

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



Ministik School
B4017A
Sherwood Park

***Please note that the Asset Information herein contained is dated as of April 2016. The remaining contents of the report reflect the January 31, 2011 audit. This information is supplied by the Government of Alberta.**

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Ministik School	Prime Audit
Asset Number: B4017A	Firm: Wade Engineering
Address: 21246 Highway 14	Audit Date: January 31, 2011
Location: Sherwood Park	Auditor Name: Mike Pangman
Total Maintenance Needs	Audit FCR: 0.3142
Next 5 Yrs: \$592,104.00	
Replacement Cost: \$3,508,891	
Current 5 yr. Facility	
Condition Index (FCI): 0.1687	
Gross Area (sq. m): 994	
Floors: 1	
Year Constructed: 1951	

Asset Description

Description:

In 1951 the original single storey 551.2m² building was constructed.

In 1952 the single storey 139.4m² addition was constructed.

In 1987 the hallway to portables was constructed.

In 1993 the single storey 251.2m² addition was constructed.

In 1986, two portables were installed.

In 1994, one portable was installed.

Total building area is 1592.9m².

Total student capacity is 150. Current enrolment is 73 students from K-6.

Structural Summary:

The 1951, 1952 and 1993 sections have wood trusses, wood stud frame, wood floor joists, cast-in-place concrete basement walls on concrete continuous strip footing.

The 1987 addition has wood trusses, wood stud frame, wood floor joists, cast-in-place concrete grade beam on concrete piles.

Overall structural system rating is good.

Envelope Summary:

The 1951 original building has stucco, aluminum windows, metal exterior doors and frames, and roof with asphalt shingles.

The 1952 addition has stucco, aluminum windows and roof with asphalt shingles.

The 1987 addition has stucco, metal exterior doors and frame, and roof with asphalt shingles.

The 1993 addition has stucco, metal exterior doors and frames, and roof with asphalt shingles.

Building has RWLs and splashpads.

Repair stucco. Provide automatic door operator and barrier free ramp from bus loading and unloading area. Repair exterior doors, frames and hardware.

Overall envelope system rating is good.

InteriorSummary:

The 1951 original building requires replacement of wood doors and hardware; provide headroom for wood stair between Main Floor and Basement; replacement of vinyl tile flooring; replacement of carpet; replacement of millwork.

The 1952 addition requires replacement of wood doors and hardware.

The 1987 addition requires replacement of vinyl sheet flooring.

The 1993 addition requires replacement of Exit door; repair wall finish.

Provide elevator or chair platform for barrier free access from Main Floor to Basement.

Provide new barrier free vanities.

Overall interior system rating is acceptable.

MechanicalSummary:

Building mechanical systems include 9-gas fired furnaces, 1-gas fired air handling unit, 1-packaged heat/cool unit and 1-gas fired boiler providing hydronic (hot water) heating. Ventilation provided by the furnaces and 2-air handling units with washroom exhaust system. Conventional plumbing system with 1-electric domestic hot water heater. Fire extinguishers located throughout building. Mechanical services include domestic water supply from outside source (delivered by truck). Sanitary system to septic field with storm drainage to surface run-off. Metered natural gas supply from Utility.

- The Main Building and Portables furnaces have surpassed Theoretical Life Expectancy and are required to be replaced.
- The original brick chimney liner has failed and is required to be replaced.
- Additional recommendations include connection of site domestic water system to municipal system.
- The Inter-City furnaces need replacing

The building mechanical system meets present requirements. Overall mechanical system rating is acceptable.

ElectricalSummary:

The school has been provided with an 400A, 120/240V, 1 phase 3 wire service fed overhead from a pole mounted transformer. The main distribution centre was installed in 1993 and has ample spare capacity.

Lighting is provided by fluorescent fixtures with T8 lamps and electronic ballasts. Fire alarm system recently upgraded to a Mircom FA-1000. PA system is the product of Duakane with return call switches in each classroom.

Electrical systems are generally in good condition.

A1010 - Standard Foundations*

Both 1951 & 1952 sections have 225 mm concrete walls on 610 x 300 mm concrete footing.

The 1951 section has 610 x 610 x 300 mm column foundations.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each

Renewal Cost
\$0

Last Updated in VFA
Mar 15, 2011

A1020 - Special Foundations*

The 1987 addition (Walkway) has 225 mm diameter concrete piles at 2400 mm o.c.

The 1993 addition (Gymnasium) has 400 and 450 mm diameter concrete piles along the perimeter and 450 mm diameter interior locations.

The 1987 addition (walkway) has 610 x 200 mm concrete grade beams.

The 1993 addition (gymnasium) has 200 x 1200 mm concrete grade beams.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

A1030 - Slab on Grade*

The 1951 original building has 102 mm concrete slab on grade on 150 mm gravel.

The 1987 addition (walkway) has 100 mm concrete slab on grade, 4 mil poly moisture barrier, 50 mm sand fill, compacted gravel fill.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

A2020 - Basement Walls (& Crawl Space)*

The 1951 original building (Basement Walls) has 225 mm concrete walls.

The 1952 addition (crawl space) has 225 mm concrete walls.

The 1993 addition (Gymnasium) has crawl space. (see A1020.07 Grade Beams)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1012 - Upper Floors Construction*

The 1951 original building has 140 x 140 mm fir columns.

The 1951 original building has 38 x 235 mm wood joists at 400 mm o.c.

The 1952 addition has on 38 x 235 mm wood joists at 400 mm o.c.

The 1987 addition (infirmary) has 38 x 184 mm wood joists at 400 mm o.c.

The 1993 addition (gymnasium) has 275 x 608 mm glu-lam beam and 660 mm deep sawn timber trusses at 400 o.c.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1012 - Upper Floors Construction*

The 1951 original building has 20 x 64 mm maple on 16 mm plywood.

The 1952 addition has 20 x 64 mm maple on 16 mm plywood.

The 1987 addition (infirmary) has 19 mm T & G plywood.

The 1993 addition (gymnasium) has 2 layers 16 mm T & G plywood.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1012 - Upper Floors Construction*

Wood frame.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1013.02 - Mezzanine Construction*

The 1993 addition (Mezzanine in Store 113) has plywood on wood joists.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1014 - Ramps: Exterior*

The 1993 addition has a concrete slab on grade ramp.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1015 - Exterior Stairs*

The 1993 addition (gymnasium) has concrete stairs, concrete stair wall and metal pipe railing.

The 1951 original building has wood exterior stairs with wood treads, wood supports and wood railings.

The 1987 section which now contains the front entry has CIP concrete step and pad

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1017 - Floor Construction Fireproofing and Firestopping*

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B1021.01 - Roof Structural Frame*

The 1951 original building has wood trusses.

The 1952 addition has wood trusses.

The 1987 addition has 38 x 140 mm top and bottom cords.

The 1993 addition (Gymnasium) has sawn timber roof trusses at 400 mm o.c.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

The 1951 building has 38 x 140 mm wood studs at 400 mm o.c.

The 1987 addition (walkway) has wood frames.

The 1993 addition (gymnasium) has 16 mm fireguard on 12 mm plywood, 6 mil poly vapour barrier, on 38 x 138 mm wood studs at 400 mm o.c. RSI 35 batt insulation, 12 mm plywood, building paper, mesh and integral colour stucco.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

The 1951 original building has batt insulation and vapour barrier.

The 1952 addition has batt insulation and vapour barrier.

The 1987 addition (Walkway) has batt insulation and vapour barrier.

The 1993 addition (Gymnasium) has 6 mil poly vapour barrier and RSI 35 batt insulation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B2013 - Exterior Louvers, Grilles, and Screens*

The 1951 original building has painted metal bars over the windows.

The 1952 addition (Principal 116, Staff Room 108A) has wired mesh panels over windows.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B2013 - Exterior Louvers, Grilles, and Screens*

The building has metal louvres and grilles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 6, 2006

B2016 - Exterior Soffits*

All sections have pre-finished metal vented soffits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

B2017.07 - Metal Siding

Metal siding along west side of school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	31.70	\$315.85	SM
		Renewal Cost	Last Updated in VFA
		\$12,516	Mar 15, 2011

Requirement: (Renewal)

Replace siding - 31.7m²

Description

Auto generated renewal for B2017.07 - Metal Siding. System Description:

N/A

Concern

Impact:

Category: Lifecycle

Priority

Year

Estimated Cost

Lifecycle Planning (at least 4 years remaining at inspection)

2015

\$12,516

Project Number

Project Status

Last Updated in VFA

Apr 27, 2016

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

The 1951 original building has stucco c/w stucco wire, fibre paper, 19 mm diagonal shiplap, 38 x 140 mm wood studs at 400 mm o.c.

The 1952 addition has stucco c/w stucco wire, fibre paper, 19 mm diagonal shiplap, 38 x 140 mm wood studs at 400 mm o.c.

The 1987 addition (Walkway) has stucco.

The 1993 addition (Gymnasium) has 16 mm fireguard on 12 mm plywood, 6 mil poly vapour barrier, on 38 x 138 mm wood studs at 400 mm o.c., RSI 35 batt insulation, 12 mm plywood, building paper, mesh and integral colour stucco.

Building has oil paint on stucco along the exterior soffits to prevent sparrows from building nests.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

Requirement: (Non-Renewal)

Repair stucco - 37.0m²

Description

Repair stucco.

Concern

Cracks and chipping observed in stucco along soffit on original 1951 section.

Impact: Minor	Category: Reliability
Priority	Year
0 - Due at time of Inspection	2011
	Estimated Cost
	\$3,558

Line Item	Quantity	Unit Cost	Units
Repair stucco - 37.0m ²	37	\$96.15	sm
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

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

Caulking around windows and doors.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	80.30	\$36.93	SM
		Renewal Cost	Last Updated in VFA
		\$2,965	Mar 15, 2011

Requirement: (Renewal)

Reseal joints - 80.3m²

Description

Auto generated renewal for B2017.12 - Joint Sealers (caulking): Ext. Wall.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$2,965
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2017.13 - Paints (& Stains): Ext. Wall

Majority of exterior of building is painted stucco.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2006	15	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	396.20	\$19.29	SM
		Renewal Cost	Last Updated in VFA
		\$9,551	Mar 15, 2011

Requirement: (Renewal)

Repaint stucco - 396.2m²

Description

Auto generated renewal for B2017.13 - Paints (& Stains): Ext. Wall. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$9,551
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2021.02 - Aluminum Windows (Glass & Frame)

The 1951 and 1952 sections both have aluminum windows.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	21	\$1,020.39	SM
		Renewal Cost	Last Updated in VFA
		\$26,785	Mar 15, 2011

Requirement: (Renewal)

Replace windows - 21.0m²

Description

Auto generated renewal for B2021.02 - Aluminum Windows (Glass & Frame).

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$26,785
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2031.02 - Steel-Framed Storefronts: Doors

Storefront doors located at all entrances to building, excluding gymnasium exit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	30	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	4	\$2,176.53	Each
		Renewal Cost	Last Updated in VFA
		\$10,883	Mar 15, 2011

Requirement: (Renewal)

Replace doors - 4 panels

Description

Auto generated renewal for B2031.02 - Steel-Framed Storefronts: Doors.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$10,883
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2032.03 - Exterior Utility Doors - 1993 Section

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	40	17 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$932.29	Each
		Renewal Cost	Last Updated in VFA
		\$1,165	Mar 15, 2011

Requirement: (Renewal)

Replace door - 1

Description

Auto generated renewal for 1993 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2033	\$1,165
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3011.01 - Asphalt Shingles - 2000

Asphalt shingle roofing system installed in 2000 on original 1951 and 1952 section.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	25	9 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	500	\$47.59	SM
		Renewal Cost	Last Updated in VFA
		\$29,742	Mar 15, 2011

Requirement: (Renewal)

Replace shingles - 500.0m²

Description

Auto generated renewal for 2000. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$29,742
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3011.01 - Asphalt Shingles - 1993

Roof on 1993 addition has original asphalt shingles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	253	\$47.61	SM
		Renewal Cost	Last Updated in VFA
		\$15,057	Mar 15, 2011

Requirement: (Renewal)

Replace shingles - 253.0m²

Description

Auto generated renewal for 1993. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$15,057
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3011.09 - Modified Bituminous Membrane Roofing (SBS)

Small patch of SBS roofing system located in centre of original buildings roof.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	22.30	\$191.44	SM
		Renewal Cost	Last Updated in VFA
		\$5,336	Mar 15, 2011

Requirement: (Renewal)

Replace SBS roofing - 22.3m²

Description

Auto generated renewal for B3011.09 - Modified Bituminous Membrane Roofing (SBS). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$5,336
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3016 - Metal Gutters and Downspouts

Original building and additions have metal downspouts and gutters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2006	30	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	223.40	\$20.54	LM
		Renewal Cost	Last Updated in VFA
		\$5,736	Mar 15, 2011

Requirement: (Renewal)

Replace downspouts and gutters - 223.4m

Description

Auto generated renewal for B3016 - Metal Gutters and Downspouts. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2036	\$5,736
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

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

School does not have internal access to all pitched asphalt shingle roofs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1011 - Interior Fixed Partitions*

The 1951 original building (Computer room 010) has 16 mm gypsum board on 92 mm metal studs at 400 mm o.c. with both insulation on 92 mm metal studs at 400 mm o.c. on 16 mm gypsum board.

The 1951 original building (Staff Room 108A) has 99 mm steel stud wall c/w vinyl covered gypsum board on both sides.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1012 - Interior Demountable Partitions*

Are located in the main floor classrooms and administrative areas.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1016 - Interior Balustrades and Screens, Interior Railings*

The 1993 addition (Store 113 Mezzanine) has painted metal pipe railings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

The 1951 and 1952 sections have interior wood doors and wood frames.

The 1987 addition (Walkway) and 1993 addition (Vestibule) have painted metal door with vision panels and metal frames.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1021.03 - Interior Fire Doors*

The 1951 original building has fire rated metal door and frame in second floor mechanical room.

Storage room in 1993 addition has 3 hr. fire rated metal door and frame.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1021.07 - Other Interior Doors*

The 1951 section has door panel to 1952 addition (crawlpace).

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1031.01 - Fabricated Compartments (Toilets/Showers)

The 1951 original building has three bathrooms with prefinished metal toilet partitions.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	5	\$1,299.56	Each
		Renewal Cost	Last Updated in VFA
		\$8,122	Mar 15, 2011

Requirement: (Renewal)

Replace partitions - 5

Description

Auto generated renewal for C1031.01 - Fabricated Compartments (Toilets/Showers). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$8,122
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1033.02 - Storage Shelving*

The 1951 original building has wood shelves in staff room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1035 - Interior Identifying Devices*

School has plastic name plates.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1037.02 - Wall and Corner Guards*

Stainless steel corner guards throughout school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1037.07 - Visual Display Boards - 2007

Fixed and portable Smart boards in class rooms.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2007	20	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3	\$4,149.46	Each
		Renewal Cost	Last Updated in VFA
		\$15,560	Mar 15, 2011

Requirement: (Renewal)

Replace smart boards - 3

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)	2027	\$15,560
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C1037.07 - Visual Display Boards - 1990

White boards, Tack boards, and Chalk boards located in class rooms and hallways throughout school

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1990	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	24	\$230.50	Each
		Renewal Cost	Last Updated in VFA
		\$6,915	Mar 15, 2011

Requirement: (Renewal)

Replace boards - 24

Description

Auto generated renewal for 1990. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$6,915
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

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

Washrooms in 1951 section have wall mounted mirrors, soap dispensers and towel dispensers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C1037.09 - Other Fittings*

Both 1951 original building and 1987 addition have plastic laminated wood boot racks.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C2011 - Stair Construction*

The 1951 original building has painted concrete stairs.

The 1951 original building has wood stairs.

The 1987 addition has interior ramp.

The 1993 addition has wood cat ladder to mezzanine.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C2020.04 - Resilient Stair Finishes

The 1951 original building has vinyl sheet on treads and risers and metal nosing on wood stairs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	20	\$85.41	SM
		Renewal Cost	Last Updated in VFA
		\$2,135	Mar 15, 2011

Requirement: (Renewal)

Replace stair finish - 20.0m²

Description

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

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$2,135
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C2023 - Stair Railings and Balustrades*

The 1951 original building has wood railings for wood stairs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 6, 2006

C3012.05 - Tile Wall Finishes

Ceramic tile in three washrooms throughout school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	70.40	\$260.57	SM
		Renewal Cost	Last Updated in VFA
		\$22,930	Mar 15, 2011

Requirement: (Renewal)

Replace tiles - 70.4m²

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)	2015	\$22,930
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3012.08 - Acoustical Wall Treatment

Gymnasium has accoustical wall panels (1200mm x 2400mm) treatment.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$11,468.95	SM
		Renewal Cost	Last Updated in VFA
		\$14,336	Mar 15, 2011

Requirement: (Renewal)

Replace acoustic panels - 18

Description

Auto generated renewal for C3012.08 - Acoustical Wall Treatment. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$14,336
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3012.10 - Interior Wall Painting*

The 1951 original building has interior wood stud partitions with painted gypsum board walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2005	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C3012.11 - Wall Coverings*

The 1951 original building has vinyl covered gypsum board in staff room and some classrooms.

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, 2011

C3012.13 - Other Wall Finishes* - #2

Gymnasium walls have spantex on fireguard over plywood.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C3012.13 - Other Wall Finishes* - #1

Washrooms and basement have fiberglass reinforced paneling
The 1987 addition (Walkway) has fiberglass reinforced paneling.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1987	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C3024.01 - Tile Floor Finishes

Ceramic tile floor finish in wash rooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	50	27 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	45	\$210.87	SM
		Renewal Cost	Last Updated in VFA
		\$9,489	Mar 15, 2011

C3024.06 - Resilient Flooring - 1993 section

Resilient sheet flooring throughout gymnasium and storage room in 1993 addition.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	271.90	\$79.95	SM
		Renewal Cost	Last Updated in VFA
		\$27,174	Mar 15, 2011

Requirement: (Renewal)

Replace resilient flooring - 271.9m²

Description

Auto generated renewal for 1993 section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$27,174
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.06 - Resilient Flooring

Resilient sheet vinyl located in classrooms, hallways and vestibules throughout 1951 and 1952 sections.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	459	\$79.80	SM
		Renewal Cost	Last Updated in VFA
		\$45,788	Mar 15, 2011

Requirement: (Renewal)

Replace vinyl flooring - 459.0m²

Description

Auto generated renewal for C3024.06 - Resilient Flooring. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$45,788
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.06 - Resilient Flooring - 1993 section

VC tile located in mechanical room and mezzanine in storage room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	19.70	\$55.40	SM
		Renewal Cost	Last Updated in VFA
		\$1,364	Mar 15, 2011

Requirement: (Renewal)

Replace VC tile - 19.7m²

Description

Auto generated renewal for 1993 section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$1,364
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.06 - Resilient Flooring - 1993 section

Vc tile located in storage, computer and music rooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	113.30	\$52.57	SM
		Renewal Cost	Last Updated in VFA
		\$7,445	Mar 15, 2011

Requirement: (Renewal)

Replace VC tile - 113.3m²

Description

Auto generated renewal for 1993 section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$7,445
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.07 - Floor Painting*

The 1951 original building has painted concrete flooring in basement storage room, janitors room and mechanical room. Areas are painted as required under general maintenance.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C3031.06 - Interior Ceiling Painting*

The 1951 original building has painted gypsum board ceiling basement storage and janitorial room. Gymnasium has painted gypsum board ceiling.

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, 2011

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

The original 1951 building and 1952 addition have acoustic ceiling tiles and suspended T-bar system located in most rooms, hallways and vestibules.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	498.20	\$42.51	SM
		Renewal Cost	Last Updated in VFA
		\$26,476	Mar 15, 2011

Requirement: (Renewal)

Replace acoustic tiles - 498.2m²

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)	2015	\$26,476
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3033 - Other Ceiling Finishes* - 1951

The 1951 original building has textured plastic coating ceiling on basement corridor, and the 1987 addition has textured plastic coating ceiling.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

C3033 - Other Ceiling Finishes* - 1993

The 1993 addition (Gymnasium) has acoustic panels (1200mm x 2400mm) on ceiling.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2011 - Washroom Fixtures (WC, Lav, Urnl)

There are approximately 12 vitreous china flush-tank water closets, 3 wall mounted unrinals, and 10 wall mounted vitreous china lavatories.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	1	\$47,443.28	Each
		Renewal Cost	Last Updated in VFA
		\$47,443	Mar 15, 2011

Requirement: (Renewal)

Replace fixtures 13 WC, 3 UR, 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)	2015	\$47,443
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2014 - Sinks

There is 1 enamel sink in custodial rooms and 4 small stainless steel sinks in lunch rooms in the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	5	\$1,392.72	Each
		Renewal Cost	Last Updated in VFA
		\$8,704	Mar 15, 2011

Requirement: (Renewal)

Replace 1 mop sink, and 4 stainless steel 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)	2015	\$8,704
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2018 - Drinking Fountains/Coolers

There are approximately 2 non-refrigerated drinking fountains.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	2	\$989.99	Each
		Renewal Cost	Last Updated in VFA
		\$2,475	Mar 15, 2011

Requirement: (Renewal)

Replace 2 drinking fountains

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)	2015	\$2,475
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.01 - Domestic Water Heaters

John Wood electric domestic hot water heater, 4.5 kW with capacity of 151 litres.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1998	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$5,574.07	Each
		Renewal Cost	Last Updated in VFA
		\$5,574	Mar 15, 2011

Requirement: (Renewal)

Replace (1) water heater

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)	2015	\$5,574
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.02 - Domestic Water Valves

There are isolation valves installed on the domestic cold and hot water systems throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$8,065.35	Each
		Renewal Cost	Last Updated in VFA
		\$8,065	Mar 15, 2011

Requirement: (Renewal)

Replace domestic water 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)	2015	\$8,065
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.03 - Piping Specialties (Backflow Preventers)

Backflow prevention provided for boiler water make-up.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$5,930.28	Each
		Renewal Cost	Last Updated in VFA
		\$5,930	Mar 15, 2011

Requirement: (Renewal)

Replace 1 Backflow Preventer

Description

Auto generated renewal for D2023.03 - Piping Specialties (Backflow Preventers). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$5,930
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.05 - Domestic Water Pumps

The building has circulation pumps for domestic hot water.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$2,372.55	Each
		Renewal Cost	Last Updated in VFA
		\$2,373	Mar 15, 2011

Requirement: (Renewal)

Replace (1) pump

Description

Auto generated renewal for D2023.05 - Plumbing Pumps: Domestic Water.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$2,373
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2024 - Pipes and Tubes: Domestic Water*

Domestic water delivered to site from off-site source to site underground domestic water holding tank.
Refer K3010.01 for Up Grade.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2024 - Pipes and Tubes: Domestic Water*

Domestic water piping is mainly copper and ranges in size from 100 mm down to 15 mm.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2030 - Waste and Vent Piping*

A combination of cast iron and copper piping used for gravity sanitary waste and vent piping was observed in the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2033 - Floor Drains*

There are floor drains in washrooms, janitor and mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2034 - Sanitary Waste Equipment*

There are approximately 3 sump pumps servicing sumps.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2035.01 - Domestic Water Piping Insulation*

Domestic water piping insulation with canvas cover.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D2041 - Rain Water Drainage Piping Systems*

Rain water collection via eavestroughs and scuppers to surface run-off.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 6, 2006

D2042 - Roof Drains*

The roof drains are fitted with debris screens and are incorporated into the roof system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D3012 - Gas Supply Systems*

The natural gas piping feeds the heating boilers, emergency generator, make-up air units and domestic hot water heaters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

(1993) 1-Super Hot Mini-Gas 75MBH natural gas fired boiler utilizing hot water servicing Main Entrance force flow heater and Computer Classroom wall radiation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	35	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$39,259.19	Each
		Renewal Cost	Last Updated in VFA
		\$39,259	Mar 15, 2011

Requirement: (Renewal)

Replace boiler

Description

Auto generated renewal for D3021.11 - Hot Water Heating Boilers. System

Description: N/A

Concern

Impact:

Priority

Lifecycle Planning (at least 4 years remaining at inspection)

Project Number

Category: Lifecycle

Year

2028

Estimated Cost

\$39,259

Last Updated in VFA

Apr 27, 2016

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

Boiler breeching and chimney. Boiler and furnaces breeching/chimneys connected to 1951 original brick chimney. Combustion air provided into Mechanical Room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	35	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$17,790.82	Each
		Renewal Cost	Last Updated in VFA
		\$17,791	Mar 15, 2011

Requirement: (Renewal)

Replace Chimney

Description

Auto generated renewal for D3021.12 - Chimneys (& Comb. Air): H.W.

Boiler. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2028	\$17,791
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

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

Water treatment is manually pumped into the the hot water system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D3025.01 - Furnaces

5-Inter-City natural gas fired furnaces servicing Main Building.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1951	25	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	5	\$9,404.67	Each
		Renewal Cost	Last Updated in VFA
		\$58,779	Mar 15, 2011

Requirement: (Renewal)

Replace (5) Main Building furnaces.

Description

Replace Main Building furnaces (5) with fan coil units utilizing hot water for heating. Replacement to include hot water heating boiler system and associated equipment to service the fan coil units.

Concern

The Main Building furnaces have surpassed Theoretical Life Expectancy. Furnaces have above average operating and maintenance costs.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$58,779
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3025.02 - Chimneys (& Comb. Air): Furnace*

Main Building furnaces breeching and chimneys. Furnaces and boiler breeching/chimneys connected to 1951 original brick chimney. Combustion air provided into Mechanical Room.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Sep 23, 2016

Requirement: (Non-Renewal)

Install type B gas chimney

Description

Install Type B gas chimney.

Concern

1951 original brick chimney servicing boiler and furnaces in marginal condition with cracked liner.

Impact: Moderate	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	3011	\$88,956

Line Item	Quantity	Unit Cost	Units
	5	\$17,791.25	each
Project Number	Project Status	Last Updated in VFA	
		Sep 23, 2016	

D3041.01 - Air Handling Units

Engineered Air natural gas indirect fired air handling air unit servicing Gymnasium.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	30	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$71,164.37	Each
		Renewal Cost	Last Updated in VFA
		\$71,164	Mar 15, 2011

Requirement: (Renewal)

Replace air handling unit

Description

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

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$71,164
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3041.04 - Air Distribution Ducts*

The duct distribution system consists of sheet metal insulated supply air ducts, ceiling return air plenums and sheet metal return air ducts.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D3041.07 - Air Distribution Outlets & Inlets*

Linear grilles and square diffusers are used for supply and return air.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D3042.01 - Exhaust Fans

There are approximately 9 ceiling mounted exhaust fans of varying sizes serving various areas of the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	9	\$593.07	Each
		Renewal Cost	Last Updated in VFA
		\$5,338	Mar 15, 2011

Requirement: (Renewal)

Replace exhaust fans (9)

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)	2015	\$5,338
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3042.03 - Exhaust Ducts*

Sheet metal, uninsulated ductwork connects the floor level exhaust grills to exhaust fans throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D3042.05 - Exhaust Outlets & Inlets*

Ceiling and wall mounted metal exhaust grills are connected to the exhaust ductwork.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D3044 - Hot Water Distribution Systems

Recirculation pump and 1-expansion tank. Copper hydronic heating piping.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	40	17 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1,155	\$40.84	SM
		Renewal Cost	Last Updated in VFA
		\$58,963	Mar 15, 2011

Requirement: (Renewal)

GFA - 1,155m2

Description

Auto generated renewal for D3044 - Hot Water Distribution Systems:

Piping/Pumps. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2033	\$58,963
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3051.03 - Fan Coil Units

Force flow heater servicing Entrance. Electric force flow heater servicing Portables Entrance.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	2	\$1,767.49	Each
		Renewal Cost	Last Updated in VFA
		\$4,419	Mar 15, 2011

Requirement: (Renewal)

Replace force flow (2)

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)	2015	\$4,419
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3051.04 - Finned Tube Radiation

Wall fin tube radiation servicing Computer Classroom.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$8,063.56	SM
		Renewal Cost	Last Updated in VFA
		\$10,079	Mar 15, 2011

Requirement: (Renewal)

Replace Finned Radiation 91 \$/m2gfa

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)	2015	\$10,079
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3052.02 - Packaged Rooftop Air Conditioning Units (& Heating Units)

1- Lennox ground mounted packaged gas fired heating/dx cooling unit servicing Computer Classroom.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	30	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$5,983.59	Each
		Renewal Cost	Last Updated in VFA
		\$7,479	Mar 15, 2011

Requirement: (Renewal)

Replace air handler

Description

Auto generated renewal for D3052.02 - Packaged Rooftop Air Conditioning Units (& Heating Units). System Description: N/A
Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$7,479
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3062.02 - Refrigerant Condensing Units

3-Roof mounted air cooled condensing units servicing Portables furnaces dx split system cooling coils.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	3	\$2,332.60	Each
		Renewal Cost	Last Updated in VFA
		\$6,998	Mar 15, 2011

Requirement: (Renewal)

Replace condensing units (3)

Description

Auto generated renewal for D3062.02 - Refrigerant Condensing Units.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$6,998
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3069.01 - Electric and Electronic Controls

Local electric controls servicing HVAC equipment.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1	\$3,557.73	Each
		Renewal Cost	Last Updated in VFA
		\$3,558	Mar 15, 2011

Requirement: (Renewal)

Replace electric controls for HVAC equipment

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)	2015	\$3,558
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D4031 - Fire Extinguisher, Cabinets and Accessories*

Dry chemical fire extinguishers located throughout building. Fire extinguishers annually inspected.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 6, 2006

D5012.02 - Main Electrical Switchboards (Main Distribution)

A Federal Pioneer main distribution centre located in a storage room off the gym and fed overhead from a pole mounted transformer located on the west side of the school. The main distribution is rated at 400A, 120/240 Volts, 1 phase, 3 wire, and is complete with a 400A main breaker. The distribution section is complete with feeder breakers that are adequately identified and there is ample spare capacity in the distribution section.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1993	40	17 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$51,475.96	Each
		Renewal Cost	Last Updated in VFA
		\$51,476	Mar 15, 2011

Requirement: (Renewal)

Replace 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)	2033	\$51,476
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

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

Panel boards have been provided throughout the school. Panels are about 80% full, however, there is ample room in the main distribution centre to add more panels.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	30	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	6	\$4,571.10	Each
		Renewal Cost	Last Updated in VFA
		\$34,283	Mar 15, 2011

Requirement: (Renewal)

Replace Electrical Branch Circuit Panelboards (6 panels)

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)	2024	\$34,283
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5012.06 - Motor Starters and Accessories

Motor control is provided by wall mounted starters located in the vicinity of the motor being controlled.
Starters are manual with pilot lights.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	30	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	4	\$504.09	Each
		Renewal Cost	Last Updated in VFA
		\$2,016	Mar 15, 2011

Requirement: (Renewal)

Replace Motor Starters and Accessories (4 manual)

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)	2024	\$2,016
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5021 - Electrical Branch Wiring*

All branch wiring is copper in conduit and armored cable.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D5022.01 - Interior Incandescent Fixtures*

There is minimal incandescent lighting in the school for closets & crawl spaces.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D5022.02 - Interior Fluorescent Fixtures

Fluorescent fixtures are complete with T8 lamps and electronic ballasts.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2004	30	18 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1,154	\$103.60	SM
		Renewal Cost	Last Updated in VFA
		\$119,554	Mar 15, 2011

Requirement: (Renewal)

Replace Interior Florescent Fixtures(1154 Msq 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	\$119,554
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5022.03 - Interior Metal Halide Fixtures*

The gymnasium has been provided with 350 Watt pulse start metal halide fixtures.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

Wall mounted 70 Watt H.P. sodium fixtures have been provided around the perimeter of the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

Lighting control is provided by line voltage switches and each area is locally switched.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

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

Exterior lighting is controlled by photo cell with manual override. Exterior lighting controls are located in the mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D5031 - Public Address and Music Systems

A Dukane MCS350 PA system has been provided. The head end equipment is located in the custodian's room. A desk telephone set for the system has been provided in the main office for communicating with the classrooms, either on an individual basis or on an all call basis. Speakers have been provided throughout the school including classrooms, corridors and the outdoors.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1999	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	12	\$2,273.33	Each
		Renewal Cost	Last Updated in VFA
		\$27,280	Mar 15, 2011

Requirement: (Renewal)

Replace Public Address and Music Systems (12 stations)

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)	2015	\$27,280
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5033 - Telephone Systems*

A Panasonic telephone system has been provided. Telephone system is located in the custodian's room.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1999	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D5037 - Detection and Fire Alarm

A Mircom FA-1000 fire alarm system complete with smoke detectors, heat detectors, pull stations and bells. The system is tested annually and externally monitored. The main control panel is located in the main entrance installed in 2008.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2008	25	17 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1,154	\$24.95	SM
		Renewal Cost	Last Updated in VFA
		\$35,994	Mar 15, 2011

Requirement: (Renewal)

Replace Detection and Fire Alarm (1154 Msq 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)	2033	\$35,994
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5038.02 - Intrusion Detection

A DSC 864 intrusion alarm system has been provided. It is complete with motion sensors, door contacts, and keypads. System is monitored externally.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1,154	\$6.73	SM
		Renewal Cost	Last Updated in VFA
		\$9,705	Mar 15, 2011

Requirement: (Renewal)

Replace Intrusion Detection (1154 Msq 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)	2015	\$9,705
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5039 - Data Systems*

Cat 5 data cabling has been provided throughout the school with data outlets in each classroom, the administration area and the computer lab.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1999	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D5039 - Data Systems*

Data network located in a dedicated server room in a room off the music room and is complete with a data rack, patch panels, and portable UPS . All data cables from the various areas terminate in this room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1999	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

D5092.02 - Emergency Lighting Battery Packs

Battery packs and remote heads are located in hallways & washrooms.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1993	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	10	\$1,084.49	Each
		Renewal Cost	Last Updated in VFA
		\$13,556	Mar 15, 2011

Requirement: (Renewal)

Replace Emergency Lighting Battery Packs (10 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)	2015	\$13,556
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5092.03 - Exit Signs*

Exit signs are LED style and are all newer.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2004	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

E1025 - Audiovisual Equipment* - Projection Screens

There are projection screens in all the classrooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

E1094 - Residential Equipment*

Building has two fridges, a range, dishwasher, and microwave in staff room.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2006	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

E1096 - Athletic, Recreational, and Therapeutic Equipment*

The 1993 addition (Gymnasium) has foldup basketball backstops, climbing ropes.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

E2012 - Fixed Casework

Original casework throughout 1951 and 1952 sections except for staff room which has recently been updated.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Jan 31, 2011	1,254.40	\$113.94	SM
		Renewal Cost	Last Updated in VFA
		\$142,926	Mar 15, 2011

Requirement: (Renewal)

Replace casework - 1254.4m² GFA

Description

Auto generated renewal for E2012 - Fixed Casework. System Description:

N/A

Concern

Impact:	Category:		
Priority	Lifecycle	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)		2015	\$142,926
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

E2013.01 - Blinds

1951 and 1952 sections have vertical blinds over windows.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	30	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	24.20	\$99.97	SM
		Renewal Cost	Last Updated in VFA
		\$3,024	Mar 15, 2011

Requirement: (Renewal)

Replace blinds - 24.2m²

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)	2024	\$3,024
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2022.03 - Furniture*

Typical desks for students and teachers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1997	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K3010.01 - Plumbing for Program Equipment*

Current Domestic Water Distribution (refer D2020) is trucked to site and stored in holding tank.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

Requirement: (Non-Renewal)

Operating Efficiency Upgrade & Connect to Municipal Service

Description

Connect to Municipal service

Concern

Above average operating costs to have water brought (trucked) to site for domestic use. Municipal main supply service located across highway (Approximately 100m).

Impact: Moderate	Category: _Operating Efficiency [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$45,071

Line Item	Quantity	Unit Cost	Units
Operating Efficiency Upgrade & Connect to Municipal Service	1	\$45,070.74	each

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

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

The 1993 addition (Gymnasium) has a concrete ramp from West parking area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K4010.02 - Barrier Free Entrances*

The 1993 addition (Gymnasium) has ramp at West Exit with power assist door openers.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2006	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K4010.03 - Barrier Free Interior Circulation*

Circulation throughout is acceptable with the exception of inter-floor access.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

Requirement: (Non-Renewal)

Provide either lift or stair chair platform for handicapped users.

Description

Provide either barrier free lift or stair chair platform for handicapped users.

Concern

There is no vertical circulation for handicapped users. Currently, school provides a stair walker for handicapped users.

Impact: Minor	Category: _Accessibility [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$14,248

Line Item	Quantity	Unit Cost	Units
Provide either lift or stair chair platform for handicapped users.	1	\$14,248.34	each

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

K4010.04 - Barrier Free Washrooms*

The 1951 original building (GWR 002, BWR 001) has barrier free toilet cubicles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K4030.01 - Asbestos*

The 1951 original building (Mechanical Room 005) has asbestos on walls and ceiling. (HBT Agra Limited Bulk Asbestos Report of October 6, 1993 indicated Chrysotile)

The 1951 original building (Storage 004) has vinyl tile flooring. (School Board September 1993 Asbestos Inventory Report indicated low hazard)

When affected areas are disturbed, remove materials containing asbestos in accordance with asbestos removal abatement procedures.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K4030.04 - Mould*

None noted nor reported.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K4030.09 - Other Hazardous Materials*

Janitorial cleaning supplies.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

K5010.02 - Building Documentation*

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



Ministik School
S4017
Sherwood Park

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Ministik School	Prime Audit
Asset Number: S4017	Firm: Wade Engineering
Address: 21246 Highway 14	Audit Date: August 27, 2010
Location: Sherwood Park	Auditor Name: Mike Pangman
Total Maintenance Needs	Audit FCR: 0
Next 5 Yrs: \$630,452.00	
Replacement Cost: \$0	
Current 5 yr. Facility	
Condition Index (FCI): 0.0000	
Gross Area (sq. m): 1	
Floors:	
Year Constructed: 1951	

Asset Description

Description:

Soil along the perimeter of school buildings has settled. Water from gravel ring road slopes towards school building. Drainage is poor due to surface storm run-off. Re-grade around school. Concrete splashpads are missing. Repair concrete sidewalks.

Asphalt parking lots for staff and students on East and West sides of school buildings require repair. The route is also reserved for fire engines. School requires a bus loading and unloading zone.

Chain link fence and gates around property. Grass around property. Trees on East and North sides of school.

Site domestic water delivered (trucked) to site from off-site source. Site/building sanitary sewage collection to septic field and storm drainage to surface run-off. Site natural gas service provided by Utility.

Energized parking stalls have been provided for staff use. Plugs are mounted on pedestals.

Overall site rating is in good condition.

F1012.04 - Portable and Mobile Buildings - 1986 & 1994 - Split 0

Facility Condition Assessment

Sherwood Park - Ministik School (\$4017)

F1010.02.04 moved from Building file to Site file in 2013. This should be deleted as part of next consultant evaluation.

1986 Addition (2) attached portable - 129.0m² and 12m² for circulation

1994 Addition (1) attached portable - 64.5m² and 12m² for circulation

Portables were installed as noted, but constructed in 1975. Total area is 193.5m².

General overall condition of all portables is acceptable.

Structures:

Wood floor joists, wood stud wall, wood frame on wood railway ties and concrete piles.

Envelope:

Wood roof joist, EPDM roofing system (1993), metal siding, skirting has vents, aluminum slider windows with metal wired mesh panels on outside.

Interior:

Classrooms (109, 110) and Corridor has acoustic ceiling with suspended T-bar system. Classroom 111 has panel ceiling. Classrooms (111, 109, 110) have vinyl tiles on floor assembly. Corridor has vinyl sheet flooring on floor assembly. Portable contains wood doors and frames, whiteboards, tack boards and smart boards. Wood casework in classes. Windows consist of vertical Venetian blinds.

Mechanical: Gas fired, forced air furnace with distributed ductwork.

Electrical: Recessed and surface mounted fluorescent light fixtures with T8 lamps and 100 Amp service panel.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 27, 2010	217	\$296.24	SM
		Renewal Cost	Last Updated in VFA
		\$64,284	Mar 15, 2011

Requirement: (Renewal)

Replace Mechanical Systems (217m²)

Description

Auto generated renewal for 1986 & 1994 - Split 0. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$64,284
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Replace Furnaces (2)

Description

Replace portable furnaces.

Concern

The portable furnaces have surpassed Theoretical Life Expectancy. Furnaces have above average operating and maintenance costs.

Impact: Moderate

Category: Reliability

Priority

Year

Estimated Cost

0 - Due at time of
Inspection

2011

\$9,489

Line Item

Quantity

Unit Cost

Units

Replace Furnaces (2)

2

\$4,744.55

each

Project Number

Project Status

Last Updated in VFA

Apr 27, 2016

F1012.04 - Portable and Mobile Buildings - 2000 Portable - Split 0

F1010.02.04 moved from Building file to Site file in 2013. This should be deleted as part of next consultant evaluation.

2000 Addition (1) attached portable - 81.2m²

Overall condition is acceptable.

Structure:

Has steel beam posts on 900 x 900 x 250 mm concrete pads on 150 mm granular fill.

Envelope:

Skirting with pressure treated wood c/w 300 x 300 mm vent grills, 38 x 2335 mm wood joists at 400 mm o.c., 38 x 140 mm treads on wood stringers, exterior vertical metal siding, horizontal metal siding fascia, PVC windows, metal roof panel.

Interior:

12 mm gypsum board interior finish on 50 x 50 mm strapping at 400 o.c. on wall system, acoustical ceiling suspended T-bar system, carpet flooring, pressure treated wood staircase with 38 x 140 mm wood railings, wood door, reception counter, library stack system, wood casework, and study carrels.

Mechanical: Gas fired, forced air furnace with distributed ductwork.

Electrical: Recessed and surface mounted fluorescent light fixtured with T8 lamps. 100 Amp service panel.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	81	\$295.79	SM
		Renewal Cost	Last Updated in VFA
		\$23,959	Mar 15, 2011

Requirement: (Renewal)

Replace Mechanical Systems (gfa 81m²)

Description

Auto generated renewal for 2000 Portable - Split 0. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$23,959
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Replace Furnace (1)

Description

Replace portable furnace.

Concern

The portable furnace has surpassed Theoretical Life Expectancy. Furnace has above average operating and maintenance costs.

Impact: Moderate	Category: Reliability		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2011	\$47,443	
Line Item	Quantity	Unit Cost	Units
Replace Furnace (1)	1	\$47,443.28	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

F1012.04 - Portable and Mobile Buildings - 1986 & 1994 - Split 1

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 27, 2010	1	\$166,881.00	Each
		Renewal Cost	Last Updated in VFA
		\$166,881	Mar 15, 2011

Requirement: (Renewal)

Building Envelope Replacement: Metal Siding (217m²), Roofing (194m²), Doors (6 Panels), Windows (9m²)

Description

Auto generated renewal for 1986 & 1994 - Split 1. System Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$166,881	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

**F1012.04 - Portable and Mobile Buildings - 1986 & 1994 -
Split 3**

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 27, 2010	217	\$237.21	SM
		Renewal Cost	Last Updated in VFA
		\$51,475	Mar 15, 2011

Requirement: (Renewal)

Replace Electrical Systems (gfa 217m²)

Description

Auto generated renewal for 1986 & 1994 - Split 3. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$51,475
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

**F1012.04 - Portable and Mobile Buildings - 1986 & 1994 -
Split 2**

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 27, 2010	600	\$126.90	SM
		Renewal Cost	Last Updated in VFA
		\$76,140	Mar 15, 2011

Requirement: (Renewal)

Modernize Interior (gfa 194m²), Doors (6), Blinds (9m²), Casework (gfa), Resilient Flooring (218m²), Acoustic T-Bar Ceiling (194m²), Display Boards (12), Smart Boards (3).

Description

Auto generated renewal for 1986 & 1994 - Split 2. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$76,140
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

F1012.04 - Portable and Mobile Buildings - 2000 Portable - Split 2

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	1	\$22,417.18	Each
		Renewal Cost	Last Updated in VFA
		\$22,417	Mar 15, 2011

Requirement: (Renewal)

Modernize Interior (gfa 81m²), Blinds (5m²), Casework (gfa), Carpet (81m²), Acoustic T-Bar Ceiling (81m²).

Description

Auto generated renewal for 2000 Portable - Split 2. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$22,417
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

F1012.04 - Portable and Mobile Buildings - 2000 Portable - Split 3

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	1	\$61,320.16	Each
		Renewal Cost	Last Updated in VFA
		\$61,320	Mar 15, 2011

Requirement: (Renewal)

Building Envelope Replacement: Metal Siding (170m²), Doors (2), Metal Roofing (81m²), Windows (5m²).

Description

Auto generated renewal for 2000 Portable - Split 3. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$61,320
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

F1012.04 - Portable and Mobile Buildings - 2000 Portable - Split 1

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	81	\$237.20	SM
		Renewal Cost	Last Updated in VFA
		\$19,213	Mar 15, 2011

Requirement: (Renewal)

Replace Electrical Systems (gfa 81m²)

Description

Auto generated renewal for 2000 Portable - Split 1. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$19,213
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G1031 - Site Earthwork (Site Grading)*

Grading has been completed around the school perimeter using earthwork and asphalt paving.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2006	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2012.01 - Aggregate Roadway (Gravel)*

There is a gravel ring road around the school. It is reserved as fire lane for fire engine.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2012.02 - Flexible Pavement Roadway (Asphalt) - #2

Asphalt pavement along the west side of the school provides appropriate drainage, parking and forms apart of the fire lane.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2006	25	15 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	510	\$32.22	SM
		Renewal Cost	Last Updated in VFA
		\$20,538	Mar 15, 2011

Requirement: (Renewal)

Resurface asphalt parking/roadway (510m²)

Description

Auto generated renewal for #2. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2031	\$20,538
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2012.02 - Flexible Pavement Roadway (Asphalt) - #1

Flexible asphalt pavement roadway is from Highway 14 to the school entrance on the east side of the buildings.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1985	25	2 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 27, 2010	852.90	\$41.41	SM
		Renewal Cost	Last Updated in VFA
		\$44,152	Mar 15, 2011

Requirement: (Renewal)

Repave asphalt (852.9m²)

Description

Repair asphalt subgrade and resurface.

Concern

Asphalt roadway has deteriorated with extensive alligatoring, pot hole and subgrade failure resulting in a large uneven surface which will cause damage to vehicles and trip hazards to pedestrians.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
2 - Due within 2 years of inspection	2013	\$44,152
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2031.05 - Rigid Pedestrian Pavement (Concrete)

School has pedestrian concrete sidewalk leading into the gym from the west parking area and providing exit from the portables to the NE.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1951	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 27, 2010	63.60	\$280.87	SM
		Renewal Cost	Last Updated in VFA
		\$22,329	Mar 15, 2011

Requirement: (Renewal)

Repave concrete (63.60m²)

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)	2015	\$22,329	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Requirement: (Non-Renewal)

Resurface concrete sidewalk (40m²)

Description

Repair concrete sidewalk or provide asphalt overlay.

Concern

Concrete sidewalk/ramp leading to the gym entrance has settled and cracked. Users may trip over unlevelled area.

Impact: Minor	Category: Reliability		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2011	\$14,233	
Line Item	Quantity	Unit Cost	Units
Resurface concrete sidewalk (40m ²)	40	\$355.83	sm
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

G2041.01 - Chain Link Fences and Gates*

School site has chain link fence on East, South and West sides.
School site has barb wire fence on the North side.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2044 - Exterior Signs* - 1

East parking lot has metal guide rail and typical staff signage.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2044 - Exterior Signs* - 2

School sign installed on the Southwest and South walls of the 1951 original building and a timber stand alone sign on the west side of the school entrance

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2045 - Site and Street Furnishings*

School site has picnic tables, benches and garbage receptacles on the east side of the property.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2047.01 - Athletic and Recreational Surfaces

Concrete basketball court surface.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 15, 2011	151	\$47.13	SM
		Renewal Cost	Last Updated in VFA
		\$7,117	Mar 15, 2011

Requirement: (Renewal)

Resurface basketball court (151m²)

Description

Auto generated renewal for G2047.01 - Athletic and Recreational Surfaces.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2015	\$7,117
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2047.03 - Playground Equipment*

School has two playgrounds at the East side of site. Playground has slides, swings, bridges, seesaw, sand pit and monkey bars.

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, 2011

G2047.05 - Sports Goals and Equipment*

School site has soccer fields with goal posts on the North side of school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2047.07 - Baseball Diamond*

School has two baseball diamonds with metal backstops at the Northeast corner of the site.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2006

G2048 - Flagpoles*

One flagpole is installed in the Southeast parking lot.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2006

G2054 - Lawns and Grasses*

School site has mature lawn and grass.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G2055 - Trees, Plants and Ground Covers*

Trees on the East and North sides of school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2006

G3011 - Site Potable Water Distribution and Storage*

Site domestic water delivered (trucked) from off-site source for domestic use.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

Requirement: (Non-Renewal)

Connect to municipal domestic water service

Description

Connect building domestic water system to municipal domestic water service once Strathcona County extends service

Concern

Above average operating costs to have water brought (trucked) to site for domestic use.

Impact: Minor	Category: _Operating Efficiency [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$59,304

Line Item	Quantity	Unit Cost	Units
Connect to municipal domestic water service	1	\$59,303.83	each

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

G3023 - Septic Disposal Systems*

Site/building sanitary sewage collection to septic field.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G3031 - Storm Water Collection*

Site/building storm water to surface run-off.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2006

G3061 - Gas Distribution*

Utility metered natural gas supply to site/building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2006

G4011 - Electrical Substations*

Utility owned pad mounted transformer along west side of school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G4015 - Car Plugs-ins*

Combination of pedestal mounted and building mounted car plug-ins. Car plug-ins are not controlled.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Feb 8, 2006

G4021.01 - Area Lighting*

One (1) pole mounted low pressure sodium fixture has been provided in the parking lot.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1975	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

G4031.01 - Site Voice and Data* - Communications

A communication tower is installed between the 1993 addition and 2000 portable.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1993	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 15, 2011

Facility Condition Assessment (FCA) Report

Alberta Infrastructure

Portable Classroom SFDS - T3680
T3680
Sherwood Park

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Portable Classroom SFDS - T3680	Prime Audit
Asset Number: T3680	Firm:
Address: 21246 Highway 14	Audit Date:
Location: Sherwood Park	Auditor
Total Maintenance Needs	Name:
Next 5 Yrs:	Audit FCR: -1
Replacement Cost: \$330,391	
Current 5 yr. Facility	
Condition Index (FCI): 0.0000	
Gross Area (sq. m): 80	
Floors:	
Year Constructed: 1975	

Asset Description

No Data Available

Facility Condition Assessment (FCA) Report

Alberta Infrastructure

Portable Classroom SFDS - T3681

T3681

Sherwood Park

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Portable Classroom SFDS - T3681	Prime Audit
Asset Number: T3681	Firm:
Address: 21246 Highway 14	Audit Date:
Location: Sherwood Park	Auditor
Total Maintenance Needs	Name:
Next 5 Yrs:	Audit FCR: -1
Replacement Cost: \$330,391	
Current 5 yr. Facility	
Condition Index (FCI): 0.0000	
Gross Area (sq. m): 80	
Floors:	
Year Constructed: 1975	

Asset Description

No Data Available

Facility Condition Assessment (FCA) Report

Alberta Infrastructure

Portable Classroom SFDS - T3692
T3692
Sherwood Park

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Portable Classroom SFDS - T3692	Prime Audit
Asset Number: T3692	Firm:
Address: 21246 Highway 14	Audit Date:
Location: Sherwood Park	Auditor
Total Maintenance Needs	Name:
Next 5 Yrs:	Audit FCR: -1
Replacement Cost: \$376,328	
Current 5 yr. Facility	
Condition Index (FCI): 0.0000	
Gross Area (sq. m): 91	
Floors:	
Year Constructed: 1975	

Asset Description

No Data Available