



3-year Capital Plan

2026-2029

Andrew Rural Academy

Capital Plan

2026-2029

Andrew Rural Academy is a stand-alone Charter Authority, located in the Village of Andrew, Alberta, in the midst of Alberta's Heartland.

The Village has a population of approximately 450 people, with the Village municipal offices occupying a portion of the school building. Also sharing space with the school is the municipal library, and the Mini Mallards Daycare.

The School presently serves a K-12 population of approximately 110 students, having completed its first year of operation in the 2025-26 academic year.

The school building was previously part of the Elk Island Public Schools Authority, and was closed by EIPS three years ago. At that time, the building's contents were largely removed. Additionally, infrastructure repairs that had been identified by EIPS were not attended to in anticipation of its closure. The school-side of the building sat unused for the 2 years it was closed, until the Charter Board was successful in being awarded Charter School Designation for the reopening of the school in this, the 2025-26 school year. At that time, the Municipality sold the building to the Charter Authority (Andrew Rural Academy Foundation), but had limited success in acquiring maintenance records, documents, plans or Facility Condition Reports from EIPS. Just recently, a Charitable Society called the Friends of Andrew Rural Academy Society was formed, to which title of the building is in the process of being transferred, and from which the Foundation will subsequently lease the school portion of the building.

As a result of the deficit of historical information, this Capital Plan is developed with current information as its basis, with health and safety as well as existing building conditions at the top of the list of prioritization.

School authorities are required to submit a three-year capital plan to Alberta Education by April 1 of each year. The purpose of the capital plan is to provide project justification and supportability to the provincial government, demonstrate overall planning and management, communicate local priorities, as well as provide project definition, estimated budget and scope to Government.

Alberta Education will review the three-year capital plan, assess and prioritize the submitted projects based on the following criteria:

- Health and safety of the school facilities

- Existing building conditions
- Enrollment pressures
- Functionality and programming needs
- Legal rights and legislative requirements

The Andrew Rural Academy has used these criteria to prepare this Capital Plan.

As inclusions to the narrative provided below, please refer to the following inclusions submitted with this report:

- Last known Facility Condition Assessment Report, 2020 (Inclusion)
- Roof assessment, 2017 and 2022 (village corridor connector)
- Site plan (in FCA)
- Photographs of key areas

Year 1 needs: Health and safety, existing building conditions

- Air Exchange Motor replacement \$3,000
- Roof repair; leaking portion over central hallway and Foods lab (warranty issue) \$150,000 minimum
- Roof repair; ice damming over link between daycare and village office causing significant interior damage >\$20,000...substructural analysis required
- Replacement of air filters in air exchange units \$2000
- Glycol tank replacement and refilling \$1500
- Upgrades to plumbing lines as required to prevent current repeated backups \$TBD

Year 2 needs: Health and safety, Existing Building Conditions, legislative requirements, functionality and programming needs

- Door maintenance, including some door replacement, closure hardware upgrades, safety glass replacement, code compliance, exterior building security \$25,000
- Access controls upgrades on doors linked to site surveillance system for appropriate lockdown and security for students and staff as per provincial mandate and general OHS/safety requirements \$30,000
- LED lighting upgrades throughout the school \$30,000
- PA repair/upgrade to function properly \$3000
- Upgrade to surveillance system to ensure visual coverage, effective storage and retrieval and integration with access control upgrades \$10,000
- Removal of carpet in classrooms and replacement with hygienic flooring materials \$25,000
- Painting upgrades throughout the building interior \$10,000

- Development of a dedicated STEM lab with high tech equipment to complement the STEM Charter \$100,000

Year 3 needs: Health and safety, Existing Building Conditions, legislative requirements, functionality and programming needs

- Continue with year two upgrades to lighting, flooring, classroom technologies
- Outdoor electronic sign to replace lawn sign
- Other needs to be determined

In summary, the primary Capital Needs for Andrew Rural Academy addressed in this report focus on Health and Safety, Existing Building Conditions, Legislative Requirements, and Functionality and Programming needs. At this point in the infancy of our Charter, we are not projecting an enrollment pressure necessitating the addition of modular classrooms or building extensions. Ongoing upgrades to existing infrastructure, updating of finishes, fixtures and instructional spaces/technologies and ongoing building maintenance inform the greatest priorities in providing a learning environment that is safe, secure and modern for the advancement of student achievement within our STEM focus.

Please see inclusions as background information for this submission.

*note, due to the timing of this submission, many quoted cost projections are speculative only, other than those which are provided in the included attachments.

Capital Plan prepared by Superintendent Tom Wasylenko

Photos of interior damage due to roof failure:

Corridor between Classrooms 141 and Home Ec room:





Inside of Home Ec room adjacent hallway 103/classroom 141:

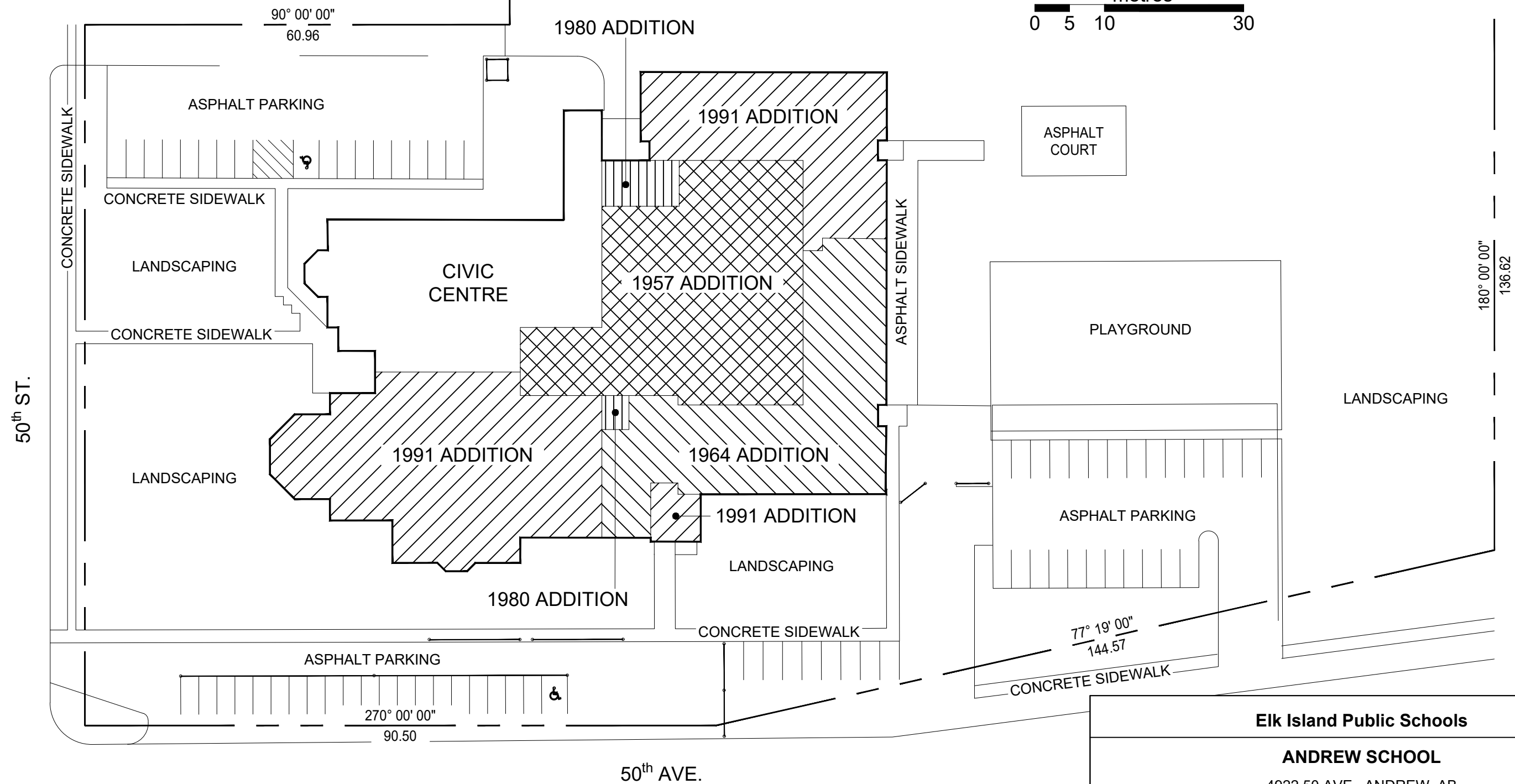


Link between Daycare and Village office, west hallway. Damage due to ice damming:



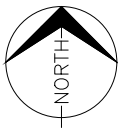


PARCELS A & B PLAN 1506 E.O.,
 LOTS 6 & 7 PLAN 3601 E.T.
 C. of T. 952 260 984 + 13
 S.W. 1/4 SEC.33 TWP.56 RGE. 16 W.4 M.
 LAMONT COUNTY/VILLAGE OF ANDREW

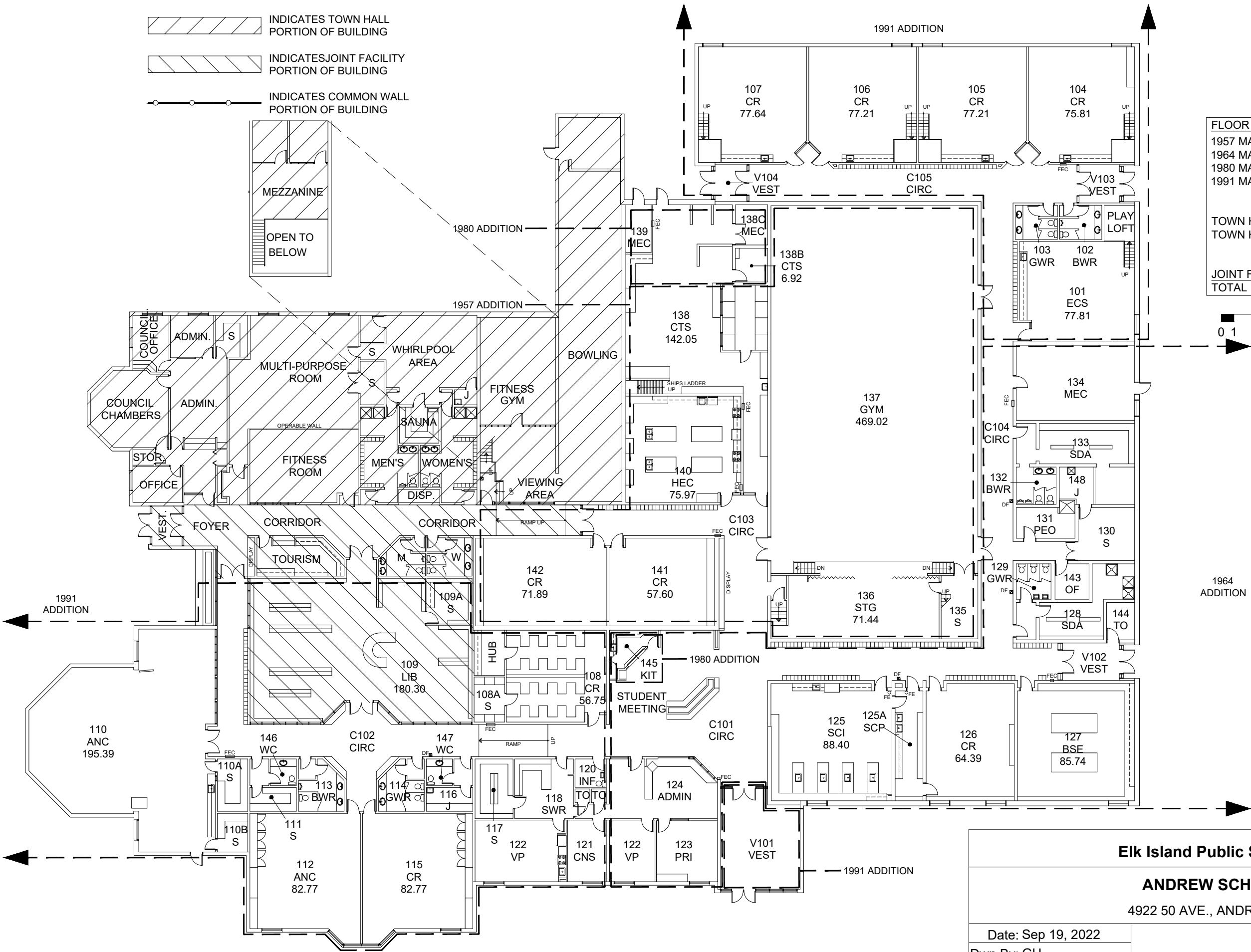
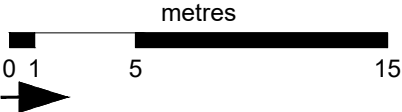


Elk Island Public Schools		
ANDREW SCHOOL		
4922 50 AVE., ANDREW, AB		
Date: Sep 19, 2022	SITE PLAN	Fac. Code: F0861
Dwn.By: GU		B.I.D: B2404A
Scale: 1:600		Sch. Code: 3401
		Sheet: 1 of 4

- INDICATES TOWN HALL
PORTION OF BUILDING
- INDICATES JOINT FACILITY
PORTION OF BUILDING
- INDICATES COMMON WALL
PORTION OF BUILDING



FLOOR AREA	
1957 MAIN FLOOR	1003.88 m ²
1964 MAIN FLOOR	897.68 m ²
1980 MAIN FLOOR	96.13 m ²
1991 MAIN FLOOR	1,429.89 m ²
	3,427.58 m ²
TOWN HALL (1991)	704.94 m ²
TOWN HALL MEZZANINE	46.82 m ²
	751.76 m ²
JOINT FACILITY	360.63 m ²
TOTAL	4,539.97 m ²



Elk Island Public Schools

ANDREW SCHOOL

4922 50 AVE., ANDREW, AB

Date: Sep 19, 2022

Dwn.By: GU

Scale: 1:600

MAIN FLOOR PLAN

Fac. Code: F0861

B.I.D: B2404A

Sch. Code: 3401

Sheet: 2 of 4

1957 MASONRY CONSTRUCTION			
PLAN No. TBD			
GROSS AREA: (m ²)		1,003.88	
CAPACITY:			
Rm. No.	CODE	AREA	CAP
135	S	14.64	
136	STG	71.44	
137	GYM	469.02	
138	CTS	142.05	
140	HEC	75.97	
141	CR	57.6	
142	CR	71.89	

1964 MASONRY CONSTRUCTION			
PLAN No. TBD			
GROSS AREA: (m ²)		897.68	
CAPACITY:			
Rm. No.	CODE	AREA	CAP
122	VP	17.72	
123	PRI	23.44	
124	ADMIN	42.13	
125	SCI	88.4	
125A	SCP	30.3	
126	CR	64.39	
127	BSE	85.74	
128	SDA	30.3	
129	GWR	7.83	
130	S	18.86	
131	PEO	12.04	
132	BWR	9.3	
133	SDA	40.29	
134	MEC	56.15	
143	OF	7.61	
144	TO	6.57	
148	J	7.42	

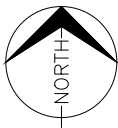
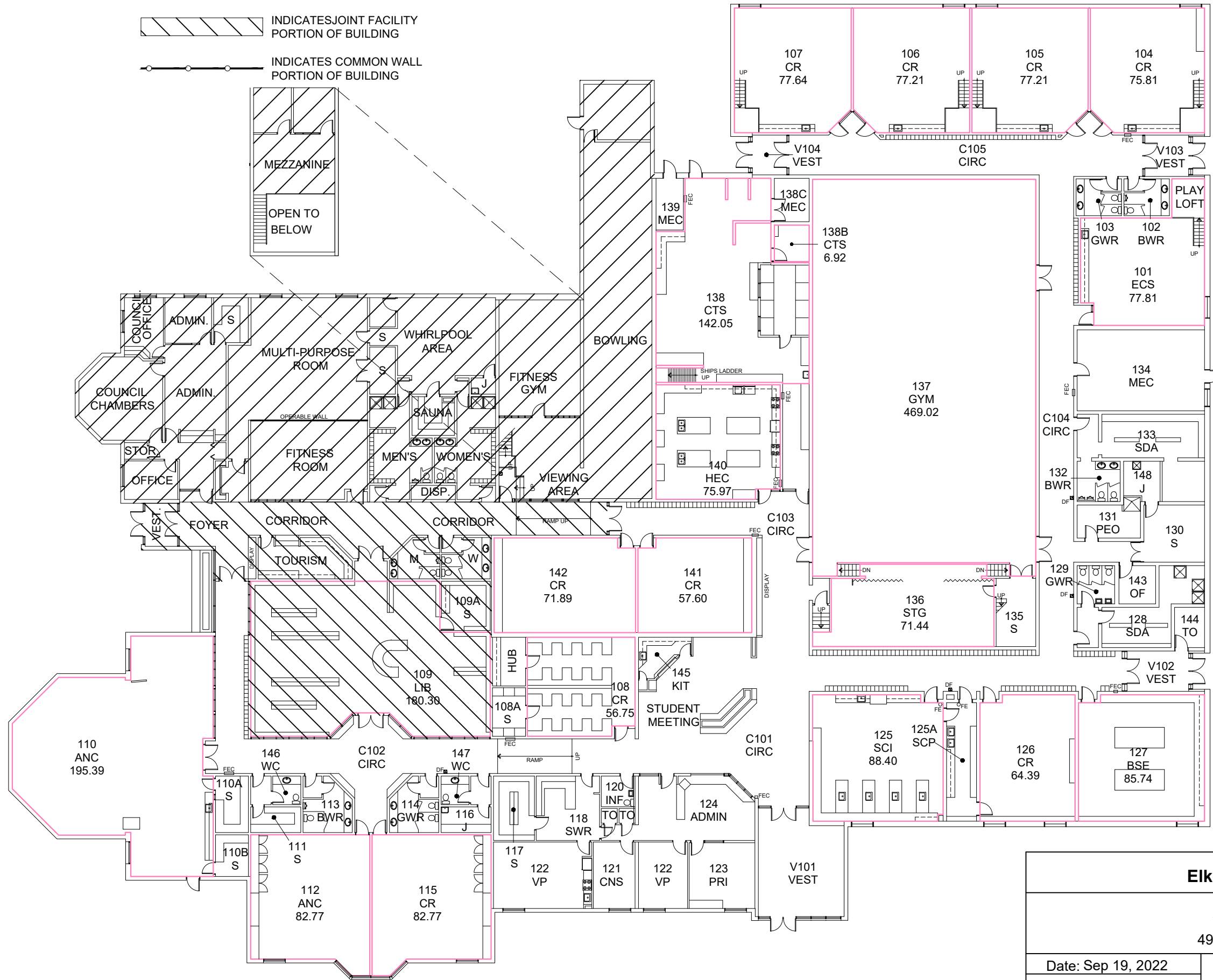
1980 MASONRY CONSTRUCTION			
PLAN No. TBD			
GROSS AREA: (m ²)		96.13	
CAPACITY:			
Rm. No.	CODE	AREA	CAP
138B	CTS	6.92	
138C	MEC	8.2	
139	MEC	7.71	
145	KIT	9.19	

1991 MASONRY CONSTRUCTION			
PLAN No. TBD			
GROSS AREA: (m ²)		1,429.89	
CAPACITY:			
Rm. No.	CODE	AREA	CAP
101	ECS	77.81	
102	BWR	8.95	
103	GWR	8.94	
104	CR	75.81	
105	CR	77.21	
106	CR	77.21	
107	CR	77.64	
108	CR	56.75	
108A	S	8.76	
109	LIB	180.3	
109A	S	13.06	
110	ANC	195.39	
110A	S	10.08	
110B	S	7.41	
111	S	6.96	
112	ANC	82.77	
113	BWR	11.08	
114	GWR	11.08	
115	CR	82.77	
116	J	6.96	
117	S	14.39	
118	SWR	22.18	
120	INF	5.63	
121	CNS	14.99	
122	VP	35.29	
146	WC	4.35	
147	WC	4.35	

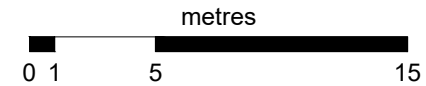
TOILETS	
BOYS	4
GIRLS	7
URINALS	4
WC	3

Elk Island Public Schools		
ANDREW SCHOOL		
4922 50 AVE., ANDREW, AB		
Date: Sep 19, 2022	DATA TABLE	Fac. Code: F0861
Dwn.By: GU		B.I.D: B2404A
Scale:		Sch. Code: 3401
		Sheet: 3 of 4

- INDICATES TOWN HALL
PORTION OF BUILDING
- INDICATES JOINT FACILITY
PORTION OF BUILDING
- INDICATES COMMON WALL
PORTION OF BUILDING



FLOOR AREA	
1957 MAIN FLOOR	1003.88 m ²
1964 MAIN FLOOR	897.68 m ²
1980 MAIN FLOOR	96.13 m ²
1991 MAIN FLOOR	1,429.89 m ²
	3,427.58 m ²
TOWN HALL (1991)	704.94 m ²
TOWN HALL MEZZANINE	46.82 m ²
	751.76 m ²
JOINT FACILITY	360.63 m ²
TOTAL	4,539.97 m ²



Elk Island Public Schools

ANDREW SCHOOL

4922 50 AVE., ANDREW, AB

Date: Sep 19, 2022

Dwn.By: GU

Scale: 1:600

F1 RA

Fac. Code: F0861

B.I.D: B2404A

Sch. Code: 3401

Sheet: 4 of 4

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



Andrew School

B2404A

Andrew

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Andrew School	Prime Audit Firm: Francis Ng Architect Ltd.
Asset Number: B2404A	Audit Date: August 21, 2012
Address: P. O. Box 390	Auditor Name: Francis Ng
Location: Andrew	Audit FCR: 0.0515
Total Maintenance Needs Next 5 Yrs: \$1,476,131.00	
Replacement Cost: \$14,815,185	
Current 5 yr. Facility Condition Index (FCI): 0.0996	
Gross Area (sq. m): 3,556	
Floors: 1	
Year Constructed: 1957	

Asset Description

Description:

This school for Grades 5 through 12 was originally built in Andrew in 1957. The school faces two streets - 50 Street on the west and Railway Avenue on the South. It is under the jurisdiction of Elk Island Public Schools Regional Division No. 14.

The original building of 1,026.00 square metres was built in 1957. The first addition of 803.00 square metres was built in 1964. The second addition of 97.00 square metres was built in 1980. The third addition of 1,630.00 square metres was built in 1991. Total gross floor area is 3,556.00 square metres.

(1957) Original Building, (1964) Addition and (1980) Addition were modernized in 1992.

(1957) Original Building (CTS 138) was renovated in 2000.

(1957) Original Building (Gymnasium roof) - has sloping built-up roofing. (replaced in 1999)

(1957) Original Building (Home Economics, CTS, Classroom 141, 142) - have SBS roofing. (replaced in 2004 and 2005)

(1964) Addition - has SBS roofing. (replaced in 2002)

(1980) Addition (ELEC 139 roof) - has SBS roofing. (replaced in 1999)

(1964) Addition (partial Administration 124) - has carpet flooring. (installed in 2007)

ABC Group A Division 2 - School. The 1957 Original Building, 1964, 1980 and 1991 Additions are single storey, have combustible and non-combustible construction and are sprinklered.

StructuralSummary:

(1957) Original Building has concrete slab on grade and concrete foundation walls on concrete strip footings; Gymnasium roof has plywood sheathing on wood joists on glulam beams supported by concrete blocks; Roof for other areas has plywood sheathing on wood trusses supported by concrete block walls and wood stud walls.

(1964) Addition has concrete slab on grade and concrete wall foundation with continuous concrete strip footing; Roof has plywood sheathing on wood joists supported by concrete block walls and wood stud walls.

(1980) Addition has concrete slab on grade and concrete wall foundation with continuous concrete footing; Roof has

plywood sheathing on wood joists supported by wood stud walls and concrete block walls.

(1991) Addition has concrete slab on grade and concrete wall foundation with continuous concrete strip footing; Northeast Roof has plywood sheathing on sloped TJI supported by (1957) Original Building (Gymnasium 137) concrete block walls and perimeter wood stud walls; South and Southwest Roofs have plywood sheathing on sloped TJI wood joists on glulam beam supported by wood stud walls.

Recommendations for future action include: not required.

Overall structural system rating is acceptable.

EnvelopeSummary:

(1957) Original Building has built-up bituminous roofing, SBS roofing, stucco, vertical metal cladding fascia, metal exterior utility doors.

(1964) Addition has SBS roofing, sheet metal roofing, vertical metal cladding fascia, face brick, aluminum windows, perforated metal soffits, steel framed storefronts and doors.

(1980) Addition has SBS roofing, stucco, vertical metal cladding fascia, metal exterior utility door.

(1991) Addition has sheet metal roofing, vertical metal cladding fascia, perforated metal soffits, aluminum windows, steel framed storefronts and doors.

Recommendations for future action include: repair perforated metal soffit; extend downspout.

Overall envelope system rating is acceptable.

InteriorSummary:

(1957) Original Building has acoustic ceiling tiles, concrete block and wood flooring in Gymnasium and Stage; wood stud partitions c/w gypsum board, accordion sliding doors in Stage, interior glazed partition and storefronts in Home Economics and CTS; suspended T-bar ceiling system c/w acoustic ceiling tiles, and carpet flooring in Classrooms; sheet vinyl flooring in Corridor; vinyl tile flooring in Home Economics; painted concrete flooring in CTS; wood doors and metal frames.

(1964) Addition has suspended T-bar ceiling system c/w acoustic ceiling tiles, concrete block and vinyl tile flooring and carpet flooring in Classrooms; suspended T-bars ceiling system c/w acoustic ceiling tiles, wood stud partitions c/w gypsum board and carpet flooring in Administration areas; painted drywall ceiling, ceramic wall tiles and quarry tile flooring in Washrooms and Changerooms; sheet vinyl flooring in Corridors; suspended T-bar ceiling system c/w acoustic ceiling tiles and quarry tile flooring in Main Lobby; painted drywall ceiling and painted concrete flooring in Mechanical Room; wood doors and metal frames.

(1980) Addition has wood stud partitions c/w gypsum board, aluminum shutter and quarry tile flooring in Concession.

(1991) Addition has painted drywall ceiling and acoustic ceiling tiles, carpet flooring in Music/Drama, Classrooms and Library; operable folding panel partitions in Music/Drama; sheet vinyl flooring in Corridor; painted drywall ceiling ceramic wall tiles and quarry tile flooring in Washrooms; wood doors and metal frames.

Recommendations for future action include: replace accordion sliding doors; replace acoustic ceiling tiles; repair vanities; provide wheelchair elevators.

Overall interior system rating is acceptable.

MechanicalSummary:

The building is heated by two gas fired hot water boilers which supply a heated glycol / water mixture to the heating distribution system. The glycol / water mixture is directly heated by the boilers and feeds the hydronic terminal units including radiant panels, unit heaters, perimeter finned tube radiation cabinets and heating coils in the air handling units.

There are three air handling units serving the building. Fresh air supplied to the building by the air handling units is balanced by the exhaust air flow from numerous sanitary and local exhaust fans.

Building HVAC actuators are pneumatic, and the control air supply system includes an air compressor mounted on an air receiver tank. There is a Building Management and Control System (BMCS) providing control and monitoring functions for HVAC equipment.

Washroom plumbing fixtures include toilets, lavatories, drinking fountains, Janitor sinks and urinals. Two gas fired domestic hot water heaters provide domestic hot water for the building lavatories and sinks.

Fire protection for the building consists of cabinet mounted and wall mounted fire extinguishers as well as a Dry pipe sprinkler system.

Overall, the building mechanical equipment and systems is in acceptable (4) condition.

ElectricalSummary:

1200 Amp 120/208 volt three phase manufactured by Commander, fed from an underground service. Main Distribution Panel is 1992 install, and is 80 percent full. Branch circuit panels are 80 percent full. Wiring is in conduit. Lighting fixtures have been upgraded to T8 lamps and electronic ballasts for interior areas in the school. HPS wall packs are used for exterior lighting. Lighting is switched using line voltage switches. Exterior lighting is controlled by photo cell. Emergency lighting is provided by Lumacell emergency battery packs. LED EXIT signs c/w built in UPS are located at required exits. Fire alarm system is inspected on annual basis. Bells are located in hallways. Strobe should be provided for the fire alarm system. Security system is operational. Clocks in school are 120 volt digital tied to Rauland master clock system. Telephone handsets are located in offices and library. Intercom is accessed using privacy switches. Supernet is in school. Computer network and hardware is located in server room. Cat5 cabling is used. Televisions, VHS/DVD players are on mobile carts.

Overall Rating: acceptable.

A1010 - Standard Foundations* - 1957 Section

(1957) Original Building - has concrete wall foundation with continuous concrete strip footing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1010 - Standard Foundations* - 1964 Section

(1964) Addition - has concrete wall foundation with continuous concrete strip footing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1010 - Standard Foundations* - 1980 Section

(1980) Addition - has concrete wall foundation with continuous concrete footing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1010 - Standard Foundations* - 1991 Section

(1991) Addition - has concrete wall foundation with continuous concrete strip footing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1010 - Standard Foundations* - ~

Condition Rating	Installed	Lifetime	Years Remaining
	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	0	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Sep 22, 2016

A1030 - Slab on Grade* - 1957 Section

(1957) Original Building - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1030 - Slab on Grade* - 1964 Section

(1964) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1030 - Slab on Grade* - 1980 Section

(1980) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

A1030 - Slab on Grade* - 1991 Section

(1991) Addition - has 125mm concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1957 Section

(1957) Original Building (Main floor) - has concrete slab on grade.

(1957) Original Building (Mezzanine - Gym Storage 135) - has plywood underlay on plywood subfloor on wood joists.

(1957) Original Building (Stage 136) - has plywood subfloor on wood joists.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1957 Section

(1957) Original Building (Mezzanine Mechanical room) - has concrete topping on plywood subfloor on wood joists on glulam beam & steel beam supported by concrete block walls.

(1957) Original Building (Mezzanine - Gym Storage 135) - has plywood underlay on plywood subfloor on wood joists supported by concrete block walls and wood stud walls.

(1957) Original Building (Stage 136) - has plywood subfloor on wood joists on wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1957 Section

(1957) Original Building - has concrete block walls and wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1964 Section

(1964) Addition - has concrete block walls and wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1964 Section

(1964) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1980 Section

(1980) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1980 Section

(1980) Addition - has wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1991 Section

(1991) Addition (northeast) - has wood stud walls.

(1991) Addition (south) - has wood stud walls.

(1991) Addition (southwest) - has wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1012 - Upper Floors Construction* - 1991 Section

(1991) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1013.02 - Mezzanine Construction* - 1957 Section

(1957) Original Building (Mezzanine Mechanical room) - has concrete topping on plywood subfloor on wood joists on glulam beam & steel beam supported by concrete block walls.
(1957) Original Building (Mezzanine - Gym Storage 135) - has plywood underlay on plywood subfloor on wood joists supported by concrete block walls and wood frame walls.
(1957) Original Building (Stage 136) - has plywood subfloor on wood joists on wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1017 - Floor Construction Fireproofing and Firestopping*

(1957) Original Building - has concrete slab on grade.
(1957) Original Building (Mezzanine Mechanical room) - has concrete topping on plywood subfloor on wood joists on blulam beam & steel beam supported by concrete block walls.
(1964) Addition - has concrete slab on grade.
(1980) Addition - has has concrete slab on grade.
(1991) Addition (northeast) - has concrete slab on grade.
(1991) Addition (south - Mudroom) - has concrete slab on grade.
(1991) Addition (southwest) - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1017 - Floor Construction Fireproofing and Firestopping*

- All Sections

(1957) Original Building - has concrete slab on grade.
(1957) Original Building (Mezzanine Mechanical room) - has concrete topping on plywood subfloor on wood joists on glulam beam & steel beam supported by concrete block walls.
(1964) Addition - has concrete slab on grade.
(1980) Addition - has has concrete slab on grade.
(1991) Addition (northeast) - has concrete slab on grade.
(1991) Addition (south - Mudroom) - has concrete slab on grade.
(1991) Addition (southwest) - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1021.01 - Roof Structural Frame* - 1957 Section

(1957) Original Building (Gymnasium) - has plywood sheathing on wood joists on glulam beams supported by concrete blocks.

(1957) Original Building (other areas) - have plywood sheathing on wood trusses supported by concrete block walls and wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1021.01 - Roof Structural Frame* - 1964 Section

(1964) Addition - has plywood sheathing on wood joists supported by concrete block walls and wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1021.01 - Roof Structural Frame* - 1980 Section

(1980) Addition - has plywood sheathing on wood joists supported by wood stud walls and concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1021.01 - Roof Structural Frame* - 1991 Section

(1991) Addition (Northeast - ECS 101, Classroom 105, 106, 107) - have plywood sheathing on sloped TJI supported by (1957) Original Building (Gymnasium 137) concrete block walls and perimeter wood frame walls. (Northeast - Classroom 104) - has plywood sheathing on TJI on glulam beams supported by concrete block walls and wood stud walls.

(1991) Addition (South - Mud Room) - has plywood sheathing on sloped TJI wood joists on glulam beam supported by wood stud walls.

(1991) Addition (Southwest) - has plywood sheathing on sloped TJI wood trusses on glulam beams supported by wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1023 - Canopies* - 1964 Section

(1964) Addition (East Entrance Canopy) - has plywood sheathing on wood joists and wood framed structure supported by steel columns on concrete piles and wood frame walls.

(1964) Addition (East and South - overhangs) - have plywood sheathing on wood joists and wood framed structure.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1023 - Canopies* - 1991 Section

(1991) Addition (Northeast - overhangs) - has plywood sheathing on wood joists and wood framed structure.

(1991) Addition (Northeast - East and West Corridor Exit Canopies) - have plywood sheathing on wood joists and wood framed structure supported by steel columns on concrete piles and wood frame walls.

(1991) Addition (South - Main Entrance Canopy) - has plywood sheathing on wood joists & wood framed structure supported by steel columns on concrete piles and wood frame walls.

(1991) Addition (Southwest - overhangs) - has plywood sheathing on wood joists and wood framed structure.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B1024 - Roof Construction Fireproofing and Firestopping*

(1957) Original Building - has gypsum board ceilings.

(1964) Addition - has gypsum board ceilings.

(1980) Addition - has gypsum board ceilings.

(1991) Addition (northeast) - has gypsum board ceilings.

(1991) Addition (south - Mudroom) - has gypsum board ceilings.

(1991) Addition (southwest) - has gypsum board ceilings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1957 Section

(1957) Original Building (CTS 138) - has concrete block exterior wall.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1964 Section

(1964) Addition - has concrete block exterior walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1980 Section

(1980) Addition (Elec 139) - has concrete block exterior walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2011.05 - Wood Framing: Ext. Wall Const.* - 1991 Section

(1991) Addition - has wood frame exterior walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1964 Section

(1964) Addition - may have rigid insulation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

**B2011.07 - Exterior Wall Vapour Retarders, Air Barriers,
and Insulation* - 1991 Section**

(1991) Addition - has tyvek, air space, 150mm batt insulation, 6 mil poly vapour barrier.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

**B2013 - Exterior Louvers, Grilles, and Screens* - 1957
Section**

(1957) Original Building (Mezzanine Mechanical Room) - has aluminum louvers and grilles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

**B2013 - Exterior Louvers, Grilles, and Screens* - 1964
Section**

(1964) Addition (Mechanical Room 134) - has aluminum louvers and grilles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2016 - Exterior Soffits* - 1964 Section

(1964) Addition (East Corridor Exit Canopy) - has prefinished metal soffits.
(1964) Addition (East and South - overhangs) - have prefinished metal soffits.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

Requirement: (Non-Renewal)

Repair prefinished metal soffits. 2 linear metres)

Description

Repair prefinished metal soffits. 2 linear metres)

Concern

(1964) Addition (East Corridor Exit) - has damaged metal soffit.

Impact: Minor	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$1,161

Line Item	Quantity	Unit Cost	Units
Repair prefinished metal soffits. 2 linear metres)	2	\$580.46	lm

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016



P1110898.JPG

B2016 - Exterior Soffits* - 1991 Section

(1991) Addition (Northeast - overhangs) - has prefinished metal soffits.
(1991) Addition (Northeast - East Entrance Canopy) - has acrylic stucco soffits.
(1991) Addition (South - Main Entrance Canopy) - has acrylic stucco soffits.
(1991) Addition (Southwest - overhangs) - has prefinished metal soffits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2017.02 - Brick Masonry: Ext. Wall Skin* - 1964 Section

(1964) Addition - has face brick on exterior walls and on columns for the east entrance canopy.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2017.02 - Brick Masonry: Ext. Wall Skin* - 1991 Section

(1991) Addition (northeast, south and southwest - walls and columns of canopies) - have 100mm face brick, tyvek, air space, 9mm plywood sheathing, 38x140mm wood studs at 400mm o.c., 150mm batt insulation, 6 mil poly vapour barrier, 16mm gypsum board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2017.07 - Metal Siding - All Section.s

(1957) Original Building (north) - has metal cladding fascia. (approx. 5 square metres) (installed in 1992)
 (1964) Addition - has metal cladding fascia. (approx. 90 square metres) (installed in 1992)
 (1980) Addition (north) - has metal cladding fascia. (approx. 2 square metres) (installed in 1992)
 (1991) Addition - has metal cladding fascia. (approx. 160 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	257	\$206.16	SM
		Renewal Cost	Last Updated in VFA
		\$66,228	Mar 15, 2013

Requirement: (Renewal)

Replace metal siding - All Sections. (approx. 257 square metres)

Description

Auto generated renewal for All Section.s. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2031	\$66,228
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1957, 1980

Sections

(1957) Original Building - has stucco on the exterior walls above the lower roofs. (installed in the 1992)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2017.11 - Expansion Control: Ext. Wall* - 1964 Section

(1964) Addition (connecting (1991) Addition Northeast) - face brick expansion control joints.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B2017.12 - Joint Sealers (caulking): Ext. Wall - All Sections

(1957) Original Building (CTS 138, Mezzanine Mechanical Room) - have sealant at door perimeters. (approx. 6 linear metres) (repaired and installed in 1992 modernization)
 (1964) Addition (connecting (1991) Addition Northeast) - face brick expansion control joints have joint sealers (caulking). (approx. 4 linear metres) (repaired and installed in 1992 modernization)
 (1964) Addition has sealant at window and door perimeters. (approx. 12 linear metres) (repaired and installed in 1992 modernization)
 (1980) Addition (Elec 139) - have sealant at door perimeters. (approx. 3 linear metres) (repaired and installed in 1992 modernization)
 (1991) Addition has sealant at window and door perimeters. (approx. 115 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	140	\$37.59	LM
		Renewal Cost	Last Updated in VFA
		\$6,578	Apr 6, 2016

Requirement: (Renewal)

Repair joint sealers - all Sections. (140 linear metres)

Description

Auto generated renewal for All Sections. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$6,578
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2021.02 - Aluminum Windows (Glass & Frame) - 1964

Section

(1964) Addition - aluminum windows have venetian blinds between panes. (5 windows) (modernized in 1992)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5	\$890.46	Each
		Renewal Cost	Last Updated in VFA
		\$5,565	Mar 15, 2013

Requirement: (Renewal)

Replace aluminum windows - 1964 Section. (5 windows)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$5,565
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2021.02 - Aluminum Windows (Glass & Frame) - 1991

Section

(1991) Addition (southwest) - aluminum windows have venetian blinds between panes. (8 windows)

(1991) Addition (northwest) - aluminum windows have venetian blinds between panes. (5 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	13	\$890.40	Each
		Renewal Cost	Last Updated in VFA
		\$14,469	Mar 15, 2013

Requirement: (Renewal)

Replace aluminum windows - 1991 Section. (13 windows)

Description

Auto generated renewal for 1991 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2031	\$14,469	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B2031.02 - Steel-Framed Storefronts: Doors - 1964 Section

(1964) Addition (East Corridor Exit) - has steel framed storefronts and doors c/w double glazing. (2 doors)
(installed in 1992)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	2	\$1,886.85	Each
		Renewal Cost	Last Updated in VFA
		\$4,717	Mar 15, 2013

Requirement: (Renewal)

Replace steel framed storefronts and doors - 1964 Section. (2 doors)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$4,717
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2031.02 - Steel-Framed Storefronts: Doors - 1991 Section

(1991) Addition (south Main Entrance) - has steel framed storefronts and doors c/w double glazing. (2 doors)

(1991) Addition (northeast - East and West Corridor Exits) - have steel framed storefronts and doors c/w double glazing. (4 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	6	\$1,886.85	Each
		Renewal Cost	Last Updated in VFA
		\$14,151	Mar 15, 2013

Requirement: (Renewal)

Replace steel framed storefronts and doors - 1991 Section. (6 doors)

Description

Auto generated renewal for 1991 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$14,151
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2031.04 - Automatic Entrance Doors

(1981) Addition (South Main Entrance) - has handicapped door with automatic operator. (installed in 2009)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2009	30	19 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$9,254.62	Each
		Renewal Cost	Last Updated in VFA
		\$11,568	Mar 15, 2013

Requirement: (Renewal)

B2031.04 - Automatic Entrance Doors Renewal

Description

Auto generated renewal for B2031.04 - Automatic Entrance Doors. System Description: (1981) Addition (South Main Entrance) - has handicapped door with automatic operator. (installed in 2009)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2039	\$11,568
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2018

B2032.03 - Exterior Utility Doors - 1957 Section

(1957) Original Building (CTS 138) - has hollow metal doors in pressed metal frame. (2 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$1,168.20	Each
		Renewal Cost	Last Updated in VFA
		\$2,920	Apr 6, 2016

Requirement: (Renewal)

Replace exterior metal doors - 1957 Section. (2 doors)

Description

Auto generated renewal for 1957 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$2,921
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2032.03 - Exterior Utility Doors - 1964 Section

(1964) Addition (Mechanical Room 134) - has hollow metal door in pressed metal frames. (1 door)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$1,168.54	Each
		Renewal Cost	Last Updated in VFA
		\$1,461	Apr 6, 2016



ANDREW--B-A--7.5.07 196.jpg

Requirement: (Renewal)

Replace exterior metal door - 1964 Section. (1 single)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:	Category:
Priority	Lifecycle
Lifecycle Planning (at least 4 years remaining at inspection)	Year
	2032
	Estimated Cost
	\$1,461



ANDREW--B-A--7.5.07 196.jpg

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2032.03 - Exterior Utility Doors - 1980 Section

(1980) Addition (Elec 139) - has hollow metal door in pressed metal frame. (1 door)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$1,168.54	Each
		Renewal Cost	Last Updated in VFA
		\$1,461	Apr 6, 2016

Requirement: (Renewal)

Replace exterior metal door. (1 single)

Description

Auto generated renewal for 1980 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$1,461
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2032.03 - Exterior Utility Doors - 1991 Section

(1991) Addition (Mezzanine Mechanical Room to roof) - has hollow metal door in pressed metal frame.
(1 door)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$1,168.54	Each
		Renewal Cost	Last Updated in VFA
		\$1,461	Apr 6, 2016

Requirement: (Renewal)

Replace exterior metal door. (1 single)

Description

Auto generated renewal for 1991 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2031	\$1,461
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3011.06 - Built-up Bituminous Roofing (Asphalt & Gravel)

- 1957 Section

(1957) Original Building (Gymnasium roof) - has sloping built-up roofing. (approx. 480 square metres)
(replaced in 1999)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2019	25	24 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	480	\$168.47	SM
		Renewal Cost	Last Updated in VFA
		\$101,085	Oct 24, 2019

**B3011.09 - Modified Bituminous Membrane Roofing (SBS) -
1957 Section**

(1957) Original Building (Home Economics, CTS, Classroom 141, 142) - have SBS roofing. (approx. 260 square metres) (replaced in 2004 and 2005)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	25	9 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	260	\$259.88	SM
		Renewal Cost	Last Updated in VFA
		\$84,461	Mar 15, 2013

Requirement: (Renewal)

Replace SBS. roofing - 1957 Section. (approx. 260 square metres)

Description

Auto generated renewal for 1957 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$84,461
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

**B3011.09 - Modified Bituminous Membrane Roofing (SBS) -
1964 Section**

(1964) Addition - has SBS roofing. (approx. 800 square metres) (replaced in 2002)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	25	7 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	800	\$259.89	SM
		Renewal Cost	Last Updated in VFA
		\$259,894	Mar 15, 2013

Requirement: (Renewal)

Replace SBS roofing - 1964 Section. (approx. 800 square emtres)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$259,894
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

**B3011.09 - Modified Bituminous Membrane Roofing (SBS) -
1980 Section**

(1980) Addition (ELEC 139 roof) - has SBS roofing. (approx. 20 square metres) (replaced in 1999)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1999	25	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	20	\$259.88	SM
		Renewal Cost	Last Updated in VFA
		\$6,497	Mar 15, 2013

Requirement: (Renewal)

Replace SBS roofing - 1980 Section. (approx. 20 square metres)

Description

Auto generated renewal for 1980 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$6,497
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3011.12 - Sheet Metal Roofing - 1991, 1992

(1957) Original Building (Mezzanine Mechanical roof) - has sloping sheet metal roofing. (approx. 260 square metres) (installed in 1992)

(1964) Addition (along overhangs) - has sloping sheet metal roofing. (approx. 90 square metres) (installed in 1992)

(1991) Addition - has sloping sheet metal roofing. (approx. 1980 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,330	\$284.12	SM
		Renewal Cost	Last Updated in VFA
		\$827,509	Apr 6, 2016



ANDREW--B-A--7.5.07 242.jpg

Requirement: (Renewal)

Replace sheet metal roofing. (2330 square metres)

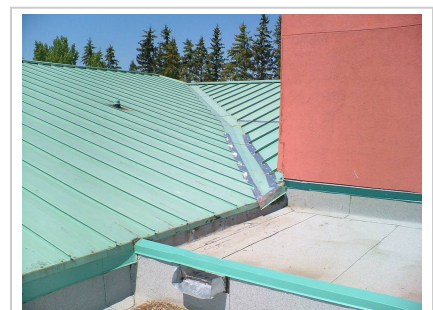
Description

Auto generated renewal for 1991, 1992. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2031	\$827,509

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016



ANDREW--B-A--7.5.07 242.jpg

B3013 - Vapour Retarder and Insulation*

(1957) Original Building - has batt insulation and rigid insulation.

(1964) Addition - has batt insulation and rigid insulation.

(1980) Addition - has rigid insulation.

(1991) Addition - has batt insulation and rigid insulation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B3016 - Metal Gutters and Downspouts - 1957, 1964, 1980

Sections

(1957) Original Building (Mezzanine Mechanical Roof) - has eave troughs and exterior metal downspouts discharging water to low roof. (approx. 75 linear metres) (installed in 1992)
 (1957) Original Building (Gymnasium roof) - has eavetroughs and exterior metal downspouts discharging water to low roof. (approx. 40 linear metres) (installed in 1992)
 (1964) Addition - has roof drain connecting exterior metal downspouts. (approx. 4 linear metres) (installed in 1992)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	119	\$52.48	LM
		Renewal Cost	Last Updated in VFA
		\$7,806	Apr 6, 2016

Requirement: (Renewal)

Replace metal gutters and downspouts. (approx. 119 linear metres)

Description

Auto generated renewal for 1957, 1964, 1980 Sections. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$7,806
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Extend downspout - 1957 Section. (0.150 linear metre)

Description

Extend downspout. (0.150 linear metre)

Concern

(1957) Original Building (north) - downspout is too short.

Impact: Minor

Category: Reliability

Priority

Year

Estimated Cost

0 - Due at time of
Inspection

2013

\$1,161

Line Item

Quantity Unit Cost Units

Extend downspout - 1957 Section.
(0.150 linear metre)

0.1500 \$7,739.58 lm

Project Number

Project Status

Last Updated in VFA

Apr 27, 2016



P1110906.JPG

B3021 - Skylights - 1964 Section

(1964) Addition (Main Lobby) - has 3 pyramidal skylights.

Condition Rating

Installed

Lifetime

Years Remaining

C - Acceptable

1992

25

4 (Observed)

Date Inspected

Quantity

Unit Cost

Units

Aug 21, 2012

3

\$2,902.51

Each

Renewal Cost

Last Updated in VFA

\$8,708

Mar 15, 2013

Requirement: (Renewal)

Replace skylights. (3)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:

Category: Lifecycle

Priority

Year

Estimated Cost

Lifecycle Planning (at
least 4 years remaining
at inspection)

2017

\$8,708

Project Number

Project Status

Last Updated in VFA

Apr 27, 2016

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1957

Section

(1957) Original Building has vents, chimney and exhaust hoods on the roof.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1964

Section

(1964) Addition has vents, roof drains, chimney and exhaust hoods on the roof.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1980

Section

(1991) Addition has vents.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1980	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1991

Section

(1991) Addition has vents.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1011 - Interior Fixed Partitions*

(1957) Original Building - has concrete block walls and wood stud walls.

(1964) Addition - has concrete block walls and wood stud walls.

(1980) Addition - has wood stud walls.

(1991) Addition (northeast) - has wood stud walls.

(1991) Addition (south) - has wood stud walls.

(1991) Addition (southwest) - has wood stud walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1013 - Interior Operable Folding Panel Partitions

(1991) Addition (southwest - Music/Drama 110) - has operable folding panel partitions.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$11,609.30	Each
		Renewal Cost	Last Updated in VFA
		\$11,609	Mar 15, 2013



ANDREW--B-A--7.5.07 120.jpg

Requirement: (Renewal)

Replace 1 operable folding partition.

Description

Auto generated renewal for C1013 - Interior Operable Folding Panel Partitions. System Description: N/A

Concern

Impact:	Category:
Priority	Lifecycle
	Year
Lifecycle Planning (at least 4 years remaining at inspection)	2022
	Estimated Cost
	\$11,609

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016



ANDREW--B-A--7.5.07 120.jpg

C1017 - Interior Windows* - 1957 Section

(1957) Original Building (CTS 138, Home Economics 140) - have steel framed storefronts and doors c/w sidelits

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1017 - Interior Windows*

(1957) Original Building (Comp Room 138A) - has metal frame windows c/w clear glass.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1017 - Interior Windows* - 1991 Section

(1991) Addition (northeast - Classroom 104, 105, 106, 107) - have steel framed storefronts and doors c/w sidelits.

(1991) Addition (southwest - Classroom 108, Hub, Computer 108A) - have steel framed storefronts and doors c/w sidelits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1018 - Interior Partition Firestopping*

(1964) Addition (Mechanical Room 134) - has firestopping around pipe penetrations in concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1021.01 - Interior Swinging Doors (& Hardware)*

(1957) Original Building (Comp Room 138A, CTS 138B, Dust 138C) - have solid core wood doors in pressed metal frames.

(1964) Addition (Vice Principal 122, Principal 123, Administration 124, Science 125, Classroom 126, Business Education 127, Science Prep Room 125A, PEO 131, Storage 130, Office 143, Girls Changeroom 128, Boys Changeroom 133, Girls Washroom 129, Boys Washroom 132, PEO 131) - have solid core wood doors in pressed metal frames.

(1991) Addition (northeast - Men Washroom 102, Womens Washroom 103) - have solid core wood doors in pressed metal frames.

(1991) Addition (southwest - Storage 110A, 110B, Storage 111, 116, 117, Workroom 118, Staff Room 119, Counsellor 121) - have solid core wood doors in pressed metal frames.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1021.03 - Interior Fire Doors*

(1957) Original Building (Mezzanine - Mechanical Room) - has 3/4 hour fire rated metal doors and frames.

(1957) Original Building (Gymnasium 137, Classroom 141, 142) - have hollow metal doors and metal frames.

(1964) Addition (Mechanical Room 134) - has 1.5 hour fire rated metal doors and frames.

(1991) Addition (northeast - ECS 101) - has hollow metal door and metal frame.

(1991) Addition (southwest - Library 109, Music/Drama 110, Classroom 112, 115) - have hollow metal doors and metal frames.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1021.04 - Interior Sliding and Folding Doors*

(1957) Original Building (Stage 136) - has 2 accordion folding sliding doors. (installed in 1992)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1992	150	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2013	2	\$2,321.86	Each
		Renewal Cost	Last Updated in VFA
		\$4,644	Mar 15, 2013

Requirement: (Renewal)

Replace accordion doors - 1957 Section. (2 doors)

Description

Replace accordion doors - 1957 Section. (2 doors)

Concern

(1957) Original Building (Stage 136) - has damaged accordion folding sliding doors.

Impact: Minor	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$4,644
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1031.01 - Fabricated Compartments (Toilets>Showers) -

1964 Section

(1964) Addition (Girls Changeroom 128, Boys Changeroom 133) - have metal shower partitions. (7 partitions)

(1964) Addition (Girls Washroom 129, Boys Washroom 132) - have metal toilet partitions. (5 partitions)

(1964) Addition (PEO 131) - has metal shower partition. (1 partition)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	13	\$475.29	Each
		Renewal Cost	Last Updated in VFA
		\$7,723	Mar 15, 2013

Requirement: (Renewal)

Replace metal toilet partitions. (13 partitions)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$7,723
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1031.01 - Fabricated Compartments (Toilets/Showers) -

1991 Section

(1991) Addition (northeast - Mens Washroom 102, Womens Washroom 103) - have metal toilet partitions) (4 partitions).

(1991) Addition (southwest - Infirmary Washroom 120, Boys Washroom 113, Girls Washroom 114, Staff Washroom 146, 147) - have metal toilet partitions. (3 partitions)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	7	\$475.45	Each
		Renewal Cost	Last Updated in VFA
		\$4,160	Mar 15, 2013

Requirement: (Renewal)

Replace metal toilet partitions. (7 partitions)

Description

Auto generated renewal for 1991 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$4,160
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1033.01 - Lockers - 1957, 1964, 1991 Sections

(1957) Original Building (Corridors) - have single tier metal lockers. (30 lockers) (installed in 1992)
(installed in 1992)
(1964) Addition (Girls Changeroom 128, Boys Changeroom 133) - have double tier metal lockers. (39 lockers) (installed in 1992)
(1964) Addition (Corridor) - has single tier metal lockers. (85 lockers) (installed in 1992)
(1991) Addition (northeast - Corridors) - have double tier metal lockers. (62 lockers)
(1991) Addition (southwest - Corridor) - has single tier metal lockers. (25 lockers)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	241	\$481.27	Each
		Renewal Cost	Last Updated in VFA
		\$144,983	Mar 15, 2013

Requirement: (Renewal)

Replace metal lockers. (241 lockers)

Description

Auto generated renewal for 1957, 1964, 1991 Sections. System Description:
N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$144,983
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1033.02 - Storage Shelving*

(1964) Addition (Storage 130) - has wood shelves. (modernized in 1992)
(1991) Addition (southwest - Storage 110A, 110B, Storage 111, 116, 117) - have wood shelves.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1035 - Interior Identifying Devices*

All rooms have interior identifying devices.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1037.07 - Visual Display Boards

(1957) Original Building (Gymnasium 137) - has 2 whiteboards. (installed in 1992)
 (1957) Original Building (Classroom 141, 142) - have 8 whiteboards and 8 tackboards. (installed in 1992)
 (1964) Addition (Science 125, Classroom 126, Business Education 127) - have 6 whiteboards, 2 chalkboards and 2 tackboards. (installed in 1992)
 (1991) Addition (northeast - ECS 101, Classroom 104, 105, 106, 107) - have 12 whiteboards, 4 chalkboards and 9 tackboards.
 (1991) Addition (southwest - Library 109, Music/Drama 110, Classroom 108, 112, 115) - have 11 whiteboards and 4 tackboards.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	68	\$1,037.15	Each
		Renewal Cost	Last Updated in VFA
		\$88,158	Mar 15, 2013

Requirement: (Renewal)

Replace whiteboards, chalkboards & whiteboards. (68 boards)

Description

Auto generated renewal for C1037.07 - Visual Display Boards. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$88,158
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1037.08 - Toilet, Bath, and Laundry Accessories*

(1964) Addition (Girls Changeroom 128, Boys Changeroom 133) - have shower accessories.

(1964) Addition (Girls Washroom 129, Boys Washroom 132) - have toilet accessories.

(1964) Addition (PEO 131) - has shower accessories.

(1991) Addition (northeast - Mens Washroom 102, Womens Washroom 103) - have toilet accessories.

(1991) Addition (southwest - Infirmary Washroom 120, Boys Washroom 113, Girls Washroom 114, Staff Washroom 146, 147) - have toilet accessories.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C1037.09 - Other Fittings* - Boot Racks

(1984) Addition (east Exit Vestibule) - has metal boot racks.

(1991) Addition (northeast - east Exit Vestibule) - has metal boot racks.

(1991) Addition (south - mud Room) - has metal boot racks.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C2011 - Stair Construction* - 1957 Section

(1957) Addition (from Gymnasium 137 to Stage 136) - has wood stairs c/w wood rails. (2 stairs)

(1957) Addition (from Corridor to Stage 136) - has wood stair with resilient finish and wood rails. (1 stair)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C2011 - Stair Construction* - 1991, 1992

(1957) Addition (from Gymnasium Storage 135 to Mezzanine Storage) - has wood stair with resilient finish c/w wood handrail. (1 stair) (installed in 1992)

(1957) Addition (from CTS 138 to Mezzanine Mechanical Room) - has steel framed ship ladder c/w metal pipe handrails. (installed in 1992)

(1991) Addition (northwest - ECS 101, Classrooms 104, 105, 106, 107 to loft mezzanine) - have wood stairs with carpet for treads and wood handrails.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C2020.04 - Resilient Stair Finishes

(1957) Addition (from Gymnasium Storage 135 to Mezzanine Storage) - has wood stair with resilient finish. (1 stair) (installed in 1992)

(1957) Addition (from Corridor to Stage 136) - has wood stair with resilient finish and wood rails. (1 stair)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	2	\$1,741.41	Each
		Renewal Cost	Last Updated in VFA
		\$3,483	Mar 15, 2013



ANDREW--B-A--7.5.07 275.jpg

Requirement: (Renewal)

Replace resilient stairfinish. (2 stairs)

Description

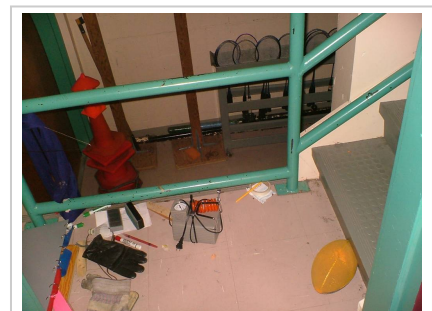
Auto generated renewal for C2020.04 - Resilient Stair Finishes.

System Description: N/A

Concern

Impact:	Category:
Priority	Lifecycle
Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017 \$3,483

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016



ANDREW--B-A--7.5.07 275.jpg

C2023 - Stair Railings and Balustrades*

(1957) Addition (from Gymnasium 137 to Stage 136) - has wood stairs c/w wood rails. (2 stairs)

(1957) Addition (from Corridor to Stage 136) - has wood stair with resilient finish c/w wood rails. (1 stair)

(1957) Addition (from Gymnasium Storage 135 to Mezzanine Storage) - has wood stair with resilient finish c/w wood handrail. (1 stair) (installed in 1992)

(1957) Addition (from CTS 138 to Mezzanine Mechanical Room) - has steel framed ship ladder c/w metal pipe handrails. (installed in 1992)

(1991) Addition (northwest - ECS 101, Classrooms 104, 105, 106, 107 to loft mezzanine) - have wood stairs with carpet for treads and wood handrails.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C2030 - Interior Ramps*

(1991) Addition (southwest - Corridor) - has concrete ramp c/w rubber sheet finish and metal pipe handrail.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3012.02 - Wall Paneling

(1957) Original Building (Gymnasium 137) - has horizontal wood panels on south wall of gymnasium.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	80	\$79.76	SM
		Renewal Cost	Last Updated in VFA
		\$7,976	Mar 15, 2013

Requirement: (Renewal)

Replace wood wall panels. (80 square metres)

Description

Auto generated renewal for C3012.02 - Wall Paneling. System Description:

N/A

Concern

Impact:

Priority

Lifecycle Planning (at least 4 years remaining at inspection)

Project Number

Category: Lifecycle

Year

2017

Estimated Cost

\$7,976

Last Updated in VFA

Apr 27, 2016

C3012.05 - Tile Wall Finishes

(1964) Addition (Girls Changeroom 128, Boys Changeroom 133, Girls Washroom 129, Boys Washroom 132) - has ceramic wall tiles. (approx. 160 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	160	\$139.99	SM
		Renewal Cost	Last Updated in VFA
		\$27,999	Apr 6, 2016

Requirement: (Renewal)

Replace ceramic wall tiles. (160 square metres)

Description

Auto generated renewal for C3012.05 - Tile Wall Finishes. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$27,999
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3012.10 - Interior Wall Painting*

(1957) Original Building (CTS 138, Corridors, Mezzanine Mechanical Room) - have painted concrete walls and painted gypsum wall board. (repainted in 2002)

(1964) Addition (Classroom 126, Business Education 127, Science 125, Science Prep Room 125A, PEO 131Mechanical Room 134, Storage 130, Corridors) - have painted concrete walls and painted gypsum wall board. (repainted in 2002)

(1991) Addition (northeast - Corridors) - have painted gypsum wall board. (repainted in 2002)

(1991) Addition (southwest - Storage 110A, 110B, Storage 111, 116, 117, Corridors) - have painted gypsum wall board. (repainted in 2002)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3012.11 - Wall Coverings*

(1957) Original Building (Home Economics 140, Classroom 141, 142) - have gypsum wall board with vinyl finish.

(1991) Addition (northeast - ECS 101, Classroom 104, 105, 106, 107) - have gypsum wall board with vinyl finish.

(1991) Addition (southwest - Library 109, Music/Drama 110, Workroom 118, Staff Room 119, Classroom 108, 112, 115) - have gypsum wall board with vinyl finish.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3012.13 - Other Wall Finishes* - Brick

(1964) Addition (Corridors) - have face brick.

(1980) Addition (north - Elec 139) - has face brick.

(1991) Addition (northeast - Corridor) - has face brick.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3012.13 - Other Wall Finishes* - Fiberglass wall panel

(1964) Addition (time-out 144) - has fiberglass wall panels. (installed in 2002)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3024.01 - Tile Floor Finishes - 1964 Section

(1964) Addition (Girls Changeroom 128, Boys Changeroom 133, Girls Washroom 129, Boys Washroom 132) - have quarry tile flooring. (approx. 120 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	50	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	120	\$116.10	SM
		Renewal Cost	Last Updated in VFA
		\$13,932	Mar 15, 2013

Requirement: (Renewal)

Replace quarry tile flooring. (approx. 120 square metres)

Description

Auto generated renewal for 1964 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$13,932
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.01 - Tile Floor Finishes - 1964, 1980, 1991 Sections

(1964) Addition (east Exit Vestibule, Main Lobby, Student Meeting Area, Concession 145, partial Admin 124) - have quarry tile flooring. (approx. 70 square metres) (modernized in 1992)

(1980) Addition (central - Concession 145) - has quarry tile flooring. (approx. 10 square metres) (modernized in 1992)

(1991) Addition (northeast - Men Washroom 102, Womens Washroom 103, East Exit Vestibule, West Exit Vestibule) - have quarry tile flooring. (approx. 40 square metres).

(1991) Addition (south - Mud Room) - has quarry tile flooring. (approx. 50 square metres).

(1991) Addition (southwest - Boys Washroom 113, Girls Washroom 114, Time-out Rooms) - have quarry tile flooring. (approx. 40 square metres).

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	50	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	170	\$116.10	SM
		Renewal Cost	Last Updated in VFA
		\$19,737	Mar 15, 2013

C3024.03 - Wood Flooring

(1957) Original Building (Gymnasium 137, Stage 136) - have hardwood strip flooring. (approx. 550 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	548.60	\$260.66	SM
		Renewal Cost	Last Updated in VFA
		\$178,748	Apr 6, 2016

Requirement: (Renewal)

Replace hardwood strip flooring. (548.60 sq.m.)

Description

Auto generated renewal for C3024.03 - Wood Flooring. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$178,748
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.06 - Resilient Flooring - 1957, 1964 Sections

(1957) Original Building (Home Economics 140) - has vinyl tile flooring. (approx. 80 square metres) (modernized in 1992)

(1957) Original Building (Corridors) - have sheet vinyl flooring. (approx. 80 square metres) (modernized in 1992)

(1964) Addition (Science 125, Science Prep Room 125A, PEO 131, Storage 130) - has vinyl tile flooring. (approx. 110 square metres) (modernized in 1992)

(1964) Addition (Corridors) - have sheet vinyl flooring. (approx. 120 square metres) (modernized in 1992)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2019	20	19 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	390	\$100.00	SM
		Renewal Cost	Last Updated in VFA
		\$48,748	Oct 24, 2019

Requirement: (Renewal)

1957, 1964 Sections Renewal

Description

Auto generated renewal for 1957, 1964 Sections. System Description: (1957) Original Building (Home Economics 140) - has vinyl tile flooring. (approx. 80 square metres) (modernized in 1992)

(1957) Original Building (Corridors) - have sheet vinyl flooring. (approx. 80 square metres) (modernized in 1992)

(1964) Addition (Science 125, Science Prep Room 125A, PEO 131, Storage 130) - has vinyl tile flooring. (approx. 110 square metres) (modernized in 1992)

(1964) Addition (Corridors) - have sheet vinyl flooring. (approx. 120 square metres) (modernized in 1992)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2039	\$48,748
Project Number	Project Status	Last Updated in VFA
		Oct 24, 2019

C3024.06 - Resilient Flooring - 1991 Section

(1991) Addition (southwest - Infirmary Washroom 120, Staff Washroom 146, 147, Storage 110A, 110B, 111, 116, 117, Workroom 118) - have vinyl tile flooring. (approx. 90 square metres)
(1991) Addition (southwest - Corridors) - have sheet vinyl flooring. (approx. 90 square metres)
(1991) Addition (northeast - partial ECS 101, partial Classroom 104, 105, 106, 107, Corridors) - have sheet vinyl flooring. (approx. 200 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	380	\$100.00	SM
		Renewal Cost	Last Updated in VFA
		\$47,498	Mar 15, 2013

Requirement: (Renewal)

Replace resilient flooring. (380 square metres)

Description

Auto generated renewal for 1991 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$47,498
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.07 - Floor Painting* - 2002

(1957) Original Building (CTS 138) - has painted concrete flooring. (repainted in 2002)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3024.07 - Floor Painting* - 1957, 1964 Sections

(1957) Original Building (Mezzanine - Mechanical Room) - has painted concrete flooring.
(1964) Addition (Mechanical Room 134) - has painted concrete flooring.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3025 - Carpet Flooring - 1991, 1992

(1957) Original Building (Classroom 141, 142) - have carpet flooring. (approx. 130 square metres)
(installed in 1992)

(1964) Addition (Vice Principal 122, Principal 123, Classroom 126, Business Education 127) - have carpet flooring. (approx. 190 square metres) (installed in 1992)

(1991) Addition (northeast - partial ECS 101, partial Classrooms 104, 105, 106, 107) - have carpet flooring. (approx. 200 square metres)

(1991) Addition (southwest - Library 109, Music/Drama and Fine Arts 110, Staff Room 119, Classroom 108, 112, 115, Counsellor 121, Hub, Computer 108A) - have carpet flooring. (approx. 630 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	15	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	1,150	\$90.24	SM
		Renewal Cost	Last Updated in VFA
		\$129,726	Mar 15, 2013

Requirement: (Renewal)

Replace carpet flooring. (1150 square metres)

Description

Auto generated renewal for 1991, 1992. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$129,726
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3025 - Carpet Flooring - 2007

(1964) Addition (partial Administration 124) - has carpet flooring. (approx. 30 square metres) (installed in 2007)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2007	15	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	30	\$90.24	SM
		Renewal Cost	Last Updated in VFA
		\$3,384	Mar 15, 2013

Requirement: (Renewal)

Replace carpet flooring. (30 square metres)

Description

Auto generated renewal for 2007. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$3,384
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3031.06 - Interior Ceiling Painting*

(1957) Original Building (Storage 135, Mezzanine Mechanical Room) - have painted gypsum board ceilings. (repainted in 2002)

(1964) Addition (PEO 131, Storage 130, Girls Changeroom 128, Boys Changeroom 133, Girls Washroom 129, Boys Washroom 132, Mechanical 134, East Exit Vestibule) - have painted gypsum board ceilings. (repainted in 2002)

(1980) Addition (Central - Concession 145) - has painted gypsum board ceilings. (repainted in 2002)

(1991) Addition (northeast - partial Classroom 104, 105, 106, 107, Mens Washroom 102, Womens Washroom 103, Corridors, East Exit, West Exit) - have painted gypsum board ceilings. (repainted in 2002)

(1991) Addition (south - partial Mudroom) - has painted gypsum board ceilings.

(1991) Addition (southwest - partial Classroom 112, 115Storage 110A, 110B, Storage 111, 116, 117, partial Corridors) - have painted gypsum board ceilings. (repainted in 2002)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

C3032 - Acoustic Ceiling Treatment (Susp. T-Bar)

(1957) Original Building (CTS 138, Comp Room 138A, CTS 138B, Home Economics 140, Classroom 141, 142, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 420 square metres) (installed in 1992)

(1964) Addition (Vice Principal 122, Principal 123, Administration 124, Science 125, Science Prep Room 125A, Classroom 126, Business Education 127, Student Meeting, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 430 square metres) (installed in 1992)

(1991) Addition (northeast - partial ECS 101, partial Classroom 104, 105, 106, 107) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 200 square metres)

(1991) Addition (south - partial Mudroom) - has suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 40 square metres)

(1991) Addition (southwest - partial Library 109, partial Music/Drama 110, Workroom 118, Staff Room 119, partial Classroom 108, 112, 115, Counsellor 121, Hub, Computer 108A, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 280 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1991	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	1,370	\$69.36	SM
		Renewal Cost	Last Updated in VFA
		\$118,774	Mar 15, 2013

Requirement: (Renewal)

Replace acoustic ceiling treatment (Susp. T Bar) (approx. 1370 square metres)

Description

Auto generated renewal for C3032 - Acoustic Ceiling Treatment (Susp. T-Bar). System Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$118,774	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Requirement: (Non-Renewal)

Replace ceiling tiles - all sections. (approx. 50 tiles)

Description

Replace ceiling tiles - all sections. (approx. 50 tiles)

Concern

Ceiling tiles are stained, missing or worn out.

Impact: Minor	Category: Reliability			
Priority	Year	Estimated Cost		
0 - Due at time of Inspection	2013	\$1,742		
			Unit	
Line Item		Quantity	Cost	Units
Replace ceiling tiles - all sections. (approx. 50 tiles)		50	\$34.84	each
Project Number	Project Status	Last Updated in VFA		
		Apr 27, 2016		

C3033 - Other Ceiling Finishes* - Adhered Acoustic Ceiling

Tile

(1957) Original Building (Gymnasium 137, Stage 138) - have adhered acoustic ceiling tiles.

(1991) Addition (southwest - Music/Drama 110, partial Library 109) - have adhered acoustic ceiling tiles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2011 - Washroom Fixtures (WC, Lav, Urnl)

Vitreous china water closets, floor & wall mounted with flush tanks.
Vitreous china countertop & wall hung lavs with conventional faucets.
Vitreous china, wall mounted urinals with manual flush valves.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	35	7 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$46,437.21	Each
		Renewal Cost	Last Updated in VFA
		\$46,437	Mar 15, 2013

Requirement: (Renewal)

Replace 6 urinals, 15 water closets, and 12 lavs.

Description

Auto generated renewal for D2011 - Washroom Fixtures (WC, Lav, Urnl).
System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$46,437
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2014 - Sinks

Mainly single compartment stainless steel sinks throughout school. Mop service service sink in Janitor room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	12	\$770.06	Each
		Renewal Cost	Last Updated in VFA
		\$11,551	Mar 15, 2013

Requirement: (Renewal)

Replace approximately 12 sinks

Description

Auto generated renewal for D2014 - Sinks. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$11,551
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2017 - Showers

Individual shower stalls in Boys & Girls Gymnasium Locker rooms. Pressure balanced mixing valves & telephone shower heads in each stall.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	10	\$1,370.50	Each
		Renewal Cost	Last Updated in VFA
		\$17,131	Mar 15, 2013

Requirement: (Renewal)

Replace 10 shower stations.

Description

Auto generated renewal for D2017 - Showers. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$17,131
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2018 - Drinking Fountains/Coolers

Various wall mounted, single bubbler, stainless steel water coolers and drinking fountains throughout building. Individual bubblers on stainless steel sinks.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	35	7 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	13	\$1,063.84	Each
		Renewal Cost	Last Updated in VFA
		\$17,287	Mar 15, 2013

Requirement: (Renewal)

Replace 3 stainless steel, refrigerated drinking fountains / water coolers and 10 individual bubblers at stainless steel sinks.

Description

Auto generated renewal for D2018 - Drinking Fountains/Coolers. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$17,287
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.01 - Domestic Water Heaters

Two A.O.Smith, model BTRC199 118 / 76 Gal storage capacity, 179.1 MBtuh input capacity - located in main east Mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	20	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$8,707.00	Each
		Renewal Cost	Last Updated in VFA
		\$17,414	Mar 15, 2013

Requirement: (Renewal)

Replace two domestic water heaters.

Description

Auto generated renewal for D2023.01 - Domestic Water Heaters. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$17,414
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.02 - Domestic Water Valves

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

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	40	\$290.23	Each
		Renewal Cost	Last Updated in VFA
		\$11,609	Mar 15, 2013

Requirement: (Renewal)

Replace approximately 40 valves.

Description

Auto generated renewal for D2023.02 - Valves: Domestic Water. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$11,609
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2024 - Pipes and Tubes: Domestic Water*

Mainly insulated copper domestic water piping. Solder joints.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2030 - Waste and Vent Piping*

Cast iron, copper, ABS piping throughout building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2033 - Floor Drains*

Mainly general purpose floor drains in washrooms, Mechanical room and service spaces.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2034 - Sanitary Waste Equipment* - Cleanouts

Conventional, general purpose cleanouts throughout the school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2035.01 - Domestic Water Piping Insulation*

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

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2041 - Rain Water Drainage Piping Systems*

Rainwater leaders connected to roof drains. Scuppers & Downspouts. All discharging to grade around building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D2042 - Roof Drains*

Conventional roof drains. Dome strainers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3012 - Gas Supply Systems*

Schedule 40 steel piping connecting incoming supply to boilers, domestic water heaters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3021.11 - Heating Boilers and Accessories: H.W. - 2012

2 New Boilers installed in 2012.

Laars Rheos Series. Model No. RHCH2400NACF2FFX. Heating input Capacity: 2,400,000 Btuh. Output capacity: 2,052,000 Btuh.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2012	35	27 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$58,046.51	Each
		Renewal Cost	Last Updated in VFA
		\$116,093	Mar 15, 2013

D3021.12 - Chimneys (& Comb. Air): H.W. Boiler

Metal chimney up to weather cap on roof. Insulated combustion air duct - terminating in arctic trap.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2012	35	27 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	10	\$1,988.57	LM
		Renewal Cost	Last Updated in VFA
		\$24,857	Mar 15, 2013

D3021.13 - Water Treatment: H. W. Boiler*

Chemical pot feeder in hydronic loop.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3041.01 - Air Handling Units

Three ventilation units in two Mechanical rooms including Supply fan, Mixing section, Filters, Heating coil serving entire school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	3	\$87,069.78	Each
		Renewal Cost	Last Updated in VFA
		\$261,209	Mar 15, 2013

Requirement: (Renewal)

Replace three Air Handling units.

Description

Auto generated renewal for D3041.01 - Air Handling Units. System

Description: N/A

Concern

Impact:	Category:
Priority	Lifecycle
Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023 \$261,209
Project Number	Project Status
	Last Updated in VFA
	Apr 27, 2016

D3041.03 - Air Distribution - Cleaning Devices*

Dust collector on stand outside Industrial Arts area. Make - N.R. Murphy. Model unknown.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3041.04 - Air Distribution Ducts*

Mainly overhead, galvanized steel, low velocity ductwork.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3041.07 - Air Distribution Outlets & Inlets*

Various square ceiling diffusers, single deflection sidewall supply & eggcrate return grilles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3042.01 - Exhaust Fans

Various roof mounted centrifugal exhausters, ceiling exhaust fans.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	12	\$1,934.89	Each
		Renewal Cost	Last Updated in VFA
		\$23,219	Mar 15, 2013

Requirement: (Renewal)

Replace approximately 12 fans.

Description

Auto generated renewal for D3042.01 - Fans: Exhaust. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$23,219
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3042.03 - Exhaust Ducts*

Galvanized steel, low velocity - connecting exhaust grilles to exhaust fans & outlets.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3042.05 - Exhaust Outlets & Inlets*

Various sidewall & ceiling exhaust grilles / registers, ducted to exhaust fans.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D3044 - Hot Water Distribution Systems - Glycol

Insulated Schedule 40 steel piping - threaded joints. Copper piping - soldered joints.

Various Grundfos circulating pumps. Unknown models. Unknown HP motors. Serving Air Handling unit coils and main heating system.

Propylene Glycol circulated throughout system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3,556	\$78.10	SM
		Renewal Cost	Last Updated in VFA
		\$347,135	Apr 6, 2016

Requirement: (Renewal)

Replace Glycol heating piping system & accessories, including 2 heating system circulator pumps. (B.O.E.: 3556 Sq.M.GFA)

Description

Auto generated renewal for Glycol. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$347,135
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3051.03 - Fan Coil Units

Various wall mounted Force flow heaters. Located mostly in entrance vestibules.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	5	\$1,669.90	Each
		Renewal Cost	Last Updated in VFA
		\$10,437	Mar 15, 2013

Requirement: (Renewal)

Replace 5 entrance force flow heaters.

Description

Auto generated renewal for D3051.03 - Fan Coil Units. System Description:
N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$10,437
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3051.04 - Finned Tube Radiation

Mainly sloped top enclosure radiation in various rooms throughout school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	100	\$290.23	LM
		Renewal Cost	Last Updated in VFA
		\$29,023	Mar 15, 2013

Requirement: (Renewal)

Replace approximately 100 m of radiation and enclosure.

Description

Auto generated renewal for D3051.04 - Finned Tube Radiation. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$29,023
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3051.07 - Unit Heaters

Unit heater for combustion air in Mechanical room. Make unknown.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$1,556.14	Each
		Renewal Cost	Last Updated in VFA
		\$1,945	Mar 15, 2013

Requirement: (Renewal)

Replace mechanical room unit heater (1).

Description

Auto generated renewal for D3051.07 - Unit Heaters. System Description:
N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$1,945
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3051.09 - Radiant Heating (Ceiling & Floor)

Ceiling radiant heating system in Elementary School (north end) area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	35	7 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	20	\$1,741.40	Each
		Renewal Cost	Last Updated in VFA
		\$34,828	Mar 15, 2013

Requirement: (Renewal)

Replace in-floor radiant heating system with 20 ceiling radiant panels.

Description

Auto generated renewal for D3051.09 - Radiant Heating (Ceiling & Floor).

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$34,828
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3068.01 - Building Systems Controls (BMCS, EMCS)

Siemens DDC system for control of Heating & Ventilation systems. Panel in main Mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2017	20	17 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3,556	\$12.75	SM
		Renewal Cost	Last Updated in VFA
		\$56,676	Dec 1, 2017

Requirement: (Renewal)

D3068.01 - Building Systems Controls (BMCS, EMCS) Renewal

Description

Auto generated renewal for D3068.01 - Building Systems Controls (BMCS, EMCS). System Description: Siemens DDC system for control of Heating & Ventilation systems. Panel in main Mechanical room.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2037	\$56,676
Project Number	Project Status	Last Updated in VFA
		Dec 1, 2017

D3069.01 - Electric and Electronic Controls

Electric control of Unit heaters and force flows.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	6	\$967.44	Each
		Renewal Cost	Last Updated in VFA
		\$5,805	Mar 15, 2013

Requirement: (Renewal)

Replace unit heater & force flow unit controls (6 Units).

Description

Auto generated renewal for D3069.01 - Electric and Electronic Controls.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$5,805
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D4011 - Sprinklers: Fire Protection*

Dry pipe sprinkler system. Main water service for this system located in the main Mechanical room, c/w alarm valve assembly and air compressor.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D4031 - Fire Extinguisher, Cabinets and Accessories*

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

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D5011.02 - Main Electrical Transformers (Utility Owned)*

Power to the school is provided from a utility-owned, pad mounted transformer located on the north side of the school, on school property.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D5012.02 - Main Electrical Switchboards (Main Distribution)

1200 Amp 120/208 volt three phase main service with 1600 Amp MDP. Panel 80% full. Manufactured by Commander.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$110,288.39	Each
		Renewal Cost	Last Updated in VFA
		\$110,288	Mar 15, 2013

Requirement: (Renewal)

Replace 1200Amp main electrical switchboard.

Description

Auto generated renewal for D5012.02 - Main Electrical Switchboards (Main Distribution). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$110,288
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

**D5012.03 - Electrical Branch Circuit Panelboards
(Secondary Distribution)**

Commander and Square D panels located in school. Panels are 80% full. Bulldog panel located in stage area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	10	\$5,564.46	Each
		Renewal Cost	Last Updated in VFA
		\$69,556	Mar 15, 2013

Requirement: (Renewal)

Replace 10 Electrical branch Panelboards.

Description

Auto generated renewal for D5012.03 - Electrical Branch Circuit Panelboards (Secondary Distribution). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$69,556
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

**D5012.05 - Switchboards, Panelboards, and (Motor)
Control Centers**

Klockner Moeller MCC 600 Amp, 208 volt, three phase, 2 sections. Starters are complete with pilot lights and hand-off-auto selector switches. The MCC is located in the mechanical room. The MCC was installed 1991

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$46,437.21	Each
		Renewal Cost	Last Updated in VFA
		\$46,437	Mar 15, 2013

Requirement: (Renewal)

Replace 1 Motor Control Centre.

Description

Auto generated renewal for D5012.05 - Switchboards, Panelboards, and (Motor) Control Centers. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$46,437
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5012.06 - Motor Starters and Accessories

Loose wall mounted starters have been provided for the control of smaller motors. Starters are of the combination type, and complete with pilot lights and hand-off-auto selector switches.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	6	\$1,160.94	Each
		Renewal Cost	Last Updated in VFA
		\$6,966	Mar 15, 2013

Requirement: (Renewal)

Replace 6 Motor Starters

Description

Auto generated renewal for D5012.06 - Motor Starters and Accessories.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$6,966
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5012.07 - Variable Frequency Drives

RELCON VFD controller total of four VFD's have been provided for control of ventilation equipment. The VFD's are located in the mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	30	7 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	4	\$10,158.14	Each
		Renewal Cost	Last Updated in VFA
		\$40,633	Mar 15, 2013

Requirement: (Renewal)

Replace 4 variable Frequency Drives.

Description

Auto generated renewal for D5012.07 - Variable Frequency Drives. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2023	\$40,633
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5021 - Electrical Branch Wiring*

Wiring is copper and installed in conduit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D5022.01 - Interior Incandescent Fixtures*

Seven Spot lights located over stage area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5022.02 - Interior Fluorescent Fixtures

Lighting is provided by fluorescent fixtures, equipped with T8 lamps and electronic ballasts. Wrap around light fixtures located in classrooms. Pot lights have PL lamps.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	30	14 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3,500	\$99.51	SM
		Renewal Cost	Last Updated in VFA
		\$348,285	Mar 15, 2013

Requirement: (Renewal)

Replace interior fluorescent light fixtures: 3500 sq. m. GFA

Description

Auto generated renewal for D5022.02 - Interior Fluorescent Fixtures. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$348,285
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5022.03 - Interior Metal Halide Fixtures*

Metal Halide light fixtures located in Gym.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5023.04 - Exterior H.P. Sodium Fixtures*

HPS wall packs located around perimeter of school. Pole mounted HPS fixtures located at front entrance and parking lot.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5025.01 - Lighting Accessories: Interior (Lighting Controls)*

120 volt switches in classrooms. Low voltage switch in in offices and hallways. Accent Dimming panel for stage lighting.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5025.03 - Lighting Accessories: Exterior (Lighting Controls)*

Photocell controlled and energy management system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5031 - Public Address and Music Systems

Dukane system c/w tape player, radio and CD player. Call privacy switches in classrooms. TOA 900 wall mounted amplifier in stage area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2001	20	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	3,500	\$29.85	SM
		Renewal Cost	Last Updated in VFA
		\$104,475	Mar 15, 2013

Requirement: (Renewal)

Replace PA and Music systems.: 3500 Sq. m. GFA

Description

Auto generated renewal for D5031 - Public Address and Music Systems.

System Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$104,475	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D5033 - Telephone Systems*

Nortel telephone system. Hand sets in office sand library. Four telephone lines.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5035 - Television Systems*

Two ELKI projectors c/w Polycom video conference. Portable televisions and VCR equipment.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5036 - Clock and Program Systems*

Rauland 2440 master clock system with digital clocks in hallways. Controls period bells.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

D5037 - Detection and Fire Alarm

Mircom 1000 fire alarm control panel c/w 18 zones and passive graphic annunciator. Bells in school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	25	9 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3,500	\$18.73	SM
		Renewal Cost	Last Updated in VFA
		\$81,948	Apr 6, 2016

Requirement: (Renewal)

Replace fire alarm system.: 3500 sq. m. GFA

Description

Auto generated renewal for D5037 - Detection and Fire Alarm. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$81,948
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5038.02 - Intrusion Detection

DSC by Bolt Security c/w IR detectors have been provided throughout the school and are located in the corridors, the administration areas and the gymnasium. Keypads have been provided at the staff entrance.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2003	25	8 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3,500	\$11.07	SM
		Renewal Cost	Last Updated in VFA
		\$48,448	Mar 15, 2013

Requirement: (Renewal)

Replace intrusion detection system: 3500 Sq.m. GFA

Description

Auto generated renewal for D5038.02 - Intrusion Detection. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2028	\$48,448
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5038.04 - Video Surveillance

Three video cameras located in school and are located in the corridors. The monitoring system is located in the general office, and consists of a digital recording system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	25	7 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3	\$7,739.54	Each
		Renewal Cost	Last Updated in VFA
		\$23,219	Mar 15, 2013

Requirement: (Renewal)

Replace 3 Video Surveillance cameras annd associated equipment.

Description

Auto generated renewal for D5038.04 - Video Surveillance. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$23,219
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5039 - Data Systems*

A data rack has been provided in the server room and is complete with patch panels. All data cabling is terminated on the patch panels within the rack.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D5039 - Data Systems*

Cat 5 data cabling has been provided throughout the school. Data outlets have been provided in each classroom and the administration area.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

D5092.02 - Emergency Lighting Battery Packs

Lumacell battery packs and emergency lighting located in required areas.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	25	\$872.47	Each
		Renewal Cost	Last Updated in VFA
		\$27,265	Mar 15, 2013

Requirement: (Renewal)

Replace 25 emergency lighting battery packs.

Description

Auto generated renewal for D5092.02 - Emergency Lighting Battery Packs.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$27,265
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5092.03 - Exit Signs*

Lumacell exit signs c/w buit in UPS located at required exits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 7, 2008

E1024 - Instrumental Equipment*

(1957) Original Building (CTS 138) - has wood lathes, mitre box, scroll saws, band saw, table saw, drill presses, thickness lathe, spindle saw, joiner.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

E1025 - Audiovisual Equipment*

(1957) Original Building (Stage 1360) - has 1 projection screen. (modernized in 1992)

(1991) Addition (southwest - Classroom 108) - has 1 projection screen.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

E1027 - Laboratory Equipment*

(1964) Addition (Science 125) - has fume hood and kiln.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

E1094 - Residential Equipment*

(1957) Original Building (Home Economics 140) - has fridge, freezer, ranges, microwave ovens, dishwasher, washer and dryer. (installed in 1991)

(1957) Original Building (Classroom 142) - has microwave. (modernized in 1992)

(1964) Addition (Science 125) - has fridge. (modernized in 1992)

(1964) Addition (Concession 145) - has fridge and microwave. (modernized in 1992)

(1991) Addition (northeast - ECS 101) - has fridge and microwave.

(1991) Addition (southwest - Staff 119) - has range, oven, fridge and microwave.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

E1096 - Athletic, Recreational, and Therapeutic Equipment*

(1957) Original Building (Gymnasium 137) - has 2 fold-up basketball backstops, 1 side fold basketball backstop, 1 sliding basketball backstop, 2 score boards and 1 wall-mounted wood exercise climber.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

E1099 - Other Equipment - Gym Equipment

Condition Rating	Installed	Lifetime	Years Remaining
	2016	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 14, 2018

E1099 - Other Equipment - Equipment

Condition Rating	Installed	Lifetime	Years Remaining
		25	25 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 22, 2016	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 14, 2018

Facility Condition Assessment

Andrew - Andrew School (B2404A)

E2012 - Fixed Casework - Millwork

(1957) Original Building (Home Economics 140, Classroom 141, 142) - have millwork. (approx. 25 linear metres) (modernized in 1992)
(1964) Addition (Science 125, Classroom 126, Business Education 127) - have millwork. (approx. 25 linear metres) (modernized in 1992)
(1991) Addition (northeast - ECS 101, Classroom 104, 105, 106, 107) - have millwork. (approx. 25 linear metres)
(1991) Addition (southwest - Music/Drama 110, Workroom 118, Staff Room 119, Classroom 108, 112, 115) - have millwork. (approx. 45 linear metres)



ANDREW--B-A--7.5.07 338.jpg

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	35	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	120	\$1,035.53	LM
		Renewal Cost	Last Updated in VFA
		\$155,330	Mar 15, 2013



ANDREW--B-A--7.5.07 294.jpg



ANDREW--B-A--7.5.07 297.jpg

Requirement: (Renewal)

Replace millwork. (approx. 120 linear metres)

Description

Auto generated renewal for Millwork. System Description: N/A

Concern

Impact:

Category: Lifecycle

Priority

Year

Estimated Cost

Lifecycle Planning (at least 4 years remaining at inspection)

2026

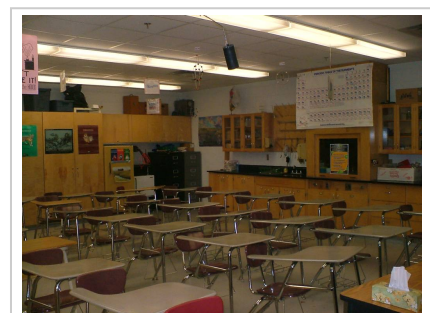
\$155,330

Project Number

Project Status

Last Updated in VFA

Apr 27, 2016



ANDREW--B-A--7.5.07 297.jpg

E2012 - Fixed Casework - Reception Counters

(1964) Addition (Administration 124) - has reception counter. (2 linear metres) (modernized in 1992)

(1991) Addition (southwest - Library 109) - has reception counter. (3 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	35	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5	\$1,035.53	LM
		Renewal Cost	Last Updated in VFA
		\$6,472	Mar 15, 2013

Requirement: (Renewal)

Replace reception counters. (approx 5 linear metres)

Description

Auto generated renewal for Reception Counters. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2026	\$6,472
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2012 - Fixed Casework - Display Cases

(1964) Addition (Main Entrance Lobby) - has display case. (approx. 3 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	35	7 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3	\$1,035.53	LM
		Renewal Cost	Last Updated in VFA
		\$3,883	Mar 15, 2013

Requirement: (Renewal)

Replace display cases. (approx. 3 linear metres)

Description

Auto generated renewal for Display Cases. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$3,883
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2012 - Fixed Casework - Vanities

(1991) Addition (northeast - Mens Washroom 102, Womens Washroom 103) - have plastic laminated vanities. (approx. 4 linear metres)

(1991) Addition (southwest - Infirmary Washroom 120, Boys Washroom 113, Girls Washroom 114, Staff Washroom 146, 147) - have plastic laminated vanities. (approx. 6 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1991	35	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	8	\$1,035.53	LM
		Renewal Cost	Last Updated in VFA
		\$10,355	Mar 15, 2013

Requirement: (Renewal)

Replace vanities. (approx. 8 linear metres)

Description

Auto generated renewal for Vanities. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2026	\$10,355
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Replace vanities - 1991 Section. (approx. 2 linear metres)

Description

Replace vanities - 1991 Section. (approx. 2 linear metres)

Concern

(1991) Addition (southwest - Girls Washroom 114) - has damaged plastic laminated vanities. (approx. 2 linear metres)

Impact: Minor	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$2,322
Line Item	Quantity	Unit Cost Units
Replace vanities - 1991 Section. (approx. 2 linear metres)	2	\$1,160.94 lm
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2013.01 - Blinds

(1964) Addition - aluminum windows have venetian blinds between panes. (5 windows) (modernized in 1992)

(1991) Addition (southwest) - aluminum windows have venetian blinds between panes. (8 windows)

(1991) Addition (northwest) - aluminum windows have venetian blinds between panes. (5 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	30	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	18	\$464.37	Each
		Renewal Cost	Last Updated in VFA
		\$8,359	Mar 15, 2013

Requirement: (Renewal)

Replace venetian blinds. (18 blinds)

Description

Auto generated renewal for E2013.01 - Blinds. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$8,359
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2013.02 - Interior Shutters*

(1980) Addition (Central - Concession 145) - has aluminum roll up shutter. (installed in 1992)

(1964) Addition (Administration 124) - has aluminum roll up shutter. (installed in 1992)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

E2016 - Fixed Interior Landscaping*

(1991) Addition (between student meeting and the main entrance lobby) - has wood planters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

G1031 - Site Earthwork (Site Grading)* - Swale to Divert Water

Swale to Divert Water

Condition Rating	Installed	Lifetime	Years Remaining
	2016	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 14, 2018

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

(1991) Addition (south Main Entrance) - has barrier free route from parking lots to main entrance and other entrances.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

K4010.02 - Barrier Free Entrances*

(1981) Addition (South Main Entrance) - has handicapped door with automatic operator. (installed in 2009)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2009	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

Requirement: (Non-Renewal)

Completed - IMR 2012 Install power operators. (1)

Description

Concern

This event status is locked by AI at time of evaluation.

Impact:	Category: _Accessibility [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$6,539

Line Item	Quantity	Unit Cost	Units
Completed - IMR 2012 Install power operators. (1)	1	\$6,539.35	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

K4010.03 - Barrier Free Interior Circulation*

Building corridors are wide enough for wheelchairs.

(1991) Addition (southwest) (Corridor) - has concrete ramp c/w rubber sheet finish and metal pipe handrail.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

Requirement: (Non-Renewal)

Provide a wheelchair lift from Gymnasium to Stage - 1957 Section.

Description

Provide a wheelchair lift from Gymnasium to Stage - 1957 Section.

Concern

(1957) Addition (from Gymnasium 137 to Stage 136) - has wood stairs c/w wood rails. (2 stairs)

(1957) Addition (from Corridor to Stage 136) - has wood stair with resilient finish and wood rails. (1 stair)

Impact: Moderate	Category: _Accessibility [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$11,609

Line Item	Quantity	Unit Cost	Units
Provide a wheelchair lift from Gymnasium to Stage - 1957 Section.	1	\$11,609.30	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

K4010.04 - Barrier Free Washrooms*

(1991) Addition (southwest) (Boys Washroom 113, Girls Washroom 114) - have handicapped cubicles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

Facility Condition
Assessment

Andrew - Andrew School (B2404A)

K4030.01 - Asbestos*

No asbestos was observed or reported.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

K4030.04 - Mould*

No mould noted or reported from school board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

K4030.09 - Other Hazardous Materials*

No hazardous materials noted or reported.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

K5010.01 - Site Documentation*

Prime Consultant Name - Francis Ng Architect Ltd.

Date of Site Visit: August 21, 2012

(1957) Original Building - 1,026.00 square metres

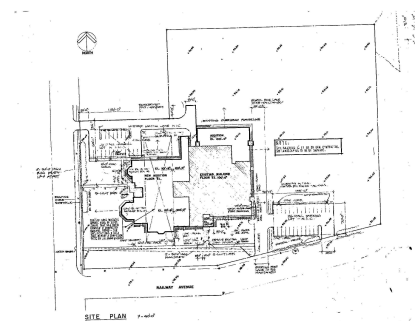
(1964) Addition - 803.00 square metres

(1980) Addition - 97.00 square metres

(1991) Addition - 1,930.00 square metres

Total floor area is 3,556.00 square metres

Attached Site Plan.



Andrew School Site Plan.jpg

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2012	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2013

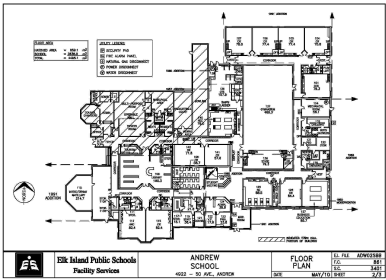
K5010.02 - Building Documentation*

.00Prime Consultant Name - Francis Ng Architect Ltd.
Date of Site Visit: August 21, 2012

- (1957) Original Building - 1,026.00 square metres
- (1964) Addition - 803.00 square metres
- (1980) Addition - 97.00 square metres
- (1991) Addition - 1,930.00 square metres

Total floor area is 3,556.00 square metres

Attached Floor Plan.



Andrew School-MAIN FLOOR.jpg

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2012	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
Renewal Cost		Last Updated in VFA	
\$0		Mar 15, 2013	

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



Andrew School

S2404

Andrew

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Andrew School	Prime Audit Firm: Francis Ng Architect Ltd.
Asset Number: S2404	Audit Date: August 21, 2012
Address:	Auditor Name: Francis Ng
Location: Andrew	Audit FCR: 0
Total Maintenance Needs Next 5 Yrs: \$251,213.00	
Replacement Cost: \$0	
Current 5 yr. Facility Condition Index (FCI): 0.0000	
Gross Area (sq. m): 1	
Floors:	
Year Constructed: 1957	

Asset Description

Description:

The school faces two streets - 50 Street on the west and Railway Avenue on the South. Asphalt paved parking lot for staff is located on east side. Asphalt paved parking lot for visitors and bus loading and pickup zone is located on south side. Asphalt paved pad for outdoor basketball court is on the east side of school site. Sand pit for playground is on the east side of school site. Lawn with trees and shrubs is on the south and west of school site. Grassfield for soccer is on the northeast side of school site.

Recommendations for future action include: repair concrete sidewalk.

Overall site condition is acceptable.

Mechanical:

Sanitary and domestic water, natural gas for the building are from utility mains in the adjacent street or north side of building. Storm drainage is collected and splashed from the various roofs to grade around the building. No significant problems reported nor observed at the time of the site visit.

Overall condition of Site Mechanical services is (4) Acceptable.

Electrical:

Power lines are on 50th Street and Railway Avenue.

Pad mounted transformer operational. 26 car receptacles are post mounted. Lighting is controlled by the energy management system. Exterior lighting is provided by High Pressure Sodium wall packs and pole mounted fixtures.

The rating for electrical site systems is acceptable.

G2012.02 - Flexible Pavement Roadway (Asphalt)

Facility Condition Assessment

Andrew - Andrew School (\$2404)

The school faces two streets - 50 Street on the west and Railway Avenue on the South.
School site (east side) - has asphalt paved fire lane. (approx. 1369 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	1,360	\$43.20	SM
		Renewal Cost	Last Updated in VFA
		\$73,434	Apr 6, 2016

Requirement: (Renewal)

Replace asphalt paved road. (approx. 1360 square metres)

Description

Auto generated renewal for G2012.02 - Flexible Pavement Roadway
(Asphalt). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$73,434
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2022.02 - Flexible Paving Parking Lots (Asphalt)

School site (east) - has asphalt paved Staff parking lot for 26 stalls. (approx. 590 square metres)

School site (south - visitors) - has asphalt paved parking lot in front of the school for 32 stalls and school bus loading and pick up zone. (approx. 1000 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	1,590	\$34.22	SM
		Renewal Cost	Last Updated in VFA
		\$68,017	Mar 16, 2013

Requirement: (Renewal)

Replace asphalt paved parking lot. (approx. 1590 square metres)

Description

Auto generated renewal for G2022.02 - Flexible Paving Parking Lots (Asphalt). System Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$68,017	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

G2023.01 - Parking Lot Curbs and Gutters*

School site (east parking lot) - has concrete curbs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2023.02 - Traffic Barriers*

School site (south parking lot - north and east sides) - have steel guard rails and posts.

School site (east parking lot - west side) - has steel guard rails and posts.

(1964) Addition (east) - has metal bar for traffic control.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013



ANDREW--B-A--7.5.07 395.jpg

G2025.01 - Pavement Markings*

School site (east parking lot) - has yellow pavement markings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2025.02 - Parking Lot Signs*

School parking lots have signages.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2031.05 - Rigid Pedestrian Pavement (Concrete)

(1964) Addition (along east side) - has concrete sidewalk. (approx. 80 square metres)

(1991) Addition (northeast - east side) - has concrete sidewalk. (approx. 35 square metres)

(1991) Addition (from south Main Entrance to south parking lot) - has concrete sidewalk. (approx. 150 square metres)

(1991) Addition (from 50 Street to east parking lot) - has concrete sidewalk. (approx. 220 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1991	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	1,365	\$49.36	SM
		Renewal Cost	Last Updated in VFA
		\$84,223	Apr 6, 2016

Requirement: (Renewal)

Replace concrete sidewalks. (1365 square metres)

Description

Auto generated renewal for G2031.05 - Rigid Pedestrian Pavement (Concrete). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$84,223
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Repair concrete sidewalk - 1991 Section. (approx. 20 square metres)

Description

Repair concrete sidewalk. (approx. 20 square metres)

Concern

(1991) Addition (from 50 Street to east parking lot) - has cracked concrete sidewalk. (approx. 20 square metres)

Impact: Minor	Category: Reliability		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$1,161	
			Unit
Line Item	Quantity	Cost	Units
Repair concrete sidewalk - 1991 Section. (approx. 20 square metres)	20	\$58.04	sm
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

G2041.01 - Chain Link Fences and Gates*

School site (east and northeast) - has chain link fence and gate along property lines.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2044 - Exterior Signs*

(1991) Addition (south Main Entrance) - has signage on fascia.

School site (west lawn along 50th Street) - has a free standing wood sign.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2045 - Site and Street Furnishings*

(!964) Addition (south lawn) - has wood picnic tables, wood benches and seats, bell tower.
(1964) Addition (east) - has bicycle racks near traffic control bar.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013



ANDREW--B-A--7.5.07 443.jpg

G2047.01 - Athletic and Recreational Surfaces -

Asphalt Paved Pad

School site (east of (1991) Addition northeast) - has asphalt paved pad for outdoor basketball court. (approx. 300 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 21, 2012	300	\$58.04	SM
		Renewal Cost	Last Updated in VFA
		\$17,412	Mar 16, 2013



ANDREW--B-A--7.5.07 426.jpg

Requirement: (Renewal)

Replace asphalt paved outdoor court. (300 square metres)

Description

Auto generated renewal for Asphalt Paved Pad. System Description:
N/A

Concern

Impact:	Category:
Priority	Lifecycle
Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017
	\$17,412

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016



ANDREW--B-A--7.5.07 426.jpg

G2047.01 - Athletic and Recreational Surfaces - Sand Pit

School site (east) - has sand pit for playground. (approx. 300 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 16, 2013	300	\$23.22	SM
		Renewal Cost	Last Updated in VFA
		\$6,966	Mar 16, 2013

Requirement: (Renewal)

Replace sand pit areas. (approx. 300 square metres)

Description

Auto generated renewal for Sand Pit. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$6,966
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2048 - Flagpoles*

(1991) Addition (South Main Entrance) - has two flagpole on south lawn.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2054 - Lawns and Grasses*

School site (south and west sides) - have lawn.

School site (northeast, east sides) - has grassfield for soccer.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1991	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G2055 - Trees, Plants and Ground Covers*

School site (south lawn) - has trees and shrubs.

School site (east grass area and west lawn) - have trees.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G3011 - Site Potable Water Distribution and Storage*

Incoming water services (Separate domestic water & Fire lines) from municipal main in adjacent street (Railway Avenue) to water service entry point on east side of building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G3021 - Sanitary Sewage Collection*

Two outgoing sanitary sewers to municipal main in the adjacent street, Railway Avenue (on the south side) as well as to the north side of the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G3031 - Storm Water Collection*

Roof drainage collected by roof drains and roof slope to gutters / scuppers - connected to rainwater leaders and splashed to grade around building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G3061 - Gas Distribution*

Incoming gas service entry point on the east side of the building, from Utility main on north side.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1957	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 16, 2013

G4012 - Electrical Power Distribution Lines*

Underground feeders to electrical room from pad mounted transformer.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2008

G4014 - Electrical Power Distribution Equipment*

Pad mounted transformer located at north side of school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2008

G4015 - Car Plugs-ins*

26 energized, post mounted car receptacles operated throughout the energy management system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2008

G4021.01 - Area Lighting*

HPS wall packs located around perimeter of school. HPS light poles located in parking lot and front entrance.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2008