

RECAPP Facility Evaluation Report

St Albert Pss Dist #6



Lorne Akins Junior High School

B4072A

St. Albert

Facility Details

Building Name: Lorne Akins Junior High Sch
Address: 4 Fairview Boulevard
Location: St. Albert

Building Id: B4072A
Gross Area (sq. m): 4,468.75
Replacement Cost: \$9,739,518
Construction Year: 1963

Evaluation Details

Evaluation Company: Kenneth M. Lee Architect
Evaluation Date: October 17 2008
Evaluator Name: Ken Lee

Total Maintenance Events Next 5 years: **\$343,500**
5 year Facility Condition Index (FCI): **3.53%**

General Summary:

In 1963, the original 3,732.16 sq.m. (brick & stucco clad with painted exterior concrete structure; concrete block, concrete & wood frame construction; steel & concrete roof structure, combustible & non-combustible) school was constructed. The original school has a small basement, a main floor and a second floor.

In 1981, a one storey 736.59 sq.m. (brick & stucco clad, concrete block construction, steel roof structure, non-combustible) addition was added. This addition has 3 portions. It has a north portion (1981-North), a east portion (1981-East) and a west portion (1981-West).

In 2006, a one storey 134.09 sq.m. (stucco clad, concrete block construction, steel roof structure, non-combustible) addition was added.

The building is sprinklered and in good condition.

The total gross area of the building is 4,602.84 sq.m..

The school has 460 students.

The building had a modernization in 2006 for the 1963 original building and the 1981 addition and some of the modernization work was completed in 2007.

The school has reported that there are bumpy concrete floor areas on second floor in science classroom (CR 203), in classroom (CR 205) and in the corridor in front of the elevator, janitor room & entrance to classroom (CR 216).

Structural Summary:

The 1963 original building and 1981 additions have concrete wall foundation with continuous concrete footing. The 2006 addition has concrete grade beams on concrete piles.

The main floor of the 1963 original building is concrete slab on grade except the gymnasium above the crawl space and the stage above the basement. The gymnasium floor is plywood subfloor on wood joists on wood built-up beams supported by concrete piles and concrete foundation walls. The stage floor is plywood subfloor on wood joists supported by concrete foundation walls.

The second floor of the original building is concrete topping on metal deck supported by concrete block walls.

The main floors of the 1981 additions and the 2006 addition are concrete slab on grade.

The 1963 original building has 2 types of roof structure frame. Precast concrete Tees supported by concrete block walls and metal deck on steel joists on steel beams supported by concrete block walls.

The roof structure frames of the 1981 additions are metal deck on steel joists supported by concrete block walls.

The roof structure frame of the 2006 addition is metal deck on steel joists on steel beams supported by concrete block walls.

The structure is in acceptable condition.

Envelope Summary:

The exterior walls are clad with brick and stucco. There are painted concrete block walls and precast concrete beams and columns.

The building has aluminum windows and hollow metal doors in pressed metal frames.

The roofs are SBS membrane roofing.

The building has one skylight.

The building envelope is in acceptable condition.

Interior Summary:

Walls are painted concrete block, painted gypsum board and ceramic wall tiles.

Ceilings are suspended T-bar ceilings with acoustic tiles, metal deck, plaster, painted precast concrete tees and painted gypsum board.

Vinyl floor tiles is the major floor finish. Carpet in library, computer classroom, administration office, offices, staff room, meeting room and music room. Ceramic floor tiles in boy's washrooms and girl's washrooms. Porcelain floor tiles in main entrance vestibule and waiting area of the administration office. Hardwood flooring in gymnasium. Rubber flooring in exercise classroom and drama room. Epoxy concrete floor finish in industrial arts classroom and mechanical rooms.

The interior is in acceptable condition.

Mechanical Summary:

Major modernization of Mechanical systems in 2006. Some Mechanical equipment replaced in other years. Dates for those items noted in report.

Standard domestic water, sanitary sewer and natural gas systems. Roof drainage discharged to grade around building. Heating, ventilation provided from central air handling units & hydronic boiler systems in Mechanical rooms. Conventional plumbing fixtures. Pneumatic and Electric control systems. DDC system. Building sprinkled throughout. Portable fire extinguishers in cabinets.

Overall Mechanical systems in acceptable condition.

Electrical Summary:

400 Amp 347/600 volt three phase, fed underground from a pad mounted transformer. Main distribution panel is 70% full. Branch circuits are 70% full. Wiring in conduit. Lighting fixtures have been upgraded in 1993 to T8 lamps and electronic ballasts for interior areas. MH and HPS wall packs and pole mounted light fixtures are used outside around perimeter of school. Gym has high bay Metal Halide light fixtures. Lighting is switched using low voltage switches. Exterior lighting is controlled by photocell. Emergency lighting and Exit signs located at required Exits and areas in the school, powered by emergency generator. Fire Alarm System is inspected on annual basis. Horn/ strobes are located in required areas. Security system is operational. Clocks in school are digital and tied to master clock from the paging system. Telephone handsets located in main offices and classrooms and are connected to the paging system. Public address is complete with CD player and radio. Super net is in school. Computer hardware and servers are located in server room and computer lab. Cat5E cabling is used. Video surveillance is located inside and outside the school. Audio visual equipment located in classrooms. Emergency generator located in mechanical room.

Repair Receptacles in Gym area.

Rating is acceptable.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations* - 1963 Section*

Concrete wall foundation with continuous concrete footing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

A1010 Standard Foundations* - 1981 Section - East & West Portions

Concrete wall foundation with continuous concrete footing for the east portion (1981-East) and the west portion (1981-West).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

A1010 Standard Foundations* - 1981 Section - North Portion

Concrete grade beams on concrete piles for the north portion (1981-North).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	100	MAR-09

A1010 Standard Foundations* - 2006 Section

Concrete grade beams on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	100	MAR-09

A1030 Slab on Grade* - 1963 Section*

Concrete slab on grade for main floor and basement. (Note: The gymnasium is above crawl space.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

A1030 Slab on Grade* - 1981 Section*

Concrete slab on grade for the east portion (1981-East), the west portion (1981-west) and the north portion (1981-North).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

A1030 Slab on Grade* - 2006 Section

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	100	MAR-09

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

The gymnasium is above crawl space. The floor is plywood subfloor on wood joists on wood built-up beams supported by concrete piles and concrete foundation walls.

The stage and a portion of main floor is above the small basement. The floor of the stage is plywood subfloor on wood joists supported by a concrete block wall on concrete foundation wall and concrete foundation walls. The main floor is concrete structural slab supported by concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

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

Second floor is concrete topping on metal deck on steel joists supported by concrete block walls.

The gymnasium is above crawl space. The floor is plywood subfloor on wood joists on wood built-up beams supported by concrete piles and concrete foundation walls.

The stage and a portion of main floor is above the small basement. The floor of the stage is plywood subfloor on wood joists supported by a concrete block walls on concrete foundation wall and concrete foundation walls. The main floor is concrete structural slab supported by concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

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

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1981 Section

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 2006 Section

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	100	MAR-09

B1010.03 Floor Decks, Slabs, and Toppings - 1963 Section*

Basement is concrete slab on grade.

Main floor is concrete slab on grade except the gymnasium above the crawl space and the stage floor above the basement. The gymnasium floor and stage floor are plywood subfloor on wood joists.

Second floor is concrete topping on metal deck on steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B1010.03 Floor Decks, Slabs, and Toppings - 1981 Section*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B1010.03 Floor Decks, Slabs, and Toppings* - 2006 Section.

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	100	MAR-09

B1010.07 Exterior Stairs - 2006 Section

Concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

B1020.01 Roof Structural Frame* - 1963 Section

It has 2 types of roof structural frame.

Precast concrete Tees supported by concrete block walls.

Metal deck on steel joists on steel beams supported by concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B1020.01 Roof Structural Frame* - 1981 Section

Metal deck on steel joists supported by concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	100	MAR-09

B1020.01 Roof Structural Frame* - 2006 Section

Metal deck on steel joists on steel beams supported by concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

B1020.04 Canopies - 1963 Section*

Precast concrete canopies for the gymnasium exterior door and the window of industrial arts classroom. The main entrance area is under the cantilever portion of second floor. The construction is metal stud frame on steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09



The precast concrete canopy for the gymnasium exterior door.:

B1020.04 Canopies - 2006 Section

Precast concrete canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09



The precast concrete canopy and concrete stair.

S2 ENVELOPE

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

Precast concrete structures for exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-09

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1963 Section

Brick masonry cladding on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-09

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1981 Section

Brick masonry cladding on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	75	MAR-09

B2010.01.02.02 Concrete Block: Ext. Wall Skin* - 1963 Section

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-09

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1981 Section

Stucco finish on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	75	MAR-09

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 2006 Section

Stucco finish on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	75	MAR-09

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* 1963 Section

Stucco finish on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-09

B2010.01.09 Expansion Control: Exterior Wall Skin* - 1963 Section

It has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B2010.01.09 Expansion Control: Exterior Wall Skin* - 1981 Section

It has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B2010.01.09 Expansion Control: Exterior Wall Skin* - 2006 Section

It has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	75	MAR-09

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1963 Section**

It has joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	MAR-09

Event: Repair joint sealers (caulking). (Approx. 945.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,500	Unassigned

Updated: MAR-09

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1981 Section**

It has joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-09

Event: Repair joint sealers (caulking). (Approx. 370.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,500	Unassigned

Updated: MAR-09

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2006 Section**

It has joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-09

Event: Repair joint sealers (caulking). (Approx. 105.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$3,000	Unassigned

Updated: MAR-09

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const* - 1963 Section

The above finished grade cast-in-place concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const* - 1981 Section

The above finished grade cast-in-place concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const* - 2006 Section

The above finished grade cast-in-place concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	100	MAR-09

B2010.02.02 Precast Concrete: Ext. Wall Const.* - 1963 Section

It has exterior precast concrete columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B2010.02.03 Masonry Units: Ext. Wall Const*. - Concrete Block - 1981 Section

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B2010.02.03 Masonry Units: Ext. Wall Const*. - Concrete Block -1963 Section

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B2010.02.03 Masonry Units: Ext. Wall Const.* - Concrete Block - 2006 Section

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	100	MAR-09

B2010.06 Exterior Louvers, Grilles, and Screens* - 1963 Section*

It has aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B2010.06 Exterior Louvers, Grilles, and Screens* - 1981 Section*

It has aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B2010.06 Exterior Louvers, Grilles, and Screens* - 2006 Section

It has aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	50	MAR-09

B2010.09 Exterior Soffits* - 1963 Section

Prefinished metal soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1963 Section**

Aluminum double glazed windows with integral blinds c/w screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-09

Event: Replace aluminum double glazed windows with integral blinds c/w screens.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$159,493	Unassigned

Updated: MAR-09**B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1981 Section**

Aluminum double glazed windows with integral blinds c/w screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-09

Event: Replace aluminum double glazed windows with integral blinds c/w screens.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$31,478	Unassigned

Updated: MAR-09**B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 2006 Section**

Aluminum double glazed windows with integral blinds c/w screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-09

Event: Replace 2 aluminum double glazed windows with integral blinds c/w screens.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$5,600	Unassigned

Updated: MAR-09

B2030.01.02 Steel-Framed Storefronts: Doors - 1963 Section**

Hollow metal doors in pressed metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: **Replace hollow metal doors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$42,483	Unassigned

Updated: MAR-09**B2030.02 Exterior Utility Doors** - 1963 Section****

Hollow metal door in pressed metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-09

Event: **Replace hollow metal doors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$18,165	Unassigned

Updated: MAR-09**B2030.02 Exterior Utility Doors** - 1981 Section****

Hollow metal doors in pressed metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-09

Event: **Replace hollow metal doors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$7,042	Unassigned

Updated: MAR-09**B2030.02 Exterior Utility Doors** - 2006 Section**

Hollow metal door in pressed metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-09

Event: **Replace 1 hollow metal door.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$1,500	Unassigned

Updated: MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1963 Section - Installed in 1995, 1997**

Replaced the SBS membrane roofing of the gymnasium in 1995.

Replaced the SBS membrane roofing of the roof areas approximately above the staff work room & the adjacent area in the administration office in 1997.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-09

Event: Replace SBS membrane roofing. (Approx. 570.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$110,285	Unassigned

Updated: MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1963 Section - Installed in 2006**

Replaced SBS membrane roofing in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	25	MAR-09

Event: Replace SBS membrane roofing. (Approx. 571.70 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$110,615	Unassigned

Updated: MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1981 Section - Installed in 1997**

Replace the SBS membrane roofing of east portion (1981-East) of the 1981 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	MAR-09

Event: Replace SBS membrane roofing. (Approx. 112.20 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$21,710	Unassigned

Updated: MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1981 Section - Installed in 2006**

Replace the SBS membrane roofing of the north portion (1981-North) and west portion (1981-West).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-09

Event: **Replace SBS membrane roofing. (Approx. 624.39 sq.m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$120,810	Unassigned

Updated: MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2006 Section -**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	25	MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing - 2006 Section**

SBS membrane roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

Event: **Replace SBS membrane roofing. (Approx. 134.09 sq.m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$25,945	Unassigned

Updated: MAR-09

B3010.08.02 Metal Gutters and Downspouts - 1963 Section**

It has metal gutters and downspouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: **Replace metal gutters & downspouts.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$11,485	Unassigned

Updated: MAR-09

B3020.01 Skylights - 1963 Section**

One aluminum frame ridge shape skylight installed in the 2006 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-09



The exterior of the skylight.

Event: Replace 1 aluminum frame ridge type skylight.
(Approx. 12.50 m. L x 5.60 m. W x 2.00 m. H)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$150,000	Unassigned

Updated: MAR-09

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* - 1963 Section

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* - 1981 Section

There are chimneys, vents and exhaust hoods on the roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-09

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* - 2006 Section

There are vents and exhaust hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions - 1963, 1981, 2006 Sections

1963, 1981, 2006 - Concrete block walls and gypsum board on metal stud frame partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

C1010.01.07 Framed Partitions (Stud) - 1963, 1981, 2006 Sections

1963, 1981, 2006 - Concrete block walls and gypsum board on metal stud frame partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

C1010.04 Interior Balustrades and Screens, Interior Railings* - 1963 Section

Floor-mounted steel pipe balustrades for the stage at two stairs to the basement with paint finish.
Floor-mounted steel pipe with metal panel balustrade on second floor of the southwest stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09



The steel pipe balustrades at the stage.

C1010.05 Interior Windows* - 1963 Section

Tempered glass in pressed metal frames in vision sidelites & vision panels at doors and in windows.

(Note: Lexan glazing for the interior windows in the gymnasium.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	80	MAR-09

C1010.05 Interior Windows* - 1981 Section

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	80	MAR-09

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

Hollow metal doors and solid core wood doors in pressed metal frames throughout except fire doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

C1020.01 Interior Swinging Doors (& Hardware)* - 1981 Section

Hollow metal doors and solid core wood doors in pressed metal frames throughout except fire doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

C1020.01 Interior Swinging Doors (& Hardware)* - 2006 Section

Solid core wood doors in pressed metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

C1020.03 Interior Fire Doors* - 1963, 1981 Section.

Hollow metal doors in pressed metal frames with ULC labels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

C1020.05 Interior Large Doors* - 1963 Section

A metal overhead coiling door for the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-09



The metal overhead coiling door for the kitchen.

C1030.01 Visual Display Boards** - 1963, 1981, 2006 Sections.

Whiteboards and tackboards located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-09

Event: Replace whiteboards and tackboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$86,422	Unassigned

Updated: MAR-09

C1030.02 Fabricated Compartments(Toilets/Showers)** - 1963 Section

Floor supported metal toilet partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09



The girl's washroom on main floor.

Event: Replace floor supported metal toilet partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$17,868	Unassigned

Updated: MAR-09

C1030.06 Handrails* - 1963 Section

Wall-mounted steel pipe handrails for the ramp at the northwest entrance of the gymnasium to the main floor with paint finish

Wall-mounted steel pipe handrails for the main stair, southwest stair, main stair to the gymnasium, 2 stairs from gymnasium to the basement and 2 stairs from gymnasium level to the stage with paint finish.

The stair to the main entrance of the gymnasium also has a floor-mounted pipe handrail with paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

C1030.08 Interior Identifying Devices* - 1963, 1981, 2006 Sections

1963, 1981, 2006 - Plastic signs in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-09

C1030.10 Lockers** - 1963 Section

252 single tier metal lockers in the main floor corridors.

199 single tier metal lockers in the second floor corridors.

51 single tier metal lockers in the boy's change room and 49 single tier metal lockers in the girl's change room in the basement.

2 six tier metal lockers in the staff work room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09



The single tier metal lockers in a main floor corridor.

Event: Replace metal lockers. (551 single tier, 2 six tier)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$177,320	Unassigned

Updated: MAR-09

C1030.12 Storage Shelving* - 1963, 198, 2006 Sections.

Painted and plastic laminated plywood shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

C1030.14 Toilet, Bath, and Laundry Accessories* - 1963 Section

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C2010 Stair Construction* - 1963 Section

Two wood stairs from main floor to the basement.
 Two wood stairs from gymnasium level to the stage.
 The main stair at the main entrance lobby on main floor to second floor is a concrete stair.
 The stair at the southwest corner of the building (Southwest Stair) from main floor to second floor is a concrete stair.
 The stairs from main floor to the main entrance of the gymnasium is a concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09



The stair from gymnasium to the basement.

C2010 Stair Construction*- 1981 Section

A concrete stair in industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	100	MAR-09



The stair in industrial arts classroom.

C2020.05 Resilient Stair Finishes** - 1963 Section

Resilient stair finish for main stair, southwest stair, main stair to gymnasium, 2 stairs from gymnasium to the basement, 2 stairs from gymnasium level to the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-09

Event: Replace resilient stair finish.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$18,193	Unassigned

Updated: MAR-09

C2020.08 Stair Railings and Balustrades* - 1981 Section

Painted floor-mounted steel pipe railings for the stair in industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C2020.11 Other Stair Finishes* - Epoxy Concrete Floor Finish - 1981 Section

Epoxy concrete floor finish for the stair in industrial arts classroom.

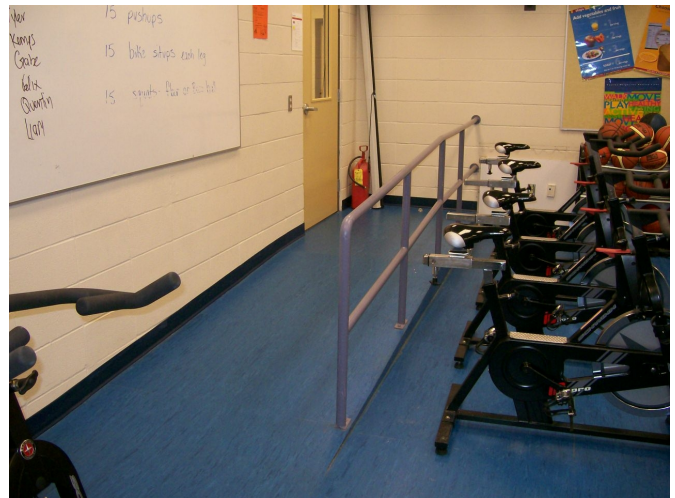
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C2030.01 Ramp Construction* - 1963 Section

A wood ramp in exercise room (CR 112).

The corridor at the northwest entrance to the gymnasium was renovated to a wood ramp and it goes from the gymnasium level to the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	100	MAR-09



The ramp in exercise room (CR 112).

C2030.02 Ramp Finishes* - 1963 Section

Rubber flooring for the ramp in exercise room (CR 112).

Vinyl sheet flooring for the ramp at the northwest entrance to the gymnasium to main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

C2030.03 Ramp Railings* - 1963 Section

Painted floor-mounted steel pipe railing for the ramp in exercise room (CR 112).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	50	MAR-09

C3010.01 Concrete Wall Finishes (Unpainted)* - Concrete Block - 1963, 1981, 2006 Sectins

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	100	MAR-09

C3010.02 Wall Paneling** - 1963 Section

Metal sidings on the upper portion of 3 walls in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-09



The metal sidings on the upper portion of the walls in the gymnasium.

Event: Replace metal sidings. (Approx. 25.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,000	Unassigned

Updated: MAR-09

C3010.04 Gypsum Board Wall Finishes (Unpainted)* - 1963, 1981, 2006 Sections

Gypsum board throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	60	MAR-09

C3010.06 Tile Wall Finishes** - 1963 Section

Ceramic wall tiles in boy's washrooms and girl's washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

Event: Replace ceramic wall tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$66,461	Unassigned

Updated: MAR-09

C3010.09 Acoustical Wall Treatment ** - 2006 Section

Acoustic wall panels on 2 walls in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-09



The acoustic wall panels above the tackboards on the wall of music room.

Event: Replace acoustic wall panels. (Approx. 10.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$3,000	Unassigned

Updated: MAR-09

C3010.11 Interior Wall Painting* - 1963, 1981, 2006 Sections

Concrete block, gypsum board are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	10	MAR-09

C3020.01.01 Epoxy Concrete Floor Finishes* - 1963 Section

1963 (second floor) - Epoxy concrete floor finish in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C3020.01.01 Epoxy Concrete Floor Finishes* - 1981 Section

1981-West - Epoxy concrete floor finish in industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C3020.01.01 Epoxy Concrete Floor Finishes* - 2006 Section

Epoxy concrete floor finish in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C3020.01.02 Paint Concrete Floor Finishes* - 1963 Section

1963 (main floor) - Painted concrete floor in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	10	MAR-09

C3020.02 Tile Floor Finishes - 1963 Section - Installed in 1963**

1963 (main floor) - Ceramic floor tiles in boy's washroom and girl's washroom.

1963 (second floor) - Ceramic floor tiles in boy's washrom and girl's washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-09

Event: **Replace ceramic floor tiles. (Approx. 69.11 sq.m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$19,300	Unassigned

Updated: MAR-09

C3020.02 Tile Floor Finishes - 1963 Section - Installed in 2006**

Porcelain floor tiles in main entrance vestibule and waiting area in administration office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	50	MAR-09

Event: Replace porcelain tiles. (Approx. 30.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2056	\$5,700	Unassigned

Updated: MAR-09

C3020.04 Wood Flooring - 1963 Section**

Hardwood flooring in gymnasium. Refinished in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace hardwood flooring. (Approx. 482.06 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$108,700	Unassigned

Updated: MAR-09

C3020.07.01 Resilient Tile Flooring - 1963 Section**

1963 (basement) - Vinyl floor tiles in boy's change/ shower room and girl's change/ shower room.

1963 (main floor) - Vinyl floor tiles in janitor rooms, gym storage room, stage of gymnasium, P.E. office , washroom of P.E. office, entrance lobby, corridors, west vestibule, student gathering, handicapped washroom, classrooms, art classroom, server room (EL 118), library office, library storage room, infirmary washroom, student booths in administration office, staff work room, staff washrooms, office storage room and electrical room next to staff room.

1963 (second floor) - Vinyl floor tiles in corridors, classrooms, home economics classrooms, storage room of home economics classroom, janitor room, storage rooms, science classroom and science preparation room (SCP 202).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-09

Event: Replace vinyl floor tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$114,334	Unassigned

Updated: MAR-09

C3020.07.01 Resilient Tile Flooring** - 1981 Section

1981-North - Vinyl floor tiles in lunch room, kitchen, storage rooms and corridor.

1981-East - Vinyl floor tiles in kitchen area of staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

Event: Replace vinyl floor tiles. (Approx. 187.71 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$11,470	Unassigned

Updated: MAR-09

C3020.07.01 Resilient Tile Flooring** - 2006 Section

Vinyl floor tiles in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

Event: Replace vinyl floor tiles. (Aprox. 16.37 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,100	Unassigned

Updated: MAR-09

C3020.08 Carpet Flooring** - 1963 Section

1963 (main floor) - Carpet in library, computer classroom, library office, administration office, counseling offices and infirmary room.

(Note: The waiting area in administration office has procelain tiles.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	15	MAR-09

Event: Replace carpet. (Approx. 355.25 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$22,220	Unassigned

Updated: MAR-09

C3020.08 Carpet Flooring** - 1981 Section

1981-East - Carpet in principal office, vice-principal office, meeting room and staff room.

(Note: Vinyl floor tiles in kitchen area of staff room.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	15	MAR-09

Event: Replace carpet. (Approx. 84.07 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$5,260	Unassigned

Updated: MAR-09

C3020.08 Carpet Flooring** - 2006 Section

Carpet in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	15	MAR-09

Event: Replace carpet. (Approx. 90.66 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$5,670	Unassigned

Updated: MAR-09

C3020.14 Other Floor Finishes* - Rubber Flooring - 1963, 1981 Section

1963 - Rubber flooring in exercise room (CR 112).

1981-North - Rubber flooring in drama room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C3030.03 Plaster Ceiling Finishes (Unpainted)* - 1963 Section

Plaster ceiling finish in main entrance vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	60	MAR-09

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)* - 1963 Section

1963 (basement) - Gypsum board ceilings in boy's change/ shower room and girl's change/ shower room.

1963 (main floor) - Gypsum board ceilings in stage of gymnasium, janitor rooms, washroom & shower in p.e. Office, boy's washroom, girl's washroom, handicapped washroom, library storage room, staff washrooms, infirmary washroom and stairs.

1963 (second floor) - Gypsum board ceilings in boy's washroom, girl's washroom, janitor room, storage rooms and stairs..
Gypsum board ceilings for the bulkheads around the skylight.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	60	MAR-09

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)* - 1981 Section

1981-North - Gypsum board ceilings in kitchen and storage rooms.

1981-West - Gypsum board ceiling in dark room, storage rooms and dust collector room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	MAR-09

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)* - 2006 Section

Gypsum board ceilings in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	60	MAR-09

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1963, 1981, 2006 Sections**

1963 (main Floor) - Suspended T-bar acoustic ceilings with acoustic tiles in P.E. office, exercise room (CR 120), main entrance lobby, corridors, west vestibule, ramp, classrooms, art classroom, library, library office, computer classroom, administration office, offices, staff work room, infirmary room, student work booths and stage in gymnasium.
(Note: Main entrance lobby has gypsum board ceiling.)

1963 (second floor) -Suspended T-bar acoustic ceilings with acoustic tiles in corridors, classrooms, home economics classroom and science preparation room (SCP 202).

1981-West - Suspended T-bar ceiling in industrial arts classroom.
(Note: The dark room, storage rooms and dust collector room has gypsum board ceilings.)

1981-East - Suspended T-bar ceilings with acoustic tiles in principal office, vice-principal office, staff room and meeting room.

1981-North - Suspended T-bar ceilings with acoustic tiles in drama room, lunch room and corridor.

2006 - Suspended T-bar ceiling with acoustic tiles in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-09

Event: Replace acoustic ceiling tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$70,436	Unassigned

Updated: MAR-09

C3030.07 Interior Ceiling Painting* - 1963, 1981, 2006 Sections.

1963, 1981, 2006 - Gypsum board ceilings are painted.
1963 - Precast concrete Tee ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-09

C3030.09 Other Ceiling Finishes* - Metal Deck - 1963 Section

Metal deck ceiling in second floor mechanical room. Installed in the 2006 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C3030.09 Other Ceiling Finishes* - Metal Deck - 2006 Section

Metal deck ceiling in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

C3030.09 Other Ceiling Finishes* - Metal Siding - 1963 Section

Metal siding on some areas of the precast concrete Tee ceiling in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-09



Metal sidings on the ceiling of gymnasium.

C3030.09 Other Ceiling Finishes* - Precast Concrete Tee - 1963 Section

Precast concrete Tee ceilings in gymnasium, gym storage room, main floor mechanical room and server room (EL 118).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-09

D1010.01.02 Hydraulic Passenger Elevators** - 1963 Section

One " Ram " passenger elevator with maximum capacity for 2 persons & 1 wheelchair (maximum load for 800 lbs.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: Replace 1 passenger elevator.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$114,400	Unassigned

Updated: MAR-09

S4 MECHANICAL**D2010.04 Sinks - ****

Various single and 2 compartment stainless steel sinks throughout school. Floor mounted, mop service sinks in Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: Replace 10 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$12,500	Unassigned

Updated: MAR-09

D2010.05 Showers - **

Individual shower stalls in Gymnasium change rooms. Barrier free shower stall in Handicapped washroom. Vandal resistant shower heads and pressure balanced mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: Replace 6 Shower stations

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$20,000	Unassigned

Updated: MAR-09

D2010.05 Showers - Basement**

Individual shower stall. Vandal resistant shower head and pressure balanced mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-09

Event: Replace 2 shower stations

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,000	Unassigned

Updated: MAR-09

D2010.08 Drinking Fountains / Coolers - **

Various floor mounted stainless steel, single bubbler, refrigerated drinking fountains - mainly in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	MAR-09

Event: Replace 3 Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,500	Unassigned

Updated: MAR-09

D2010.09 Other Plumbing Fixtures - *

Semi-circular, stainless steel wash fountain in CTS area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

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

(1975) Vitreous china water closets, floor mounted with manual flush valves
 (1992) Various countertop stainless steel lavs. Push button metering faucets.
 (1975) Wall mounted & stall type vitreous china urinals with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-09

Event: Replace 12 Lavs, 12 WC's and 6 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$80,000	Unassigned

Updated: MAR-09

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

Vitreous china water closets, floor mounted with manual flush valves
 Countertop vitreous china lavs. Conventional faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-09

Event: Replace 2 Lavs, 2 WC's

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,000	Unassigned

Updated: MAR-09

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	2006	0	MAR-09

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	2006	40	MAR-09

Event: Replace 50 valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$30,000	Unassigned

Updated: MAR-09

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

Watts backflow prevention device on Boiler make up water line

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-09

Event: Replace Backflow Preventor on boiler make up water line

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$5,000	Unassigned

Updated: MAR-09

D2020.02.06 Domestic Water Heaters - **

2 - Bradford White model D80T1993N gas fired storage water heaters. 199,999 Btuh input. 80 gallon storage capacity each, c/w Armstrong in line recirc. pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-09

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$20,000	Unassigned

Updated: MAR-09

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	2006	0	MAR-09

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	2006	0	MAR-09

D2040.01 Rain Water Drainage Piping Systems - *

Flat roofs & sloped roofs connected to roof drains & discharged to grade around building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D2040.02.04 Roof Drains - *

Conventional roof drains on flat roof areas. Dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

D3010.02 Gas Supply Systems - *

Schedule 40 steel piping connecting incoming natural gas supply to boilers, make up air units and domestic water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	MAR-09

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

In Main Mechanical room:

2 Camus Blue Flame hot water boilers (model BFNH-1950-E-02. Capacity 1755 mbh input each) c/w all safety and operating controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	MAR-09

Event: Replace 2 Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$180,000	Unassigned

Updated: MAR-09

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace Boiler chimneys

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$35,000	Unassigned

Updated: MAR-09

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

Chemical pot feeder on hydronic system loops. Located in north Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

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

Main building air handling units, located in Second Floor Mechanical room. Engineered Air packaged units c/w supply & return fans, heating coil, mixing section, humidifier, filters. Serving Gymnasium and rest of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace 3 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$250,000	Unassigned

Updated: MAR-09

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

Various ceiling propellor fans - mainly in Lunch room and selected classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D3040.01.03 Air Cleaning Devices:Air Distribution - *

N. R. Murphy dust Collector in Industrial Arts area. Model unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09

D3040.01.04 Ducts: Air Distribution - *

Mainly overhead, low velocity supply & return ductwork throughout school. Ductwork connects Air Handling units to air outlets and inlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

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

Various overhead ceiling diffusers and sidewall supply & return grilles throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D3040.03.01 Hot Water Distribution Systems - **

Schedule 40 steel with threaded joints. Copper piping with solder joints. Heating pumps: Armstrong in-line heating circulators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

Event: Replace Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$350,000	Unassigned

Updated: MAR-09

D3040.04.01 Fans: Exhaust - **

Various ceiling exhaust fans and roof mounted centrifugal exhausters. Serving mainly washrooms and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace 8 exhaust fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$25,000	Unassigned

Updated: MAR-09

D3040.04.03 Ducts: Exhaust - *

Galvanized steel, 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>
4 - Acceptable	2006	0	MAR-09

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Various exhaust grilles and hoods ducted to exhaust fans. Mainly Washrooms, CTS and Home Ec. areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D3040.05 Heat Exchangers - **

Armstrong Plate & Frame, Glycol-Water heat exchanger located in Upper Mechanical room. Providing heated glycol for Air Handling unit heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace Plate & Frame Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$15,000	Unassigned

Updated: MAR-09

D3050.01 Unitary Air Conditioning Equipment -

Ductless Split system air conditioners with condensing units on roof - serving Computer and Server rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace 2 Ductless Split system air conditioners

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$30,000	Unassigned

Updated: MAR-09

D3050.02 Air Coils - **

Various Reheat coils in ductwork throughout school. Most rooms are zoned separately.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace 20 reheat coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$40,000	Unassigned

Updated: MAR-09

D3050.05.02 Fan Coil Units - **

Mainly ceiling mounted Hydronic Force Flow units - in entrance vestibules throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace 2 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$6,000	Unassigned

Updated: MAR-09

D3050.05.03 Finned Tube Radiation - **

Perimeter radiation, various locations throughout school. Various enclosure heights and styles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	40	MAR-09

Event: Replace 20 m of Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$20,000	Unassigned

Updated: MAR-09

D3050.05.06 Unit Heaters**

Engineered Air horizontal, hydronic unit heater in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: Replace Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$2,500	Unassigned

Updated: MAR-09

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

Radiant heat ceiling panels in classrooms and throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	MAR-09

Event: Replace 150 radiant heat ceiling panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$150,000	Unassigned

Updated: MAR-09

D3050.07 Other Terminal and Packaged Units*

Roof mounted, packaged Make Up Air unit serving the Industrial Arts area. Interlocked with welding exhaust fans. Engineered Air. Heat exchangers replaced in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	MAR-09

D3060.02.01 Electric and Electronic Controls**

Electric controls of entrance force flow units, unit heaters and exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: Replace force flow, unit heatert and exhaust fan controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$40,000	Unassigned

Updated: MAR-09

D3060.02.02 Pneumatic Controls**

Pneumatic control of heating and ventilation systems. DeVair duplex Air compressor in main boiler room, c/w 1 HP motors. Refrigerated air dryer - unknown make & model.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-09

Event: Replace Heating and Vent system controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$60,000	Unassigned

Updated: MAR-09

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

Powers System 600 DDC system controlling heating, ventilation systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-09

Event: Replace DDC System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$75,000	Unassigned

Updated: MAR-09

D4010 Sprinklers: Fire Protection - *

Wet pipe sprinkler system throughout school. Fire department connection adjacent to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	60	MAR-09

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Portable dry chemical fire extinguishers throughout building. Wall mounting brackets & cabinets. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

S5 ELECTRICAL**D5010.02 Secondary Electrical Transformers (Interior) All Sections****

Two 600V-120/208 volt transformers by Westinghouse sized for 112.5kVA and 150kVA. One 600V-120/208 volt transformer by Hammond sized for 30kVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-09

Event: Replace three transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$75,000	Unassigned

Updated: MAR-09

D5010.03 Main Electrical Switchboards (Main Distribution) - 1981 Section**

400 Amp 347/600 volt three phase manufactured by Westinghouse . Distribution is 70% full. Main breaker is equipped with Surge Suppression by Cutler Hammer and single phase motor protection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-09

Event: Replace Main Electrical Switchboard**Concern:**

Equipment have reached end of its life cycle.

Recommendation:

Install new 400Amp, three phase 347/600 volt main distribution panel and related breakers.

Consequences of Deferral:

Possible loss of power due to equipment failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$146,000	Unassigned

Updated: MAR-09

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) 1962 Section**

13 Cutler Hammer panels located throughout the school in the hallways. Panels are 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace 13 Electrical Branch Circuit Panelboards in 1962 section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$44,085	Unassigned

Updated: MAR-09

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) 1981 Section**

7 Westinghouse panels located throughout the school in the service rooms. Panels are 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-09

Event: Replace 7 panels in 1981 section**Concern:**

Equipment have reached end of its life cycle.

Recommendation:

Install 7 new panels with related breakers.

Consequences of Deferral:

Possible loss of power due to equipment failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$15,000	Unassigned

Updated: MAR-09

D5010.07.02 Motor Starters and Accessories - All sections**

Two MCC units by Cutler Hammer rated for 600 volt, 600 Amp. 13 starters are installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-09

Event: Replace two MCC centers and related starters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$8,688	Unassigned

Updated: MAR-09

D5020.01 Electrical Branch Wiring - 1962 Section*

Wiring is run in conduit. Ceiling mounted cords installed in Shop area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D5020.01 Electrical Branch Wiring - 1981 Section*

Wiring is run in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2006	50	MAR-09

Event: Repair receptacles in Gym area.**Concern:**

Receptacles in Gym area were disconnected during the 2006 modernization construction.

Recommendation:

Verify wiring connections for existing receptacles.

Consequences of Deferral:

Loss of receptacle function.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$1,000	High

Updated: MAR-09

D5020.02.01 Lighting Accessories (Lighting Controls) - All sections*

Low voltage Douglas relays and switches used for lighting in hallways and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D5020.02.02.02 Interior Florescent Fixtures - All Sections **

Recessed T8 fluorescent lighting fixtures used throughout the school. Surface mounted strips with wire guards used in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-09

Event: Replace 225 fluorescent light fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$262,129	Unassigned

Updated: MAR-09

D5020.02.02.03 Interior Metal Halide Fixture - 1981 Section *

Gym area is fitted with high bay metal halide fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-09

Event: Replace 12 MH fixtures with T5 fixtures**Concern:**

Equipment requires longer start up time.

Recommendation:

Replace with 12 T5 fluorescent light fixtures

Consequences of Deferral:

Possible loss of lighting in case of power trip.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$5,000	Low

Updated: MAR-09

D5020.02.03.01 Emergency Lighting Built-in - All Sections*

Emergency lighting is provided by some fluorescent fixtures tied to emergency generator. Located as required by code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	MAR-09

D5020.02.03.03 Exit Signs - All Sections*

LED exit signs located at required exits and connected to emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D5020.02.05 Special Purpose Lighting - 1962 Section*

12 spot lights located in drama class.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-09

D5020.03.01.03 Exterior Metal Halide Fixtures - All Sections*

Located around perimeter of school and over parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-09

D5020.03.01.04 Exterior H.P. Sodium Fixtures - All Sections *

Located around perimeter of school and over parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-09

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

Photocell control used to operate exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-09

D5030.01 Detection and Fire Alarm - All Sections**

Quick Start Panel c/w 30 zones. Horn strobes and detection devices located as required by code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

Event: Replace fire alarm system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$81,799	Unassigned

Updated: MAR-09

D5030.02.02 Intrusion Detection - All Sections**

MAXSYS control panel by TELSCO. Motion sensors and door contacts located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

Event: Replace security system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$48,117	Unassigned

Updated: MAR-09

D5030.02.04 Video Surveillance - All Sections**

8 video cameras located inside and out side the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

Event: Replace video surveillance equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$7,430	Unassigned

Updated: MAR-09

D5030.03 Clock and Program Systems - All Sections *

Digital clocks located in various area of the school. Controlled by master clock from the paging system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

D5030.04.01 Telephone Systems - All Sections *

Panasonic TDA200-TVP120 control unit with handsets located in classrooms and offices. Connected to public address system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-09

D5030.04.05 Local Area Network Systems -All Sections*

CAT5E wiring installed. Supernet in school. 9 AMP patch panels. 7 HP switches. 2 Apple Servers and 1 AB-CDD server.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

D5030.05 Public Address and Music Systems - All Sections**

Dukane MCS350 with radio and CD player. Connected to period bells, digital clocks and telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-09

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$19,789	Unassigned

Updated: MAR-09

D5030.06 Television Systems - All Sections*

Ceiling mounted projectors located in various classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

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

Cummins Diesel GenSet rated for 75kVA 600 volt, three phase. Onan transfer switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	MAR-09

Event: Replace Packaged Engine Generator System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$16,138	Unassigned

Updated: MAR-09

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090 Other Equipment - Industrial Arts

Wood working equipment, metal work equipment, welding equipment, equipment for ceramics & 1 kiln, computers & graphic equipment in industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09



A partial view of the industrial arts classroom.

E1090.04 Residential Equipment - *

Residential grade refrigerator, range, dishwasher, small counter top oven and microwave oven in kitchen of staff room.

Residential grade refrigerators and microwave oven in kitchen.

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

Residential grade refrigerator and dishwasher in science preparation room (SCP 202).

Residential grade refrigerator in industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09



The kitchen in staff room.

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

Six basketball backboards and 1 score board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

E2010.02 Fixed Casework - **

Plastic laminated and painted plywood casework throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	35	MAR-09

Event: **Replace casework.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$292,241	Unassigned

Updated: MAR-09

E2010.03.01 Blinds - **

Venetian blinds throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09



The exterior double glazed windows with integral blinds.

Event: **Replace venetian blinds.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$44,605	Unassigned

Updated: MAR-09

E2010.03.06 Curtains and Drapes**

A ceiling-mounted curtain between drama room (ANC 132) and lunch room (LS 139).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-09



The ceiling-mounted curtain between drama room and lunch room.

Event: Replace 1 ceiling-mounted curtain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$40,000	Unassigned

Updated: MAR-09

F1020.02 Special Purpose Rooms - Dark Room

A dark room with dark room equipment in industrial arts classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-09



The dark room in industrial arts classroom.

F2020.01 Asbestos - *

According to the Asbestos & Lead Paint Material Survey (dated August 31, 2002), asbestos containing materials were found in 9" x 9" and 12" x 12" floor tiles, exterior building parging, transite boards on exterior under windows, duct parging, boiler fin parging, boiler flues, vessel parging, pipe fittings, sheet flooring and drywall jointing compounds.

(Note: According to the information from School Board, an amount of \$10,569.00 was used for asbestos abatement.)

(Note: School Board has not confirmed if all the existing asbestos was removed from the building in the 2006 modernization.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

S8 FUNCTIONAL ASSESSMENT

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

It has barrier free route from parking lot to the main entrance and other entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

K4010.02 Barrier Free Entrances - *

It has barrier free entrances. The main entrance doors have barrier free power operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-09

K4010.03 Barrier Free Interior Circulation - *

Barrier free access to all areas except to the basement.

The basement has the boy's change/ shower room and girl's change/ shower room. The handicapped can use the handicapped washroom on the same floor level as the gymnasium. The gymnasium is on a lower floor level than the main floor and can be accessed by a ramp.

It has an elevator to travel between main floor and second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09

K4010.04 Barrier Free Washrooms - *

It has barrier free washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-09