components in 1967 addition. Controls air compressor: Quincy, duplex, with 2 HP motors.

Electric control of components in 1996 addition.

All force flow heaters, unit heaters electrically controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	40	MAR-07

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

Johnson Controls Metasys - controlling boilers, pumps, air handling units & fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

(1967)(1996) Various dry chemical, portable fire extinguishers on wall mounting brackets or in cabinets or wall compartments.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace Fire Extinguishers

Recommendation:

Replace approximately 10 of the older (1967) fire extinguishers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: MAR-07

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

A Federal Pioneer 1000A, 120/208V, 3 phase, 4 wire main distribution centre has been provided in the electrical room. It is fed from an on-site pad mounted transformer located on the north side of the property. It is complete an 1000A main breaker and a feeder breaker section. All feeder breakers have been identified. The main distribution centre is approximately 90% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-07

Event: Replace Main Electrical Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: MAR-07

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

Branch circuit panel boards have been provided throughout the school and are located in the classroom wings and the mechanical rooms. Panels are generally full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-07

Event: Provide additional panels**Concern:**

All branch circuit panels are full to capacity. There is an acute shortage of receptacles in the classrooms.

Recommendation:

Provide 4 new panels (42 circuit each) located in the classroom wings for the addition of more receptacles in the classrooms.

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

Updated: MAR-07

D5010.07.02 Motor Starters and Accessories**

Loose wall mounted magnetic motor starters have been provided for motor control. Starters are complete with hand-off-auto selector switches and pilot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-07

D5020.01 Electrical Branch Wiring*

Branch wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1967	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting is generally controlled by line voltage switches; gym lighting is controlled by a GE low voltage switching system. Each area is locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

Recessed and surface mounted fixtures have been provided. Fixtures are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs and remote heads. All paths and points of egress are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	20	MAR-07

D5020.02.03.03 Exit Signs*

Exit signs are of the LED type. Each required exit has been provided with an exit sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted fixtures have been provided around the building perimeter. The main entrance has been provided with recessed mounted fixtures located in the canopy. Wall mounted fixtures are rated at 150 Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	30	MAR-07

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

Exterior lightning is photo cell controlled with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1967	30	MAR-07

D5030.01 Detection and Fire Alarm**

An Edwards ESA 2000 hard wired, zoned fire alarm system has been provided. It is complete with heat detectors, smoke detectors, manual pull stations, and bells. The control panel with its integral annunciator is located in the main entrance of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	MAR-07

D5030.02.02 Intrusion Detection**

An Ademco intrusion alarm system has been provided. It is complete with motion sensors, door contacts and key pads. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-07

D5030.02.04 Video Surveillance**

A CCTV system consisting of cameras and monitors has been provided. Cameras are located throughout the school, mainly in the corridors, and also on the building exterior. Monitor and recording system is located in the general office. A digital recording system has been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-07

D5030.04.01 Telephone Systems**

Telephone service is overhead and terminates on the main telephone terminal board located in the electrical room A Panasonic D1232 telephone system has been provided with telephone sets provided in each office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	25	MAR-07

D5030.04.03 Call Systems**

A Dukane Starcall call system has been provided. It is a microprocessor based system with the head end equipment located in the general office area. It is complete with a desk console. A music centre has been interfaced with the call system. The call system is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided throughout the school including corridors, and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	MAR-07

D5030.04.04 Data Systems**

Cat 5 data cabling has been provided throughout the school with outlets in each classroom and the administration area. All cables are routed to the network located in a dedicated server room. A data rack rack has been provided in a closet complete with patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-07

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

(1967) Addition, (1996) Addition - (LIB 154) has computers, bookshelves, display units c/w bulletin board and index storage, magazine racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-07

E1020.07 Laboratory Equipment*

(1967) Addition - (SCI 155) has fume hood.
 (1967) Addition - (SCI 151, JAN 134, IA 119) have eye wash stations.
 (1967) Addition - (SCP 153) has flammable steel cabinets.
 (1996) Addition - (SCP 181) has flammable acid cabinets.
 (1996) Addition - (SCIP 181) has eye wash stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-07

E1090.01.01 Vacuum Cleaning Systems*

(1984) Addition - (Room 165) has dust collector.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-07

E1090.04 Residential Equipment*

(1967) Addition - (HEC 150) has cooler, fridges, microwaves, ranges, dryer washer.
 (1996) Addition - (KIT 176) has fridges, microwaves, freezer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1967) Addition - (GYM 116) has side folded basketball backstops, wall mounted basketball backstops, climbing ropes, scoreboard.
 (1967) Addition - (Exercise Room near GYM 116) has weight lifting equipment.
 (1992) Addition - (GYM 166) has side folded basketball backstops, wall mounted basketball backstops, scoreboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAR-07

E2010.02 Fixed Casework (Classroom Millwork)**

(1967) Addition, (1996) Addition - School has original millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	MAR-07

Event: Failure Replacement

Concern:

(1967) Addition - (SCI 151, 155, ANC 118) have damaged countertops.

Recommendation:

Replace countertops. (3 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,000	Medium

Updated: MAR-07



Event: Replace millwork.

Recommendation:

Replace millwork. (approx. 8 metres for ANC 118, 121, 123, CR 149, 156, 157, 158 in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: MAR-07

E2010.02 Fixed Casework (Reception Counters)**

(1967) Addition - (ADM 141) has reception counter. (note - renovation was done in 1993)

(1967) (1969) Additions - (LIB 154) has reception counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

Event: Replace reception counter.

Recommendation:

Replace reception counter in LIB 154. (approx. 3 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

E2010.02 Fixed Casework (Vanities)**

(1967) Addition - (SDA 122, 124, BWR 127, GWR 128) have plastic laminated vanities. (note - renovation was done in 1993)
 (1967) Addition - (Staff washrooms) have plastic laminated vanities.
 (1996) Addition - (BWR 172, GWR 173, Washroom 175) have plastic laminated vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

Event: Replace vanities.

Recommendation:

Replace vainities in staff washrooms. (approx. 2 metres in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: MAR-07

E2010.02 Fixed Casework (Wood Benches)**

(1967) Addition - (SDA 122, 124) have wood benches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-07

Event: Replace wood benches.

Recommendation:

Replace wood benches. (approx. 8 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,400	Low

Updated: MAR-07

E2010.02.03 Display Casework

(1967) Addition - (Main Entrance, Corridor near SCI 151) have display cases.
 (1990) Addition - (Corridor) has display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

E2010.03.06 Curtains and Drapes**

(1967) Addition - (STG 120) has stage curtain and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-07

Event: Replace stage curtain and tracks.

Recommendation:

Replace stage curtain and tracks. (2 curtains in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: MAR-07

E2010.04 Fixed Floor Grilles and Mats

(1967) Addition - (Main Entrance) has recessed floor grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-07



Event: Replace with concrete floor finish.

Concern:

(1967) Addition - (Main Entrance) has recessed floor grilles which collect dust and dirt and are unhealthy to users.

Recommendation:

Replace all recessed metal grilles with concrete finish. (approx. 8 grilles in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,000	Medium

Updated: MAR-07



E2020.04 Moveable Multiple Seating

(1992) Addition - (GYM 166) has retractable seating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-07

F1010.02.02 Metal Building Systems (1998)

(1999) Mechanics

- Metal roofing
- Woo roof trusses
- Metal siding c/w wood suds and plywood sheathing inside
- Drywall ceiling
- concrete slab on grade
- Concrete foundation
- concrete slab on grade
- 2 overhead doors
- 1 man door

Electrical:

All electrical systems (power, communications, data, and fire alarm) have been extended into the portables and are connected to and fed from the host systems in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-07



Event: Replace interior finishes.

Concern:

- Paint on drywalls incomplete.
- Floor finish faded.

Recommendation:

- Repaint on drywalls. (approx. 300 square metres) \$15,000
- Repaint drywall ceiling. (approx. 200 square metres) \$10,000
- Replace floor finish. (approx. 200 square metres) \$15,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$40,000	Medium

Updated: MAR-07



F1010.02.04 Portable and Mobile Buildings* (1990)

(1990) Mechanics Trailer

- Metal siding on wood studs
- SBS roofing on wood sheathing on wood joists
- Drywall interior
- Floor with plywood underlay on T&G plywood subfloor on wood joists
- Manual overhead door
- Prefinished ceiling panels
- sheet vinyl flooring
- 1 overhead door

Electrical:

All electrical systems (power, communications, data, and fire alarm) have been extended into the portables and are connected to and fed from the host systems in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	MAR-07



Event: Replace interior finishes.

Concern:

- Worn out prefinished ceiling panels
- Paint drywall faded.
- Worn out sheet vinyl flooring

Recommendation:

- Replace prefinished ceiling panels. (approx. 130 square metres) \$9,750
- Replace sheet vinyl flooring. (approx. 130 square metres) \$13,000
- Repaint on drywall faded. (approx. 100 square metres) \$5,000



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$27,750	Medium

Updated: MAR-07

F1020.02 Special Purpose Rooms* (Dark Room)

(1967) Addition - (IA 119) has dark room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

F1020.02 Special Purpose Rooms* (Greenhouse)

(1996) Addition - (SCI 182) has greenhouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	50	MAR-07

F1020.02 Special Purpose Rooms* (Industrial Arts)

(1967) Addition - (IA 119 - Carpentry) - joiners, planers, band saws, wood lathe, table saws, radial arm sanders etc.

(1967) Addition - (IA 119) has welding areas.

(1967) Addition - (IA 119 - Mechanics) has space for automobile repairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

F1020.02.13 Paint Booths*

(1967) Addition - (IA 119) has paint work areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

F2020.01 Asbestos*

No issues identified or reported during site inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

F2020.04 Mould*

No issues identified or reported during site inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

F2020.09 Other Hazardous Materials*

No issues identified or reported during site inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

School - (Main Entrance and Exits) do not have sidewalk curbs for barrier free route from parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-07

Event: Provide barrier free access.

Concern:

School - (Main Entrance and Exits) do not have sidewalk curbs for barrier free route from parking lot nor ramp into building.

Recommendation:

Provide barrier free access including ramps and handrails. (1 ramp)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$10,000	Unassigned

Updated: MAR-07

K4010.02 Barrier Free Entrances

School does not have handicapped access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-07

Event: Barrier Free Access Upgrade

Concern:

School does not have handicapped access.

Recommendation:

Provide handicapped access. (2 doors in 1967; 2 doors in 1996)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$40,000	Unassigned

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

Building has wide enough Corridors for handicapped.
(1982) (1987) - (Main Entrance and Exits) have sloped concrete sidewalks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

K4010.04 Barrier Free Washrooms

(1967) Addition - (BWR 127, GWR 128) have prefinished metal handicapped toilet cubicles.
(1996) Addition - (Washroom 175) is a handicapped washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-07

RECAPP Facility Evaluation Report



Mayerthorpe Jr. / Sr. High School

S3754

Mayerthorpe

Facility Details	
Building Name:	Mayerthorpe Jr. / Sr. High Sc
Address:	
Location:	Mayerthorpe
Building Id:	S3754
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Francis Ng Architect Ltd.
Evaluation Date:	October 4 2006
Evaluator Name:	Francis Ng

Total Maintenance Events Next 5 years: **\$703,000**
 5 year Facility Condition Index (FCI): **0%**

General Summary:

The school faces one streets - 50 Avenue on the South side. Bus loading and pick-up zone is in the Southwest parking lot. Asphalt parking lot for staff is located on the Southeast side. Grass grows around the school building. Main Entrance and Exits have concrete stairs. Lawn is on the South side. Not many mature trees grow on the site. Site has garbage containers.

Mechanical:

Sanitary sewer, domestic water for the building are connected to municipal mains in the adjacent street. Storm water is also discharged to mains in the street. Natural gas is from utility mains - also in the street. No significant problems were reported nor observed at the time of our inspection.

Electrical:

Parking lot has energized parking stalls.

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)***

School has negative grading around perimeter of buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	50	MAR-07

Event: **Provide new grade around building.**

Concern:

Soil has settled along the perimeter of the building.

Recommendation:

Provide new grade around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$10,000	Medium

Updated: MAR-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Public road is asphalt paved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1969	25	MAR-07

G2010.05 Roadway Curbs and Gutters*

Public roadways have concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07

G2020.02.01 Aggregate Parking Lots (Gravel)**

School - (Southwest, West) have aggregate parking lots.
 School - (Southwest parking lot) has bus loading and pick-up zone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	MAR-07

Event: Replace aggregate parking lot.

Concern:

School - (Southwest, West) have potholes in aggregate parking lots.

Recommendation:

Replace aggregate parking lot. (approx. 3500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$175,000	Medium

Updated: MAR-07

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

School - (Southeast) has asphalt paved parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAR-07

Event: Replace asphalt paved parking lot.

Recommendation:

Replace asphalt paved parking lot. (approx. 2000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$200,000	Low

Updated: MAR-07

G2020.06.02 Parking Bumpers*

School - (Southeast) has concrete bumpers on asphalt paved parking lot.
 School - (Southwest, West) have concrete bumpers on aggregate parking lots.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-07

G2020.06.03 Parking Lot Signs*

Parking lots have signages.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07

G2020.06.04 Pavement Markings*

School - (Southeast) has stall lines on asphalt paved parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAR-07

Event: Provide handicapped parking stalls

Concern:

Parking lot does not have handicapped parking stalls.

Recommendation:

Provide handicapped parking stalls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$5,000	Medium

Updated: MAR-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

School - (East, South and West) has concrete sidewalks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	15	MAR-07

Event: Replace concrete sidewalk.

Recommendation:

Replace concrete sidewalk. (approx. 80 square metres on West side)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: MAR-07

Event: Replace concrete sidewalks.

Concern:

(1967) Addition - (East, South) has cracked concrete sidewalks.

Recommendation:

Replace concrete sidewalks. (approx. 55 metres long x 1.8 metres wide in 1967)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,000	Unassigned

Updated: MAR-07



G2030.06 Exterior Steps and Ramps*

(1967) Addition has concrete stairs.

(1996) Addition has concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	MAR-07

Event: Provide handicapped ramps and handrails.

Concern:

School does not have handicapped ramps.

Recommendation:

Provide handicapped ramps and handrails.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$10,000	Unassigned

Updated: MAR-07

G2040.02 Fences and Gates**

School has chain link fence and gate along the property lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	30	MAR-07

Event: Replace fence and gates.

Recommendation:

Replace fence and gates. (approx. 3000 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

Updated: MAR-07

G2040.03 Athletic and Recreational Surfaces**

School has a basketball court, football field, soccer field and two baseball diamonds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	25	MAR-07

Event: Replace fields.

Concern:

Fields are original and worn out.

Recommendation:

Replace fields. (approx. 5000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$250,000	Medium

Updated: MAR-07

G2040.05.04 Bicycle Racks

West side of school has bicycle racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-07

G2040.06 Exterior Signs*

(1967) Addition - (Main Entrance) has exterior signs on wall and a free standing sign at Southwest of East parking lots.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07

G2040.08 Flagpoles*

(Main Entrance) has one flag pole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	30	MAR-07

G2040.12.07 Garbage Disposal

School - (West) has garbage containers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	MAR-07

G2050.04 Lawns and Grasses*

School has grass around buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	MAR-07

G2050.05 Trees, Plants and Ground Covers*

School has a few trees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	10	MAR-07

G3010.02 Site Domestic Water Distribution*

Incoming water service from municipal mains in adjacent street to water service in south end of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

G3020.01 Sanitary Sewage Collection*

Outgoing sanitary sewer to municipal mains in the street (Sewer leaves building on east side - heading south to street).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

G3030.01 Storm Water Collection*

Roof drainage collected within building and discharged to municipal mains in street. (Sewer leaves building on east side - heading south to street)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

G3060.01 Gas Distribution*

1982) Incoming gas service on south side of building. Service entry at southeast corner.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

G4010.04 Car Plugs-ins*

Post mounted car plug-in receptacles have been provided for staff use. Receptacles are time and temperature controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-07