

C W SEARS/ TOFIELD SCHOOL VALUE SCOPING SESSION

Tofield, Alberta

January 2025



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1.0 Introduction

1.1 Executive Summary

In October 2024, The Workun Garrick Partnership Architecture and Interior Design Inc. was selected to conduct a Value Scoping exercise for the existing C W Sears and Tofield School in Tofield, Alberta. The Value Scoping Session was held on January 21 and 22, 2025 at the C W Sears Elementary School and consisted of representatives from the Battle River School Division, Beaver County, Town of Tofield, Alberta Education, Alberta Infrastructure and The Workun Garrick Partnership.

The C W Sears Elementary School is a top capital priority for the Battle River School Division in their Capital Plan for 2025-2028.

The Town of Tofield is an economic hub for the surrounding agriculture and residential areas and is located approximately 60km southeast of Edmonton. It is evident that Tofield will continue to be the economic hub for this region with strong economic activity and a steady population in Alberta. Over the past 10 years the Town of Tofield has seen a slight decline in population, however the student population has remained relatively consistent throughout this time.

C W Sears is a K-4 Elementary School that was originally built in 1979. Modular classrooms have been added to the school in 1986, 1994, 2017 and 2018. C W Sears has a current enrollment of 278 students, for a utilization rate of 71%. It is anticipated that the student population will fall slightly to 261 students by 2030, but the long range Baragar Report suggests the student population will remain steady beyond this point. This would suggest that the future utilization rate of the school will level off at 65%.

Tofield School is a 5-12 school that was originally built in 1952. Multiple subsequent additions and modulars have been added throughout the life of the building and a major modernization occurred in 1994/95. Tofield School has a current enrollment of 438 students, with a utilization rate of 81%. It is anticipated that the student population will drop to 371 students by 2030, but the long range Baragar Report suggests that the student population will level off around 350 students shortly after. This long range forecast would suggest that the Tofield School utilization rate will drop to 54% before leveling off.

As the utilization rates of both of these school drops, the funding for maintaining the schools will also drop, making the required maintenance and upkeep harder and harder in the coming years. To compound this concern, a recent structural evaluation of C W Sears was conducted and found that the school, while structurally sound, is in need of major rework to address differential movement between the grade supported floor slab, non loadbearing walls and the structural walls/ rigid building structure.

The objective of the Value Scoping Session was to explore all viable options for C W Sears and Tofield School to address the aging infrastructure, student population trends and to help bring the school(s) up to the current standards of 21st century learning. During the 2 day Value Scoping Session, The Workun Garrick Partnership facilitated group discussions to identify and develop options for the replacement, modernization and addition/ right sizing of C W Sears and/ or Tofield School. A total of 4 grade configurations were reviewed and discussed, noting the pro's and con's of each option and the how each of these options may affect both C W Sears and Tofield School. The information and discussions generated throughout the Value Scoping Session are intended to assist the Battle River School Division in the further development of their capital planning submissions.

1.2 Background Information

CW Sears:

- Originally built in 1979 and has received modular classroom additions in 1986, 1994, 2017, and 2018. Other than component upgrades and general maintenance, the school has not received any major modernization projects beyond the modular classroom additions.
- Serves grades K-4 with a Capacity of 405 students, and has a current utilization rate of 71%.
- In 2017 it's Facility Condition Index Score (FCI score) was 0.2986. The Facility Condition Report noted at the time of the report, approximately \$3.6 million in maintenance was required over the next 5 years.
- A Structural Investigation of the school was completed in July of 2024. The findings of this report suggest that while the building is structurally sound, there is a significant amount of differential movement within the floor slab causing cracking at interior walls and other issues with the general building finishes including water infiltration during heavy rain and winter thaw.
- Replacement school is high priority for Battle River School Division. The main drivers are building condition and programming/ educational needs.
- Permanent infrastructure (core building), is not designed to meet the needs of the current student population due to the addition of the Modular Classrooms.
- The existing facility struggles with Barrier Free access.
- The facility is struggling to keep up with technology requirements and it is difficult to meet the general needs of the educational programming offered at the School.

Tofield School:

- Originally built in 1952 and has received additions in 1958, 1959, 1971, 1984, and 1985. Modular classrooms were added to the school in 1994, 1995 and 2004. A modernization to the majority of the building was completed in 1994/ 1995, as well as a smaller modernization to the Administration Suite in 2012.
- Serves grades 5-12 with a Capacity of 643 students, and has a current utilization rate of 81%.
- In 2012 it's Facility Condition Index Score (FCI score) was 0.2411. The Facility Condition Report noted at the time of the report, approximately \$6.9 million in maintenance was required over the next 5 years.
- The existing facility struggles with Barrier Free access.
- The facility is struggling to keep up with technology requirements and it is difficult to meet the general needs of the educational programming offered at the School.
- Mechanical systems are outdated and struggle to provide users with the appropriate level of comfort within the facility.
- Currently houses Northstar School (Outreach) which utilizes one classroom within the School, full time.

1.3 Workshop Process

The Value Scoping Session was broken into 3 phases:

Pre-workshop Phase:

This phase involves the information gathering, which includes a tour of the existing buildings to observe the existing conditions to gain an understanding of the limitations and functional challenges of the building. This also helps the team identify program requirements, any code deficiencies and site opportunities. During this time a survey was issued to the School Board for distribution regarding the strengths and weaknesses of the existing schools.

Workshop Phase:

This is the facilitated, two-day value scoping session. This phase includes discussions about the current schools conditions, programming, deficiencies and what is needed/ desired for the replacement, modernization, addition/ right sizing of the schools. During this time the participants will engage in brainstorming exercises and develop potential options for the project. Participants will create a road map for the desired grade configurations and overall approach to the "Tofield Solution" which will be reviewed and ranked based on a set of evaluation criteria identified by the group prior to development of the options.

Post-workshop Phase:

This phase involves the creation of the draft report for review by Battle River School Division Board of Trustees.

Participants of the Value Scoping Session include representatives from Battle River School Division Board of Trustees, Town of Tofield, Beaver County, Alberta Infrastructure, Alberta Education and The Workun Garrick Partnership.

1.4 Session Participants

Patrik McFeely	Battle River School Division (Chair)
Doug Algar	Battle River School Division (Vice Chair)
Karen Belich	Battle River School Division (Trustee)
Dwight Dibben	Battle River School Division (Trustee)
Lyle Albrecht	Battle River School Division (Trustee)
Rhae-Ann Holoien	Battle River School Division (Superintendent)
Imogene Walsh	Battle River School Division (Secretary Treasurer)
Zenovia Lazaruik	Battle River School Division (Tofield School)
Heidi Fisher	Battle River School Division (Tofield School)
Ashley Netik	Battle River School Division (Tofield School)
Dawson McPhee	Battle River School Division (Tofield School)
Alyssia Montgomery	Battle River School Division (Tofield School)
Adam Madsen	Battle River School Division (C W Sears Elementary)
Leanne Kyle	Battle River School Division (C W Sears Elementary)
Harold Conquest	Town of Tofield
Jeff Edwards	Town of Tofield
Kevin Smook	Beaver County
Kenneth Wong	Alberta Infrastructure
Allison Matichuk	Alberta Education
Mark Yanez	Alberta Education
Robert Rabinovitch	The Workun Garrick Partnership
Kurt Von Kuster	The Workun Garrick Partnership
Robert Huber	The Workun Garrick Partnership

2.0 The Process

2.1 Summary of the Process

The objective of the C W Sears/ Tofield School Value Scoping Session was to develop a detailed scope definition along with rough order of magnitude costing to assist the Battle River School Division in the development of their capital plan. The focus of the session was regarding the replacement, modernization and addition/ right sizing of the C W Sears and Tofield School.

This Value Scoping Session is not only to inform C W Sears and Tofield School but the entire School Division as the final report will be provided to Battle River School Division Board of Trustees for their use in developing their final 2025 - 2028 Capital Plan Submission.

Prior to the Value Scoping Session, a brief survey was issued to the Battle River School Division for their distribution, to solicit input from a wider audience and obtain additional feedback.

2.2 Agenda

Day 1

- Introductions
- Overview of Process
- Review of Stakeholder Vision, Goals and Objectives
 - Battle River School Division
 - Alberta Education
 - Alberta Infrastructure
- Review of Existing Information
 - Existing Floor Plans and Site Plans
 - Facility Condition Reports
 - Structural Evaluation of CW sears Elementary School
 - Current Enrollments and Utilization
 - Projected Enrollments
- Review of Survey Results
 - What do you like about your school? What works well?
 - What don't you like about your school? What doesn't work well?
 - What would you like to see your school have that it doesn't? What would make it better?
- Review of Potential School Options
 - K-4 and 5-12
 - K-6 and 7-12
 - K-8 and 9-12
 - K-12
- Establishment of Evaluation Criteria
- Brainstorming Exercise
 - Group Discussions About Benefits of Each Potential Grade Configuration
- Presentation and Review of Brainstorming Exercise
- Evaluation of Ideas from Brainstorming Exercise

Day 2

- Review of previous day's discussions and conclusions
- Presentation
 - Review of Current Education Design Standards Area Allocations.
 - Discussion on educational trends, best practices and innovative learning spaces – 21st Century Learning.
 - Discussion on design and construction principles for educational facilities.
- Brainstorming Exercise
 - Group Discussions About Optimal Grade Configurations for Tofield.
- Discussion of Advantages, Disadvantages and Risks of each option
- Preliminary Costing Discussion
- Ranking of Options
 - Discuss potential preferred Option
- Confirmation of preferred Option
- Wrap-up and Next Steps

2.3 Summary of Objectives

Each of the stakeholders was given the opportunity to introduce themselves and briefly identify their objectives, vision and goals for the project. These are summarized as follows:

- Built in 1979, C W Sears has not received any modernizations since opening. C W Sears has increased in size due to numerous modular additions and the core building infrastructure is unable to accommodate the increased student population.
- A structural evaluation of the existing C W Sears Building was conducted in summer of 2024 noting that the building is structural sound, however there is numerous cases of differential movement between the structure, the grade supported slab and interior non-load bearing walls. This differential movement has caused numerous concerns that may be extremely difficult to address while the building is occupied and costly to implement.
- While C W Sears is the main priority of the Battle River School division, Tofield School cannot be forgotten, as it is an aging facility that will require significant work in the coming years.
- Built in 1952, with additions in 1958, 1959, 1971, 1984, and 1985, Tofield School is an aging facility that has met its design life.
- Both schools should be discussed to ensure that a holistic approach is provided for the schools of Tofield.
- Both schools do not easily reflect current educational trends or accommodate 21st century teaching and learning styles.
- The School Division sees the Value Scoping exercise as an opportunity to update division and community expectations around C W Sears and Tofield School.
- The schools are aging, difficult to maintain, have issues with Barrier Free Accessibility, lack sufficient plumbing facilities and have out of date mechanical systems.
- A new and/or improved facilities are required to help drive student retention. Tofield School is losing students to other school divisions capable of offering greater diversity of educational and CTS options.
- There is a desire to look for community partnerships within the Town of Tofield. This could be in the form of increasing the size of the library and/or gymnasium.

2.4 Summary of Survey Results

A brief survey was issued to the School Division for distribution. Respondents were CW Sears/Tofield Administration, Staff and students. Overall, the survey responses are in line with the overall objectives noted by the Value Scoping Participants.

What do you like about your school? What is working well?

C W Sears

- Grade configuration works well.
- Enough classrooms and areas for breakout spaces.
- Large, easily accessible Learning Commons.
- Gym size is appropriate for this grade configuration.
- Extra rooms available for breakout and for students that require a quiet space to regulate.
- Location of the school.
- All rooms are separated with permanent walls (no operable walls).
- Storage and sinks provided within some of the classrooms.
- Lots of boot racks and lockers.
- Dedicated music room.

Tofield School

- Culture of the building. Including grades 5-12 creates a family setting where staff can know the students all the way through their education.
- Elementary class sizes.
- Availability of variety of courses (Foods, Tech, Drama, etc.).
- Separation of Elementary, Junior and Senior High School students via classroom wings.
- Availability of complimentary courses (CTS, Foods, Cosmetology, etc.).
- Centralized programming.
- Athletics program.
- Quiet breakout spaces.

What don't you like about your school? What is not working well?

C W Sears

- Gym is too small for large assemblies (ie. Christmas Concert, literacy day).
- Site drainage issues (flooding playground).
- There is flooding within the school during heavy rains and winter thaw.
- Not enough washrooms to meet the demands of the student population.
- Multiple floor levels requiring stairs and ramps due to all the modular classrooms.
- Heating and cooling systems are not working well and create issues with occupant comfort during the winter and summer (too cold in winter and too hot in summer), as the systems cannot keep up with the requirements.
- School struggles with Barrier Free Accessibility.
- Not enough breakout spaces outside of classrooms.

Tofield School

- Not enough gym space for all of the grades. Need fitness area.
- Not enough space to run all programs efficiently.
- Not enough washrooms. Washroom availability and locations can be detrimental to elementary students as they are afraid / nervous to use washrooms being used by the older grades.
- Limitations to course selection for High School students.
- Grades 5-6 are separated from remainder of elementary.
- Heating and cooling systems are not working well and create issues with occupant comfort during the winter and summer (too cold in winter and too hot in summer), as the systems cannot keep up with the requirements.
- Plumbing systems are in need of repair/ replacement.
- Sewage smell in round wing.
- Lack of options for Junior/ Senior High Students.
- No gender neutral washrooms.
- School struggles with Barrier Free Accessibility.
- Corridors are narrow and feel crowded.

What would you like to see your school have that it doesn't? What would make it better?

C W Sears

- Larger/ more inclusive areas for students with higher needs.
- Larger gymnasium.
- More washrooms to meet the student population demands.
- More electrical outlets in all classrooms.
- Sinks in all classrooms.
- More storage within all classrooms.
- Student pickup/ drop off that does not require crossing the bus lane (improved site safety).

Tofield School

- Cafeteria/ student lounge area for students to eat and gather.
- Second gym.
- Increased trades and technology facilities, including Automotives Shop.
- Stage. Accessible to the gym to support Drama and for use at assemblies etc.
- Music Room.
- Dedicated elementary washrooms.
- Classrooms with windows.
- Improved heating/ cooling (mechanical systems).
- Improved barrier free and gender neutral facilities.
- More complex technology lab and space for additional course options.

2.5 Summary of Planning Discussion

Prior to the brainstorming exercise and further discussions, the team reviewed the criteria used in the capital planning process and utilized by Alberta Education and Alberta Infrastructure in the evaluation of School Division capital plan requests.

- Alberta Education receives a significant amount of capital plan applications every year and typically approves just under 1% of these requests. The main criteria used by Alberta Education in evaluating the capital plan requests and subsequent approvals are:
 - Health and Safety
 - Enrollment (current and projected)
 - Programming requirements
 - Technology and infrastructure
 - Legal Rights
- Current demographics and enrollment trends and projections are used to establish the required capacity for the modernization/ addition or replacement school.

The following information assists in developing the framework for meaningful discussions regarding potential solutions for CW Sears and Tofield School.

C W Sears

- C W Sears is currently utilized at a rate of 71% with a current enrollment of 278 students. School enrollment projections indicate that C W Sears utilization will drop slightly to 65% in the coming years.
- Funding for maintenance is directly related to the utilization rate and as such, maintenance of the school will become increasingly difficult.
- Current grade configuration is K-4.
- A Structural Investigation of the school was completed in July of 2024. The findings of this report suggest that while the building is structurally sound, there is a significant amount of differential movement within the floor slab causing cracking at interior walls and other issues with the general building finishes including water infiltration during heavy rain and winter thaw. Remediation would be costly and difficult to complete while the school operational.
- The aging facility is in need of a modernization/ replacement to address many the concerns noted within the structural report as well as to address mechanical and electrical building components based on the age of the facility and to provide functional upgrades to accommodate program requirements of 21st century teaching/ learning styles.

Tofield School:

- Tofield School is currently utilized at 81% with a current enrollment of 519 students. School enrollment projections indicate that Tofield School will drop to a utilization rate of 57% by 2030.
- Originally built in 1952 with additions in 1958, 1959, 1971, 1984, and 1985 as well as a modernization to the majority of the building 1994/ 1995, this school has met its design life and will need significant repairs/ upgrades in the coming years.
- There is a concern that if C W Sears is replaced without consideration of Tofield School, that Tofield School may not be able to receive funding if required in the near future.
- The current grade configuration is 5-12.
- The aging facility is in need of a modernization/ replacement to address concerns with aging mechanical and electrical building components and to provide functional upgrades to accommodate program requirements of 21st century teaching/ learning styles.

2.6 Summary of School Tours

CW Sears

- The school is clean and well maintained.
- The corridors are narrow and very congested during transition times.
- The core of the building does not appear to have the capacity to address the demands of the student population due to the addition of the modular classrooms.
- Modular classrooms are set at three different levels and barrier free access between classrooms is difficult due to locations of stairs and ramps.
- There are not enough washrooms within the school. They are located centrally and difficult to access from the portable classroom wings. Washrooms do not meet current barrier free accessibility standards.
- There are numerous indications of differential movement (cracks) in the interior partition block walls and within the floor slab.

Tofield School:

- The school is clean and well maintained, however it is showing signs of its age.
- Various additions of the school are set at varying elevations requiring multiple stairs and ramps for barrier free access.
- Where stairs and ramps occur, the corridors become very congested.
- There are not enough washrooms within the school to meet the demands of the students. Washrooms are difficult to access from various areas within the school. Washrooms do not meet current barrier free accessibility standards.
- Small fitness area for student use is on the mezzanine accessible from the gymnasium and is not barrier free accessible.
- Gymnasium mezzanine houses permanent built in bleachers and is not very functional.

3.0 Establishment of Evaluation Criteria

In order to evaluate the appropriate grade configurations for C W Sears and Tofield School, the team identified a number of key contributing factors for consideration and review of the potential options generated through the brainstorming exercise.

Through discussion with the Value Scoping Participants, the following were noted as the key items to be considered in the evaluation of the design options that were generated through the brainstorming exercise:

- Student health and safety.
- Provide the best learning environment possible for students.
- Balance education with operational components/ costs.
- Long term viability of the school(s). It needs to be the right size for today and for the future to ensure the school is not underutilized.
- Ability to adapt and grow.
- Improved functionality of the school.
- Meets the requirements of 21st century learning.
- Sustainability.
- Impact on community in the Town of Tofield.
- Infrastructure/ age of building.

4.0 Brainstorming Exercise

The value scoping participants were divided into groups and each tasked with coming up with pros and cons of each potential grade configuration for C W Sears and Tofield School.

Grade configurations discussed were as follows:

- K-4 and 5-12
- K-6 and 7-12
- K-8 and 9-12
- K-12

To further inform the participants and to help facilitate the discussion regarding the grade configurations and the possible impacts to the schools, the team was presented with the potential Area Allocations for new schools of the proposed grade configurations, based on the projected 2030 school enrollments. Areas for each school and grade configuration was pulled from the Alberta Education Capital Manual. It was assumed that regardless of new or modernized school these areas would be used as a baseline for these discussions.

Each group contained members of the Battle River School Division Offices, Trustees, representatives from both Schools, and the Town of Tofield.

The purpose of this exercise was to determine potential benefits or road blocks regarding certain configurations and to help further the discussions regarding both schools. The participants were reminded that this exercise is to focus on the potential configurations, however some discussion regarding the potential impacts to the existing schools was also incorporated into the discussions.

Note: It is assumed in all scenarios that utilize 2 schools, that Tofield School would be modernized/ right sized and C W Sears would be replaced.

C W Sears/ Tofield School Value Scoping	
PROS	CONS
K-4 and 5-12	
It is what we know. This is the easiest scenario.	It would be nice to have the Grade 5 kids stay with the younger group one more year.
Grades 5 and 6 have access to more programming.	Younger kids going over to the "big kid" school could be intimidating for the grade 5 students.
Offers opportunity to run middle school within the high school.	Division 1 and 2 students are not kept together.
Minimal learning disruption.	Status quo.
Least impact to the community.	Lack of ability to grow.
2 schools = 2 gyms	Not advancing CTS programming.
	Tofield School utilization will not increase.
	Tofield school, even if modernized, is still a 70 year old school. How much longer can it last without significant expenses.

High level estimated cost as follows:

New Construction - \$15,158,400 +/- 20%

Modernization/ Right Sizing - To be determined. Further investigation required.

Abatement and Demolition - To be determined. Further investigation required.

C W Sears/ Tofield School Value Scoping	
PROS	CONS
K-6 and 7-12	
Eliminates multiple bell schedules.	Construction would affect both schools to address the revised grade configuration.
Transition between grades is easier.	Tofield school, even if modernized, is still a 70 year old school. How much longer can it last without significant expenses.
Grade configuration aligns with Alberta Education assessments.	
Instruction times align in all grades.	
Safety of younger students as separated from older students.	
2 schools = 2 gyms	

High level estimated cost as follows:

New Construction - \$18,619,200 +/- 20%

Modernization/ Right Sizing - To be determined. Further investigation required.

Abatement and Demolition - To be determined. Further investigation required.

C W Sears/ Tofield School Value Scoping	
PROS	CONS
K-8 and 9-12	
New K-8 would provide some additional CTS Spaces.	How would the higher grades (7-8) feel being grouped together with the younger students?
2 schools = 2 gyms. Gym at new school would be larger than the size of the existing gyms.	This would significantly affect the student population/ utilization of Tofield School and may become very hard to reduce to an affective/ efficient sized school.
Increase study/ flex space in both schools.	Centralized programming would be affected.
Maintains the Tofield School CTS spaces and Gym.	Tofield school, even if modernized, is still a 70 year old school. How much longer can it last without significant expenses.
Grade configuration is better.	
Instruction times align.	

High level estimated cost as follows:

New Construction - \$23,496,000 +/- 20%

Modernization/ Right Sizing - To be determined. Further investigation required.

Abatement and Demolition - To be determined. Further investigation required.

C W Sears/ Tofield School Value Scoping	
PROS	CONS
K-12	
All new build resulting in minimal disruption of learning.	Could end up with a smaller overall building area/ classroom area vs. 2 separate schools.
Greater sense of community. Both within the school and within the Town of Tofield.	There is no back up facility should something happen to the school.
Ability to host larger events.	Only one admin team.
One physical plant for improved School Board maintenance.	Different grade dynamics than what we currently have.
One custodial team.	More people within the school. Harder to supervise?
Reduced operational costs as only 1 facility.	Total gym space is reduced in comparison to 2 schools.
Improved study facilities.	
Shared learning commons and gathering spaces.	
Allows for more study spaces and interaction of students.	
New facility would be completely up to today's standards for 21st Century Learning and inclusivity.	

High level estimated cost as follows:

New Construction - \$33,518,400 +/- 20%

Modernization/ Right Sizing - To be determined. Further investigation required.

Abatement and Demolition - To be determined. Further investigation required.

5.0 Evaluation of Options and Solution

Following the review of the pros and cons of the grade configurations, the Value Scoping participants were asked to discuss the merits of the options and determine the preferred solution based on these discussions.

The participants agreed that the K-4/ 5-12 option and the K-8/9-12 options were not preferred as the impacts to Tofield School would have potential detrimental results.

The K-4/ 5-12 option would assume that C W Sears would be replaced and nothing would occur at Tofield School, leaving a 70 year old building without any modernization/ upgrades. This would create a risk that in the near future, due to the age of Tofield School, a catastrophic failure within the systems of the school may create a situation where the school needs a major modernization and/ or replacement. The concern with this situation is that how likely is the school board to get funding for a second school in Tofield shortly after receiving funding for replacement of the other school.

The K-8/ 9-12 option assumes that the K-8 school would be built to replace CW Sears and that Tofield School would be right sized to meet the requirements of a 9-12 school. Given the student population, current and projected, this would reduce the size of the school significantly and if the student population continues to drop, there is concern that this school may no longer be viable and need to close, forcing students to go to other communities (or school divisions) for their high school education.

The participants then discussed the two viable options for the "Tofield Solution", the K-6/ 7-12 and K-12 options.

While the K-6/ 7-12 option better aligns with timetables, curriculum, bell schedules, and gives the desired separation of younger and older grades, there was still a major concern within the group regarding the age and condition of Tofield School. While Tofield School, in this option would receive a modernization/ right sizing, the concern regarding the overall age of the building was still a concern that the group could not ignore.

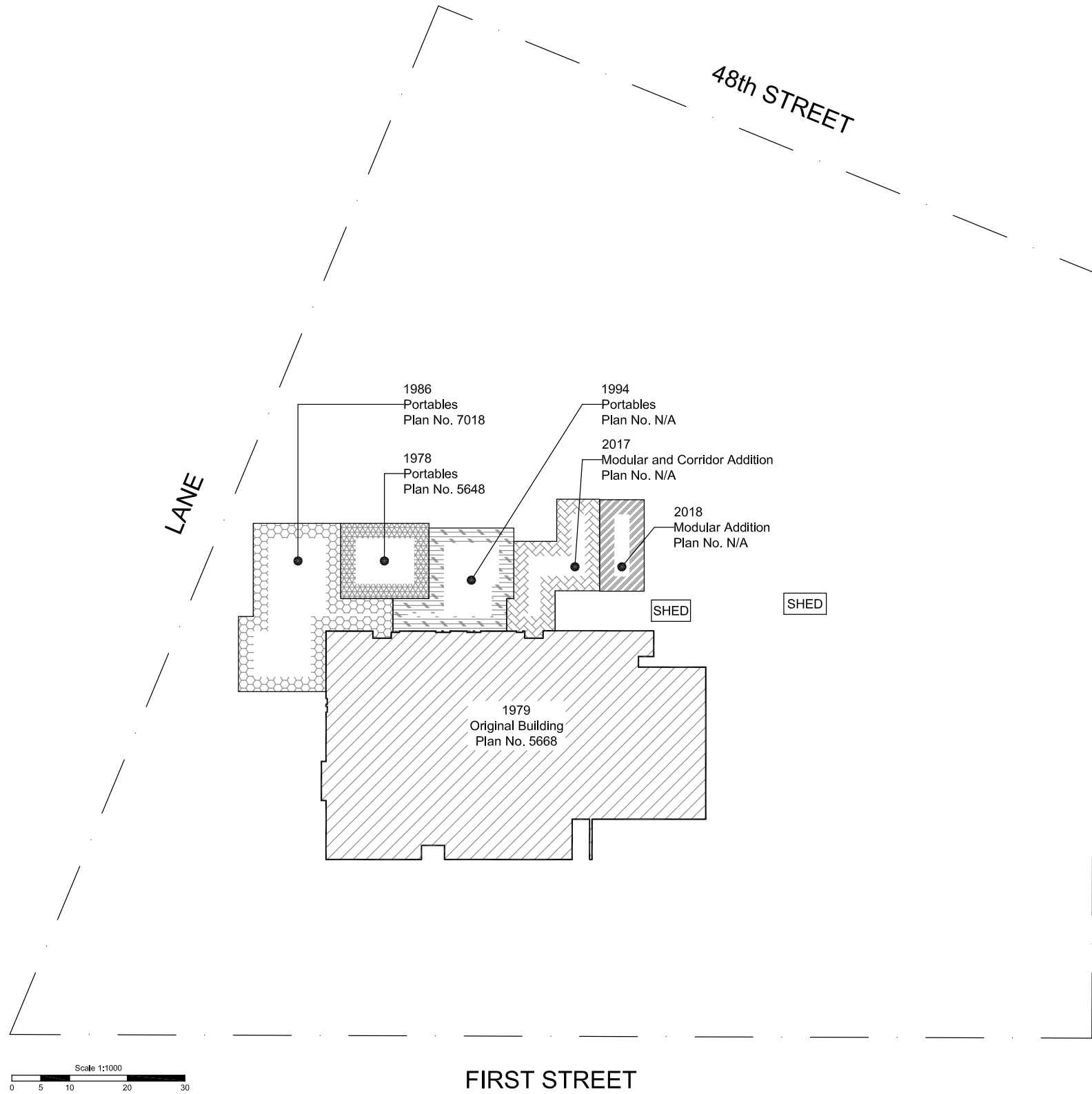
The participants then discussed the K-12 grade configuration as the **preferred option**. This option would be a replacement school for both C W Sears and Tofield School. The replacement school would remove any concerns regarding the use of aging infrastructure, allow for full operation of the existing schools until the new school is ready, make a much more energy efficient building with a flexible floor plan/ design that is designed to address the needs of 21st century education. The singular replacement school would also address concerns with Barrier Free Accessibility and Inclusivity. The group did acknowledge that this option did not provide the same physical separation of the younger and older students but did agree that this separation can be easily addressed within the design of the replacement school. Other concerns raised were the gymnasium size and accommodating the physical activity requirements of all grades within the allocated gym space. It was discussed that a potential solution for this may require a partnership with the Town of Tofield to either maintain the Gym and CTS Space from the existing Tofield School or to provide additional funding to supplement the size of the new gymnasium. Further discussion would be required with the Town of Tofield to determine if funding could be provided to supplement the replacement school or maintain portions of the existing Tofield School.

Appendix A

Existing Floor Plans



North

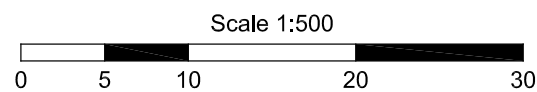
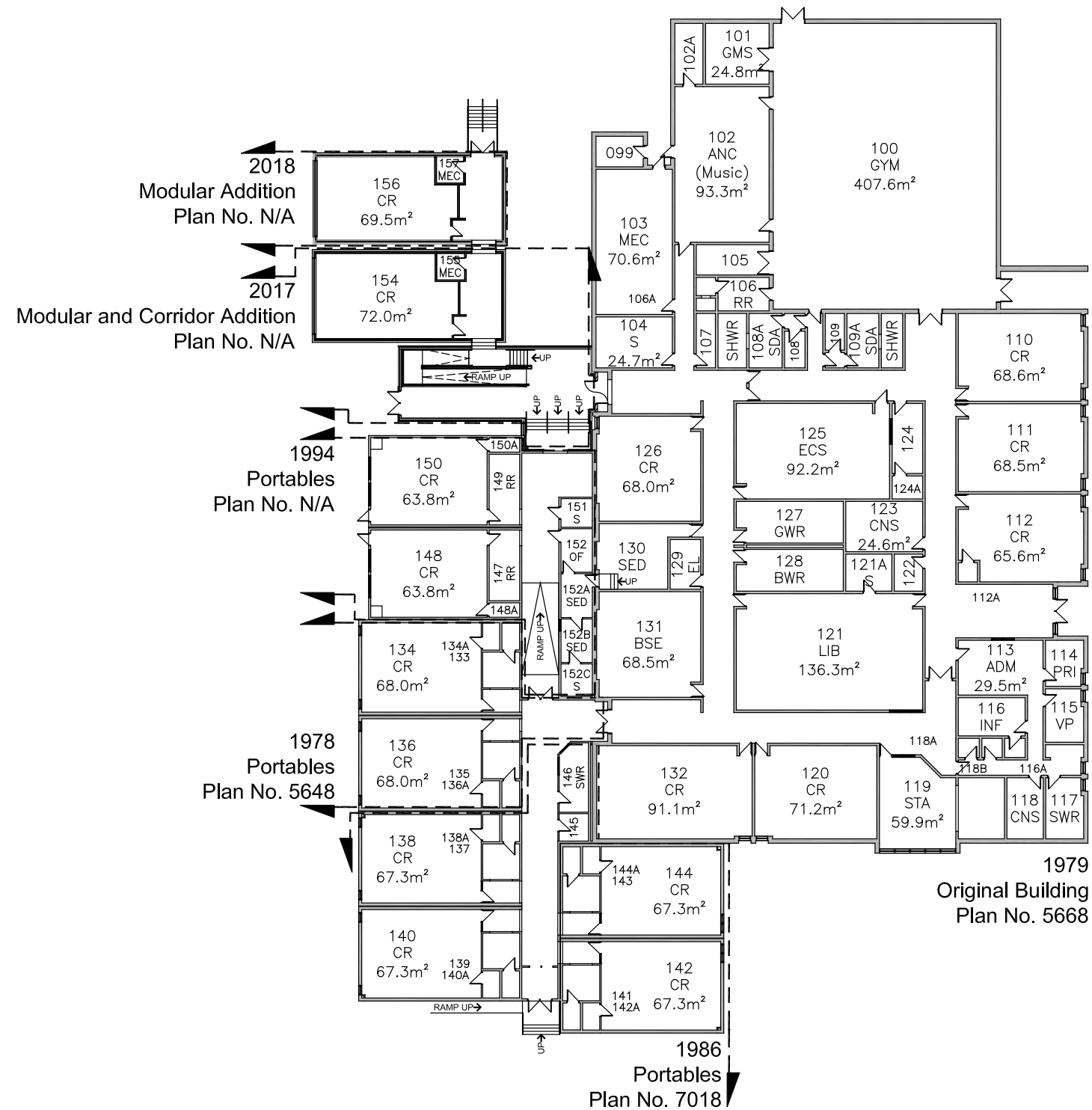


Battle River School Division No. 31			
C.W. Sears Elementary School 5716 - 47 Street, Tofield, Alberta, T0B 4J0			
DATE:	Oct 2018	Site Plan	BID: B4181A
DWN.BY:	MD		SCH.CODE: 3509
SCALE:	1:1000		SHEET: 1 of 3

C W SEARS EXISTING SITE PLAN



North



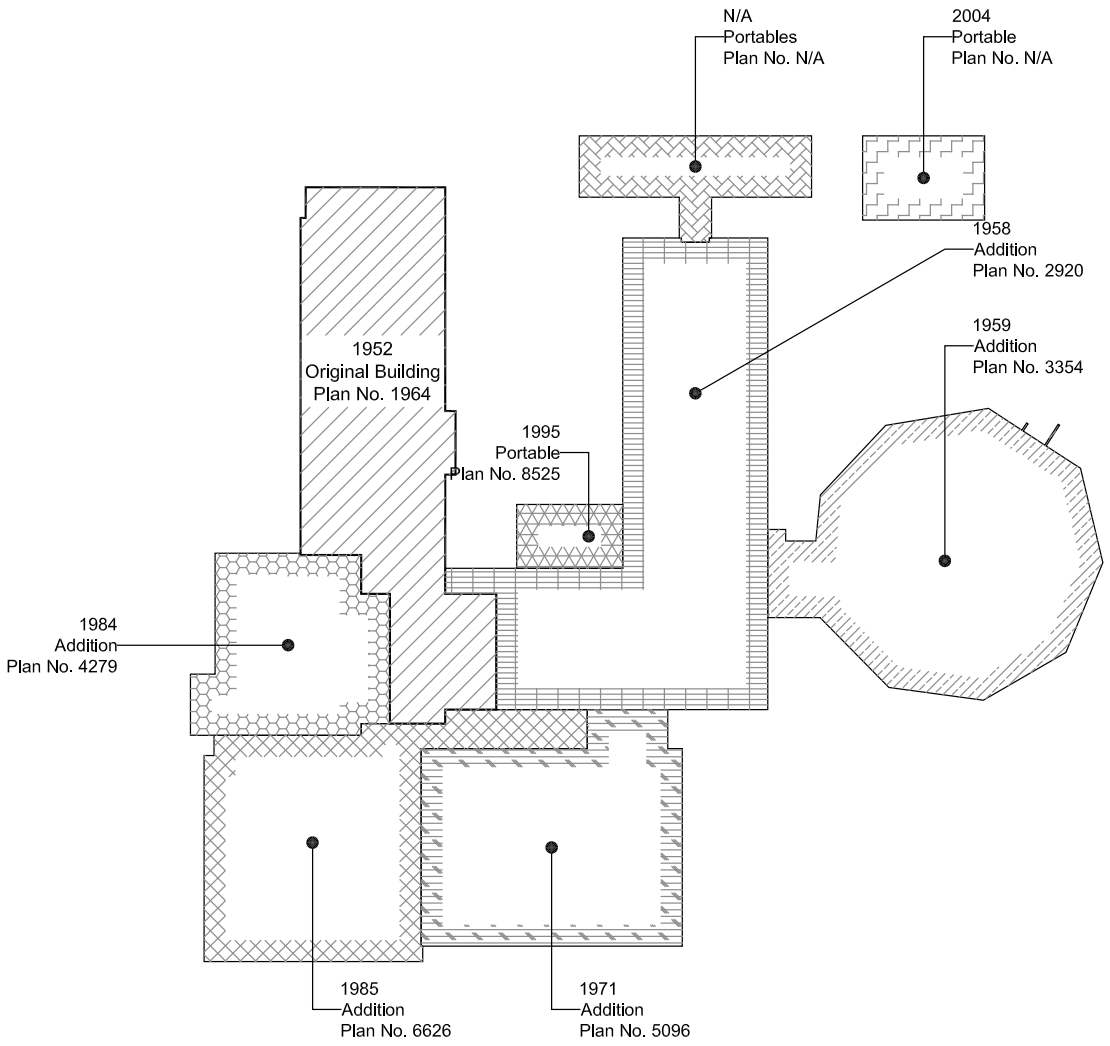
Battle River School Division No. 31			
C.W. Sears Elementary School 5716 - 47 Street, Tofield, Alberta, T0B 4J0			
DATE:	Oct 2018	Main Floor Plan	BID: B4181A
DWN.BY:	MD		SCH.CODE: 3509
SCALE:	1:500		SHEET: 2 of 3

C W SEARS EXISTING FLOOR PLAN

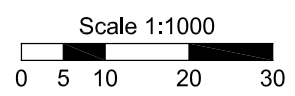
58th AVENUE



North



49th STREET

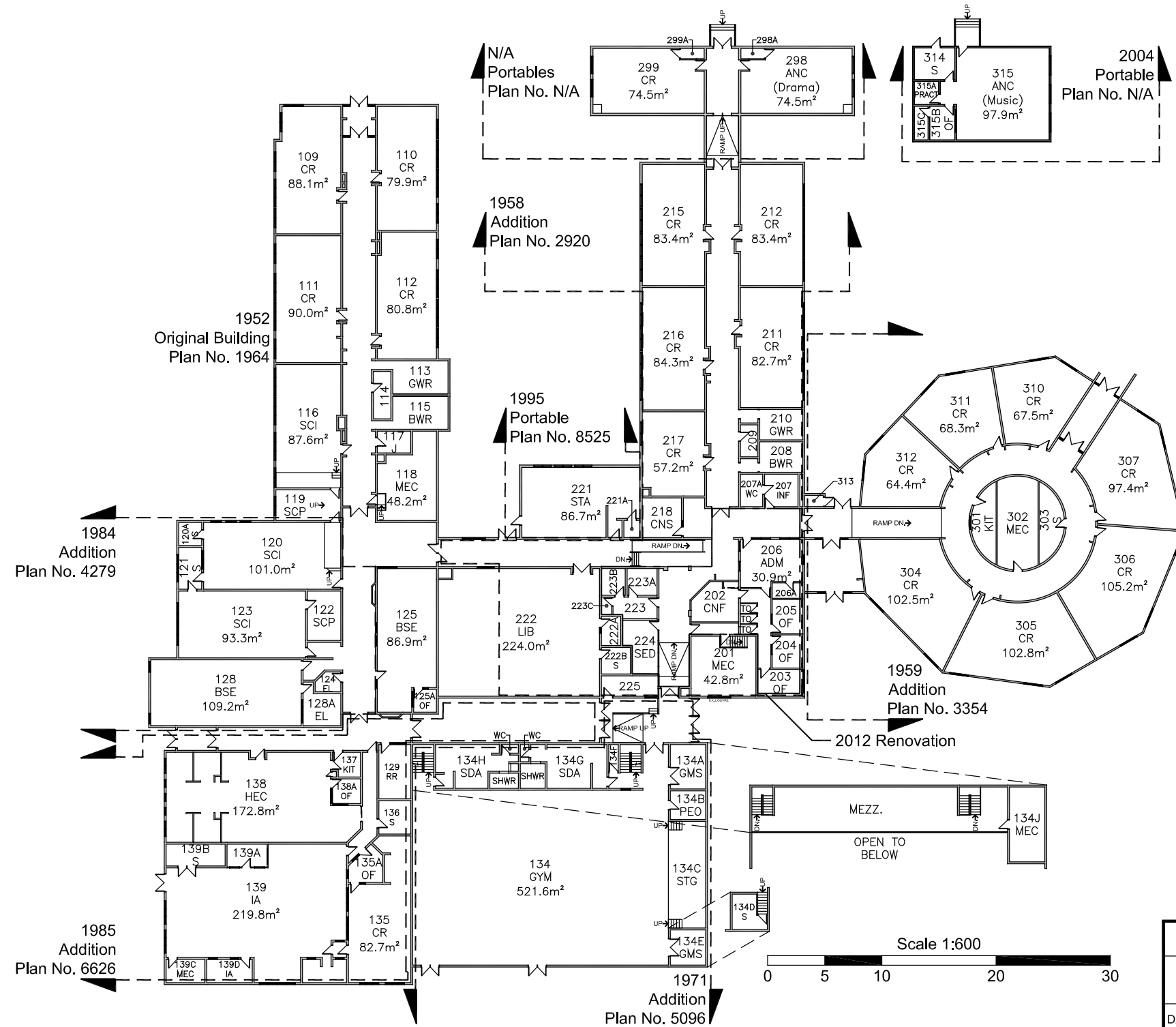


Legal Description:

NOT AVAILABLE

Battle River School Division No. 31			
Tofield School 4824 - 58 Avenue, Tofield, Alberta, T0B 4J0			
DATE:	July 2012	Site Plan	BID: B4182A
DWN.BY:	DAW		SCH.CODE: 3508
SCALE:	1:1000		SHEET: 1 of 3

TOFIELD SCHOOL EXISTING SITE PLAN



Battle River School Division No. 31			
Tofield School 4824 - 58 Avenue, Tofield, Alberta, T0B 4J0			
DATE:	July 2012	Main Floor Plan	BID: B4182A
DWN.BY:	DAW		SCH.CODE: 3508
SCALE:	1:600		SHEET: 2 of 3

TOFIELD SCHOOL EXISTING FLOOR PLAN

Appendix B

Area, Capacity and Utilization

2023-24 ACU Final - The Battle River School Division

School Name	School Code	Grade Configuration	Instructional Area m2	Instructional Area per Student	CTS Cap	GYM/ PAR Cap	Lib Cap	Total Capacity	Exempt Instructional Area m2	Net Capacity	EC S	Gr.1-12	ECS Sp. Ed. Severe	Gr.1-12 Sp. Ed. Severe	* Adj Total Enrol	Utiliz. %
Bashaw School	4502	K-12	1150.6	3.69	20	0	0	332	0	332	19	227	1	11	259.5	0.78
Bawlf School	4503	K-12	1453.9	3.69	40	0	0	434	0	434	22	284	4	10	319	0.74
C W Sears Elementary School	3509	K-4	1403.7	3.47	0	0	0	405	0	405	76	211	16	11	287	0.71
Camrose Composite High School	4545	9-12	3201	3.65	260	95	25	1256	210.3	1199	0	758	0	30	818	0.68
Central High School Sedgewick	4710	1-12	1937.5	3.69	80	20	0	625	0	625	0	353	0	8	369	0.59
Charlie Killam School	4541	6-8	2126.1	3.61	0	20	0	608	0	609	0	480	0	23	526	0.86
Chester Ronning School	4542	K-5	1220.13	3.47	0	0	0	351	0	352	55	255	10	7	306.5	0.87
Daysland School	4702	K-12	1689.5	3.69	60	20	0	538	72.5	518	38	195	3	4	225	0.43
Forestburg School	4703	K-12	1473.8	3.69	40	20	0	459	72	440	15	186	3	3	202.5	0.46
Hay Lakes School	4507	1-12	1472.3	3.69	0	0	0	399	65.5	381	0	233	0	13	259	0.68
Jack Stuart School	4543	K-5	1357.6	3.47	0	0	0	391	0	391	59	241	12	19	320.5	0.82
Killam Public School	4707	K-9	1035	3.61	0	20	0	307	0	307	63	140	6	5	187.5	0.61
New Norway School	4510	K-12	1207.8	3.69	40	20	0	387	0	387	14	182	2	4	199	0.51
Round Hill School	4512	K-9	830.9	3.61	0	0	0	230	0	230	9	94	2	2	104.5	0.45
Ryley School	3506	K-9	760.1	3.61	80	0	0	291	0	291	6	99	0	3	108	0.37
Sifton School	4513	K-5	1448	3.47	0	0	0	417	0	417	77	248	13	4	307.5	0.74
Sparling School	4549	K-5	830.8	3.47	0	0	0	239	0	239	44	158	18	19	236	0.99
Tofield School	3508	5-12	2223.7	3.69	40	0	0	643	0	643	0	451	0	34	519	0.81
Viking School	3510	K-12	1938.8	3.69	40	20	0	585	0	585	15	222	4	11	255.5	0.44

Appendix C

Enrollment Projections

C W Sears

Projection Summary Set: Baragar Summary Set

A Projection of Total Enrolment: ALL Programs											
Grade	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
PK	8	14	16	17	15	16	16	16	16	16	16
K	64	57	38	59	42	50	52	45	54	50	50
1	55	58	60	38	62	41	49	51	44	53	49
2	59	52	57	65	40	62	42	49	51	44	53
3	54	53	54	56	60	40	63	42	49	51	44
4	57	57	52	52	59	58	39	60	40	48	49
1 to 3	168	163	171	159	162	143	154	142	144	148	146
1 to 4	225	220	223	211	221	201	193	202	184	196	195
K to 4	289	277	261	270	263	251	245	247	238	246	245
PK to 4	297	291	277	287	278	267	261	263	254	262	261
Total	297	291	277	287	278	267	261	263	254	262	261

Change from 2024:

1 to 3	-19	-8	-20	-18	-14	-16
1 to 4	-20	-28	-19	-37	-25	-26
K to 4	-12	-18	-16	-25	-17	-18
PK to 4	-11	-17	-15	-24	-16	-17
Total	-11	-17	-15	-24	-16	-17

Tofield School

Projection Summary Set: Baragar Summary Set

A Projection of Total Enrolment: Regular											
Grade	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
5	53	52	59	54	51	57	56	39	59	40	47
6	53	56	57	51	58	51	57	56	39	58	40
7	66	55	57	54	46	53	46	51	51	35	53
8	59	73	53	53	51	44	50	43	49	48	33
9	64	60	67	51	54	49	43	50	43	49	47
10	52	61	67	73	54	59	56	49	54	46	55
11	28	47	59	55	64	47	51	49	41	46	39
12	16	28	50	50	49	60	43	47	45	38	42
5 to 8	231	236	226	212	206	205	209	189	198	181	173
9 to 12	160	196	243	229	221	215	193	195	183	179	183
5 to 12	391	432	469	441	427	420	402	384	381	360	356
Total	391	432	469	441	427	420	402	384	381	360	356

Change from 2024:

5 to 8	-1	3	-17	-8	-25	-33
9 to 12	-6	-28	-26	-38	-42	-38
5 to 12	-7	-25	-43	-46	-67	-71
Total	-7	-25	-43	-46	-67	-71

Self Contained Special Ed.	10	14	10	10	11	11	11	11	11	11	11
Total	401	446	479	451	438	431	413	395	392	371	367

Appendix D

Alberta Education Capital Manual - Schedule A

Education Area Guidelines:

	Capacity	INSTRUCTIONAL AREA									Total Inst. Area	NON-INSTRUCTIONAL AREA												Total Non-Area	Gross Area
		Cr.	Sci/ (Elem. Sci)	Anc	Anc	Inform. Services	Career Technology Studies	Gym	Gym Stor.	Library		Admin & Staff	Wrap Around & Collaboration Space	Mechanical & Meter Rooms	Recycle Room (LEED)	Phys. Educ.	Circ.	Wall Area	Storage Area	Washrooms Area	Accessible Washroom Facility	Flexible Space	Wiring Network		
Option 1																									
K-4	345	(10@80) 800	(1@95) 95	(1@130) 130	(2@90) 180	0	0	430	43	140	1,818	227	20	108	11	70	455	218	64	42	12	84	20	1,340	3,158
5-12	435	(8@80) 640	(1@120) 120	(1@130) 130	(2@90) 180	(1@115) 115	(2@142) 284	645	65	155	2,334	227	20	108	11	138	583	280	82	44	12	88	40	1,633	3,966
Option 2																									
K-6	445	(12@80) 640	(2@95) 190	(1@130) 130	(3@90) 270	0	0	430	43	180	2,203	307	30	162	11	70	551	264	77	54	12	108	30	1,676	3,879
7-12	435	(8@80) 640	(1@120) 120	(1@130) 130	(2@90) 180	(1@115) 115	(2@142) 284	645	65	155	2,334	227	20	108	11	138	583	280	82	44	12	88	40	1,633	3,966
Option 3																									
K-8	555	(15@80) 1200	(1@120)/ (1@95) 215	(1@130) 130	(3@90) 270	(1@115) 115	(1@142) 142	515	52	228	2,867	307	30	162	11	100	717	344	100	68	12	137	40	2,028	4,895
9-12	280	(5@80) 400	(1@120) 120	(1@130) 130	(2@90) 180	(1@115) 115	(1@142) 142	550	55	113	1,805	227	20	108	11	110	451	217	63	30	12	60	45	1,354	3,159
Option 4																									
K-12	765	(18@80) 1440	(3@120) 120	(2@130) 260	(3@90) 270	(3@115) 345	(2@142) 284	815	82	306	4,162	397	40	189	11	160	1,040	499	146	92	24	184	40	2,822	6,983

Appendix E

C W Sears - Structural Investigation



Engineers

October 7, 2024

Robert Rabinovitch
The Workun Garrick Partnership
10117 Jasper Avenue NW, Suite 1300
Edmonton AB T5J 1W8
rrabinovitch@workungarrick.com

Dear Robert,

RE: C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB

RJC No. EDM.032758.0002

RJC Engineers conducted a structural investigation of the C.W. Sears Elementary School. The investigation was prompted by the on-going issues observed with the interior non-loadbearing masonry walls on site. The Battle River School District (BRSD) has reported "excessive cracking" and shifts in the mortar joints between bearing and non-loadbearing walls.

Workun Garrick arranged for a site visit on July 24, 2024. This was attended by Robert Huber from your firm and Nils Hahn from RJC.

Workun Garrick provided a link to some scanned original structural and architectural drawings. The drawings provided include the plans for the original 1978 base building, plus the plans for the 1986 and 1994 modular classrooms. We note the 1978 architectural set provided is missing sheets A1 and A2, which were presumably the site plan and main floor plan respectively.

Description

The school was built in stages. After the original 1978 base building was constructed, four sets of modular (or portable) classrooms were added at four different times over the history of the building.

1978 School

The 1978 school is a steel and masonry structure. The roof structure consists of metal deck on open-web steel joists. These joists rest on exterior and interior loadbearing concrete masonry walls that are supported by concrete grade beams on end-bearing, belled, concrete piles. The main floor is a concrete slab.

C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB



The exterior masonry walls are clad with brick veneer, and both the brick and the masonry rest directly on top of the perimeter grade beams below.

The main interior hallway walls are loadbearing masonry and rest on pile-supported grade beams.

The non-structural interior partition walls are also masonry construction, but they rest on the concrete slab-on-grade, which has been thickened underneath the walls. The original structural drawings (S-1) called for these slab thickenings to be 10" deep, 18" wide, and reinforced with two continuous #5 (15M) bottom bars.

The remainder of the main floor slab throughout the building is a 4" thick concrete slab-on-grade. The structural foundation plan (S-1) indicates these floor slabs are "on fill," while the sections and details drawing (S-3) notes that the floor slabs are on 6" of sand over subgrade compacted to 95% Proctor.

Modular Classrooms

There were four eras of modular (or portable) classrooms added to the west side of the 1978 base building.

The first portables appear to have originally been detached and separate from the base building, and they were likely built at the same time or shortly after the base building itself. The second set of portables (designed by Wood & Gardener Architects Ltd.), which included a hallway connecting the first and second sets of portables back to the base building, was added in 1986. The third set of "relocatable classrooms" (designed by Wood O'Neill O'Neill Architects Ltd.) was added in 1994. A fourth set of modular classrooms (designed by Workun Garrick) was reportedly added within the last decade.

Based on the drawings (for the 1986 and 1994 modulars) and our site observations, the modular classrooms all appear to be primarily of wood construction over a crawlspace. The wood construction appears to be a mix of glulam beams and dimensional lumber studs and joists.

Foundations for the 1986 portables are concrete piles. The foundations for the remaining modulars are unknown to RJC.

Observations

The loadbearing masonry walls throughout the 1978 school, whether interior or exterior, were observed to be performing adequately. No major cracking or signs of structural distress were noted.

Where the interior non-loadbearing masonry partition walls connect to exterior or interior loadbearing masonry walls, which typically occur as a T-intersection, there are signs of vertical movement between these walls. The indications of relative movement included vertical, horizontal, and zig-zag cracking at the mortar joints between the masonry units of the interior partition walls (Photos 1 and 2).

C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB



Photo 1: Vertical and horizontal cracking of interior wall at intersection with exterior wall (Room 117)

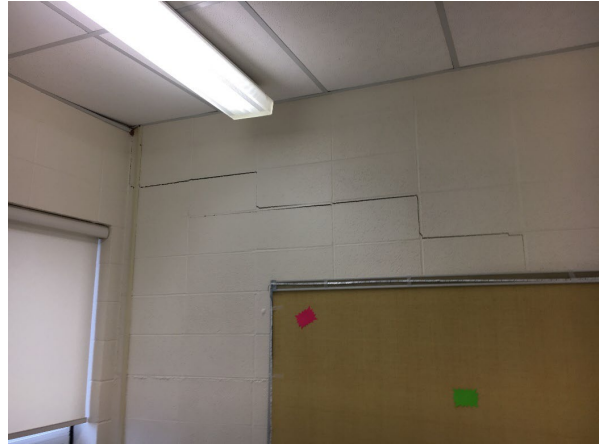


Photo 2: Zigzag cracking in wall between classrooms 111 and 112

The interior partition walls appear to be moving upwards relative to the loadbearing walls. This is most pronounced at the T-intersections between the interior and exterior loadbearing walls.

The main hallway slabs show signs of heaving with some slab cracking telegraphing through the vinyl floor covering (Photo 3). At other locations (e.g., Room 119) slab heaving is causing door frames to distort (Photo 4).



Photo 3: Slab cracking telegraphing through hallway vinyl floor covering



Photo 4: Door frame distorted due to slab heaving

There is some vertical cracking in the gymnasium walls, typically at the four corners, two or three block widths in from the corners (Photo 5). These vertical cracks are more pronounced at the top of the wall but do not appear to extend below the horizontal bond beam located at approximately the height of the lower roof.

C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB



In the change rooms adjacent to the gym, there is some masonry cracking above the door frames (Photo 6).



Photo 5: Vertical masonry cracking at corners of gym walls



Photo 6: Masonry cracking of header above Room 108B door frame

RJC's review of the exterior of the base school building did not reveal any significant cracking in the brick veneer that would indicate issues with the underlying masonry walls. Some minor brick cracking was noted at the corners of the mechanical room louvers (Photo 7).



Photo 7: Cracking of brick veneer at mechanical room louver opening

Where the tops of the perimeter grade beams were visible, no significant cracking that would raise structural concern about foundation movement was noted.

C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB



No significant structural issues were observed inside the modular classrooms. There is some minor, predominantly vertical, slightly diagonal cracking over door and window openings, at the corners of these openings (Photos 8 and 9).



Photos 8 and 9: Minor drywall finish cracking over door and window

In Room 138, there is an extended horizontal crack above the white board on the south wall (Photo 10).



Photo 10: Horizontal finish crack above whiteboard in Room 138

RJC did not access the roof of the school, nor did we review the crawlspaces below the modular classrooms.

Assessment and Recommendations

Based on RJC's site observations and drawing review, the primary structural framing of the school appears to be largely performing adequately with no immediate structural concerns about the life safety of the building.

RJC No. EDM.032758.0002

October 7, 2024

Page 5

C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB



The masonry cracking observed in the base building's non-loadbearing interior walls appears to be the result of soil swelling (heave) below the slabs, which is causing the slab-supported walls to move upwards relative to the loadbearing walls, which are supported by grade beams on piles.

Slab heave is typically the result of underlying soils, which are subject to shrinking or swelling potential due to changes in moisture content. A geotechnical engineer would need to be consulted to definitively confirm this.

In most locations, the observed slab heave and masonry wall cracking is not uncharacteristic for a building of this age and type of construction. However, in a few locations (such as Rooms 111/112 and Rooms 124/125, among others), the relative movement between the slab-supported and pile-supported walls is quite pronounced with highly visible and unsightly cracking.

It is anticipated that the relative differential movement may continue, which could lead to on-going seasonal masonry cracking over time. This would mean on-going serviceability (or nuisance) concerns, such as continued wall cracking, uneven floors, or doors not shutting properly into their frames.

One way to mitigate the masonry cracking caused by this type of on-going soil movement would be to isolate the slab-supported walls from the pile-supported walls, allowing them to move relative to each other. This could be partially achieved by providing a vertical joint between the interior non-loadbearing walls and any exterior (or interior) loadbearing walls. However, this may not address cracking along the length of the wall, where there is differential subgrade movement from one end of the wall to the other, so some masonry cracking or door frame distortion might still occur.

Alternatively, but at considerably more expense, the interior walls would need to be reconstructed to be supported on piles. The grade-supported slabs would still move relative to the pile-supported walls, so serviceability concerns with regards to the slab would continue. To prevent slab movement relative to the walls entirely would necessitate a pile-supported structural slab. It is RJC's opinion that this would be cost-prohibitive and impractical within an existing, operational school.

Limitations

RJC's review was limited to visual observations of the building at the time of our review and our knowledge of industry practices. No architectural finishes were removed by RJC to reveal the underlying structure. The drawings provided were not reviewed for compliance with the building code, and no detailed engineering analysis was conducted. RJC reserves the right to review its findings above should new information and further observations become available.

C.W. Sears Elementary School
Structural Investigation
5716 47 Street Tofield AB



Should you have any questions or comments, please contact this office.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Prepared by:

A red circular professional engineer seal for Nils R. Hahn, Alberta, ID # 56669. The seal features a central emblem with a bridge and the word 'ALBERTA'. A blue ink signature of Nils Hahn is written over the seal.

October 7, 2024
ID # 56669

Nils Hahn, BSc, MEng, P.Eng.
Project Engineer

Reviewed by:

PERMIT TO PRACTICE	
READ JONES CHRISTOFFERSEN LTD	
RM SIGNATURE:	
RM APEGA ID #:	52740
DATE:	2024-10-07
PERMIT NUMBER: P000152	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

Jeffrey S. Rabinovitch, MSc, P.Eng., LEED® AP BD+C
Principal

Appendix F

C W Sears

Facility Condition Assessment (FCA) Report (2017)

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



C. W. Sears Elementary School
B4181A
Tofield

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: C. W. Sears Elementary School	Prime Audit
Asset Number: B4181A	Firm: Wade Engineering Ltd.
Address: 5716 - 47 Street	Audit Date: March 28, 2017
Location: Tofield	Auditor Name: Feng Pan
Total Maintenance Needs	Audit FCR: 0.2123
Next 5 Yrs: \$3,599,036.00	
Replacement Cost: \$12,052,949	
Current 5 yr. Facility	
Condition Index (FCI): 0.2986	
Gross Area (sq. m): 2,372	
Floors: 1	
Year Constructed: 1978	

Asset Description

Description:

In 1979, the original single storey building was constructed. The current total gross area of the building is 2460 sq.m., which includes the area of the portable links. The current enrollment is 350 students.

StructuralSummary:

Slab on grade with block construction throughout. OWSJ and steel Q-deck, flat roofing. Recurring problems with floor slab cracking and minor movement due to high plasticized soil substrates. A study is recommended and repairs are required to flooring and walls in localized areas.

Overall condition is acceptable.

EnvelopeSummary:

100mm face brick on all exterior finishes with metal clad canopies and soffits. Bronze anodized commercial aluminum window frames, pressed steel storefront and entry doors. Roofing consists of 2-ply SBS membrane on main school (1998). Large aluminum frame skylight over portable wing.

Overall condition is acceptable.

InteriorSummary:

Interior finishes have been upgraded over the years. All flooring is 5 to 10 years old. Paint has been redone in last 5 years. Some original cabinetry remains and is scheduled for life cycle replacement. Resilient flooring, ceramic tiles, carpet and wood flooring were installed in the building. Some flooring repairs and replacement are required. Acoustical ceiling tiles have been replaced in hallways. Classrooms are due for replacement.

Overall condition is acceptable.

MechanicalSummary:

Plumbing fixtures are floor mounted tank type water closets, wall mounted urinals, counter top china lavs with two handle faucets and wall-hung lavatories. Domestic water distribution system is made of copper pipe complete with insulation. A natural gas fired domestic hot water heater supplies domestic hot water to the plumbing fixtures.

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

The school is ventilated with a central air handling multizone unit. Ventilation air is distribution via an above ceiling distribution system to the various zones of the facility. The boilers provide heat to the perimeter radiation system.

Fire extinguishers are located throughout as required.

A digital control system was installed and provides controls for all of the HVAC systems and equipment. This system is in good condition and is well maintained.

Overall, the mechanical systems are currently in acceptable condition.

ElectricalSummary:

Incoming service is fed underground via a utility owned pad mount transformer located on the West side of the school. The main distribution is an 800 amp, 120/208V, 3 ph 4w Westinghouse switchboard in good condition. Branch circuit panelboards are also Westinghouse and located throughout the facility with some spare capacity. The interior lighting is original fluorescent retro fitted with T8 lamps and electronic ballasts in 2003. All exit lights are LED. Fire alarm system is an original Edwards 2280 system. Telephone system is a Cisco VOIP system. Overall condition is acceptable.

A1010 - Standard Foundations*

Grade beam is located on pile or spread footing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

A1030 - Slab on Grade*

Slab on grade is throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Requirement: (Non-Renewal)

Geotechnical Study

Description

Conduct soil surveys and take slab samples to determine cause of recurring movement and develop scope of work for repairs.

Concern

Slab movement and cracking due to poor soil substrate conditions.

Impact: Moderate	Category: _Study [Non-FCI]		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2012	\$13,161	
Line Item	Quantity	Unit Cost	Units
Geotechnical Study	1	\$13,161.40	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

Requirement: (Non-Renewal)

Slab on Grade Repair

Description

Following a geotechnical study, recommend stabilizing floor slab with chemical grout, and completing crack repairs and floor leveling where required.

Concern

Continued cracking and marginal movement of floor slab due to poor soil substrate.

Impact: Moderate

Category: Reliability

Priority
Year
Estimated Cost

0 - Due at time of Inspection

2012

\$21,058

Line Item
Quantity
Unit Cost
Units

Slab on Grade Repair

1

\$21,058.00

each

Project Number
Project Status
Last Updated in VFA

Apr 27, 2016

B1012 - Upper Floors Construction*

Concrete block load bearing and partition walls. Masonry construction with concrete block.

Condition Rating
Installed
Lifetime
Years Remaining

C - Acceptable

1979

150

N/A

Date Inspected
Quantity
Unit Cost
Units

1

\$0.00

Each

Renewal Cost
Last Updated in VFA

\$0

Mar 29, 2018

B1017 - Floor Construction Fireproofing and Firestopping*

Non-combustible slab on grade. No penetrations noted.

Condition Rating
Installed
Lifetime
Years Remaining

C - Acceptable

1979

150

N/A

Date Inspected
Quantity
Unit Cost
Units

1

\$0.00

Each

Renewal Cost
Last Updated in VFA

\$0

Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B1021.01 - Roof Structural Frame*

OWSJ and steel Q-deck are throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

B1023 - Canopies*

Metal clad SBS flat roof canopy is over entry doors.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

B1024 - Roof Construction Fireproofing and Firestopping*

Firestopping was installed in the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

Exterior wall is concrete block construction.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

Unknown cavity assembly was noted.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B2013 - Exterior Louvers, Grilles, and Screens*

Aluminum louvers were intalled for the mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

B2016 - Exterior Soffits*

Pre-finished metal soffit was installed above the entrances of the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

100mm face brick masonry is installed on all elevations of 1979 building

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B2017.07 - Metal Siding

Medium gauge pre-finished siding on canopies.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	29	\$201.61	SM
		Renewal Cost	Last Updated in VFA
		\$7,309	Mar 7, 2018

Requirement: (Renewal)

Replace Metal Siding

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)	2022	\$7,309	
Project Number	Project Status	Last Updated in VFA	
		Jul 19, 2018	

B2017.11 - Expansion Control: Ext. Wall*

Control joints have been built into the exterior brick veneer on the gym walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Sealant detailing at window/door detail to wall and masonry control joints. It was noted 2 windows require repair which will be undertaken with routine maintenance.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2009	20	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	168	\$58.68	LM
		Renewal Cost	Last Updated in VFA
		\$12,323	Mar 29, 2018

Requirement: (Renewal)

Replace Caulking Ext. Wall

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)	2029	\$12,323
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B2021.02 - Aluminum Windows (Glass & Frame)

Bronze anodized aluminum frame windows. Venting units in classroom have internal blinds.

In 2009 all window units were pulled from frames with alterations made to prevent further breakage. As a result the Replacement event has been completed, however install year has been left at 1979 as the units have been reset and are still 32 yrs. old.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 14, 2017	25	\$1,472.70	SM
		Renewal Cost	Last Updated in VFA
		\$46,022	Mar 7, 2018

Requirement: (Renewal)

Replace windows.

Description

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

System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$46,022
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

B2021.04 - Vinyl, Fibreglass & Plastic Windows

PVC windows are installed in Room 114, 115, 112, 111, 110, 120 and 132.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2009	40	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	10	\$1,338.82	SM
		Renewal Cost	Last Updated in VFA
		\$16,735	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B2031.02 - Steel-Framed Storefronts: Doors

Painted pressed steel frames with side lights and steel entry doors.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	2	\$8,496.71	Each
		Renewal Cost	Last Updated in VFA
		\$21,242	Mar 7, 2018

Requirement: (Renewal)

Replace Storefronts: Doors

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)	2022	\$21,242
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B2032.03 - Exterior Utility Doors

Steel utility doors at fire exits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	9	\$1,551.91	Each
		Renewal Cost	Last Updated in VFA
		\$17,459	Mar 7, 2018

Requirement: (Renewal)

Replace Exterior Utility Doors

Description

Auto generated renewal for B2032.03 - Exterior Utility Doors. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$17,459
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS)

2-ply SBS membrane on 1979 building and canopies on portable links.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1998	25	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$199.93	SM
		Renewal Cost	Last Updated in VFA
		\$614,774	Aug 30, 2024

Requirement: (Renewal)

Replace SBS Roof

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)	2024	\$614,774
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B3011.12 - Sheet Metal Roofing

Standing seam metal roof on hallway link to portables.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	40	2 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	90	\$220.78	SM
		Renewal Cost	Last Updated in VFA
		\$24,837	Mar 29, 2018

Requirement: (Renewal)

Replace Metal roof

Description

Auto generated renewal for B3011.12 - Sheet Metal Roofing. System

Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2026	\$24,837	
Project Number	Project Status	Last Updated in VFA	
		Mar 29, 2018	

B3013 - Vapour Retarder and Insulation*

Unknown assembly. No concerns were reported or noted during the audit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

B3021 - Skylights

Glazed anodized aluminum frame sloped design over hallway link to 1986 portables and an acrylic dome skylight.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	14	\$3,098.92	SM
		Renewal Cost	Last Updated in VFA
		\$54,231	Mar 7, 2018

Requirement: (Renewal)

Replace Skylight & Glazing

Description

Auto generated renewal for B3021 - Skylights. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$54,231
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

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

Roof hatch, mechanical and electrical penetrations.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C1011 - Interior Fixed Partitions*

Concrete block and steel stud throughout facility.

School Div. has had structural consultants review the school foundation which has shown movement in 2 areas of the school. There is no concern at present, however the areas will be monitored

Cross reference C3012.05 Tile Wall Finishes.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Requirement: (Non-Renewal)

Repoint Morter crack

Description

Repoint repairs are required in rooms 128 and 129; and rooms 124, 125 & 126

Concern

Settlement has occurred in this area of the school resulting in cracking between several rooms.

Impact: Minor Priority	Category: Reliability Year	Estimated Cost
1 - Due within 1 year of inspection	2019	\$6,926

Line Item	Quantity	Unit Cost	Units
Repoint Morter crack (10m)	10	\$692.63	1m

Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

C1017 - Interior Windows*

Pressed steel frames with single glazed lites primarily in offices, library and staff room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C1018 - Interior Partition Firestopping*

No unsealed penetrations noted.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

Solid core wood doors with pressed steel frames.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C1021.02 - Interior Entrance Doors*

Steel doors in pressed steel frames with side lite and transom glazing are located at 3 locations.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C1021.03 - Interior Fire Doors*

Standard fire rated steel doors were installed in required areas.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C1031.01 - Fabricated Compartments (Toilets/Showers)

Floor mounted standard and barrier free steel compartments.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2000	30	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	14	\$2,745.17	Each
		Renewal Cost	Last Updated in VFA
		\$48,041	Mar 29, 2018

Requirement: (Renewal)

Replace Toilet/Shower Compartmenets

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)	2030	\$48,041	
Project Number	Project Status	Last Updated in VFA	
		Mar 29, 2018	

C1033.01 - Lockers

New lockers were installed in 2016.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2016	30	22 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	149	\$819.98	Each
		Renewal Cost	Last Updated in VFA
		\$152,721	Mar 29, 2018

C1033.02 - Storage Shelving*

Fixed and adjustable metal and wood shelving.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C1035 - Interior Identifying Devices*

Door signage, hallway directional signage and exit signs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1978	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C1037.01 - Interior Louvers and Vents*

Venting in place for server room and interior mechanical ventilation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C1037.02 - Wall and Corner Guards*

Both plastic and steel corner guards located at various locations throughout school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C1037.07 - Visual Display Boards

Whiteboards and tack boards throughout.

There are also Smart Boards throughout (not included in quantity or cost)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	108	\$982.13	Each
		Renewal Cost	Last Updated in VFA
		\$132,588	Mar 7, 2018

Requirement: (Renewal)

Replace Visual Display Boards

Description

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

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$132,588
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Requirement: (Non-Renewal)

Replace visual display boards

Description

Replace some visual display boards throughout school. Complete as many as this budget will allow.

Concern

Several Visual display boards have reached the end of their lifespan

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2020	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 17, 2019

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Standard metal fittings, toilet, paper and soap dispensers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C1037.09 - Other Fittings*

Folding metal boot racks are located in the corridor.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C2011 - Stair Construction*

3 riser set of wood stairs located in one classroom.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C2020.04 - Resilient Stair Finishes

Vinyl sheet treads and risers with rubber nosing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	2	\$116.56	SM
		Renewal Cost	Last Updated in VFA
		\$291	Aug 30, 2024

Requirement: (Renewal)

Replace Resilient Sheet finish

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)	2022	\$291	
Project Number	Project Status	Last Updated in VFA	
		Jul 19, 2018	

C2023 - Stair Railings and Balustrades*

Painted wood railing with wood infill panel.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C2030 - Interior Ramps*

Wood ramp to 1995 portable section with heavy-duty textured PVC flooring and wood railing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3012.05 - Tile Wall Finishes

Located in all student wash rooms and shower rooms.

There is one area requiring repair - refer C1011- which will return total technical to an acceptable state.

Replace damaged gypsum board and/or concrete block and ceramic tiles (approx 14m²) on partition wall between main wash room and library offices (rooms 128 & 129). Est cost \$500.00

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	246	\$148.01	SM
		Renewal Cost	Last Updated in VFA
		\$45,513	Mar 7, 2018

Requirement: (Renewal)

Replace ceramic tiles

Description

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

Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$45,513
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

C3012.10 - Interior Wall Painting*

Latex paint is throughout the building and the facility is maintained on a regular re-finish program.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1998	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3024.01 - Tile Floor Finishes

Various styles of ceramic tiles are located in all student washrooms, shower rooms and front entry.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	50	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	148	\$213.32	SM
		Renewal Cost	Last Updated in VFA
		\$31,571	Aug 30, 2024

Requirement: (Renewal)

Replace Ceramic Tile

Description

Auto generated renewal for C3024.01 - Tile Floor Finishes. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$31,571
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3024.03 - Wood Flooring

Hardwood sports flooring is located in the gymnasium.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	407	\$310.68	SM
		Renewal Cost	Last Updated in VFA
		\$158,060	Mar 7, 2018

Requirement: (Renewal)

Replace gymnasium floor

Description

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

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$158,060
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3024.06 - Resilient Flooring - 1996

Resilient sheet flooring throughout facility including links to portables.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1996	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Oct 4, 2017	1,336	\$65.23	SM
		Renewal Cost	Last Updated in VFA
		\$108,936	Mar 7, 2018

Requirement: (Renewal)

Replace Sheet linoleum

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$108,936
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3024.06 - Resilient Flooring - 1979

Resilient tile flooring is located in 2 classrooms and around gym storage areas.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Oct 4, 2017	129	\$65.23	SM
		Renewal Cost	Last Updated in VFA
		\$10,519	Mar 7, 2018

Requirement: (Renewal)

Replace VC Tile

Description

Auto generated renewal for VC Tile. System Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2022
		Estimated Cost
		\$10,519
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Requirement: (Non-Renewal)

Repair corridor flooring

Description

Repair corridor flooring.

Concern

The corridor flooring is failing due to slab break up. This is and has been typical in this school for several years now.

Impact:	Category:	
Moderate	Lifecycle	Year
Priority		2021
0 - Due at time of Inspection		Estimated Cost
		\$0
Project Number	Project Status	Last Updated in VFA
		Sep 17, 2020

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3024.06 - Resilient Flooring - 2016

The subfloor and flooring in room 138 were replaced in 2016.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2016	20	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	64	\$65.23	SM
		Renewal Cost	Last Updated in VFA
		\$5,219	Mar 29, 2018

Requirement: (Renewal)

2016 Renewal

Description

Auto generated renewal for 2016. System Description: The subfloor and flooring in room 138 were replaced in 2016.

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2036	\$5,219	
Project Number	Project Status	Last Updated in VFA	
		Mar 29, 2018	

C3024.07 - Floor Painting*

Painted flooring is located in the mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3025 - Carpet Flooring

Carpet is installed in the Room 119.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	15	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	18	\$110.01	SM
		Renewal Cost	Last Updated in VFA
		\$2,475	Mar 7, 2018

Requirement: (Renewal)

Replace Carpet Flooring

Description

Auto generated renewal for C3025 - Carpet Flooring. System Description:

N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$2,475	
Project Number	Project Status	Last Updated in VFA	
		Jul 19, 2018	

C3031.02 - Ceiling Paneling (Wood)*

T&G cedar panelling above link to 1986 portables.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

C3031.06 - Interior Ceiling Painting*

Latex paint ceiling is located above Room 109, 109A, 109B, 107, 105, 106, 105A and 106A.

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 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3032 - Acoustic Ceiling Treatment (Susp. T-Bar) - 1979

Most areas including, hallways and classrooms were replaced in 2000, remaining areas including halls, classrooms, and portable links, to be replaced 820m².

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 13, 2017	820	\$101.49	SM
		Renewal Cost	Last Updated in VFA
		\$104,027	Mar 7, 2018

Requirement: (Renewal)

Replace T-Bar Tiles

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)	2022	\$104,027
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

C3032 - Acoustic Ceiling Treatment (Susp. T-Bar) - 2000

Most areas of the ceiling including hallways and classrooms were replaced in 2000.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2000	25	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1,020	\$101.49	SM
		Renewal Cost	Last Updated in VFA
		\$129,400	Mar 29, 2018

Requirement: (Renewal)

Replace acoustic ceiling tiles

Description

Auto generated renewal for #1. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$129,400
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

C3033 - Other Ceiling Finishes*

100mm ceramic tiles are located in the unused showers next to the gym.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Lavatory

Counter top vitreous china lavs complete with 2 handle faucets installed in student washrooms. Wall hung vitreous china lavs installed in staff areas.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Oct 29, 2017	17	\$935.56	Each
		Renewal Cost	Last Updated in VFA
		\$19,881	Mar 7, 2018

Requirement: (Renewal)

Lavatory Renewal

Description

Auto generated renewal for Lavatory. System Description: Counter top vitreous china lavs complete with 2 handle faucets installed in student washrooms. Wall hung vitreous china lavs installed in staff areas.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$19,881
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - WC Floor mount

Floor mounted tank type water closets installed throughout.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Oct 29, 2017	13	\$836.51	Each
		Renewal Cost	Last Updated in VFA
		\$13,593	Mar 7, 2018

Requirement: (Renewal)

WC Floor mount Renewal

Description

Auto generated renewal for WC Floor mount. System Description: Floor mounted tank type water closets installed throughout.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$13,593
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - WC Flush

Valve

Floor mounted water closets with flush valves.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	3	\$1,699.80	Each
		Renewal Cost	Last Updated in VFA
		\$6,374	Mar 7, 2018

Requirement: (Renewal)

WC Flush Valve Renewal

Description

Auto generated renewal for WC Flush Valve. System Description: Floor mounted water closets with flush valves.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$6,374
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Urinals

There are wall hung vitreous china urinals with flush valves in washrooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	6	\$1,598.60	Each
		Renewal Cost	Last Updated in VFA
		\$9,592	Aug 30, 2024

Requirement: (Renewal)

Replace china urinals

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$9,592
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2014 - Sinks

Floor mounted sink in custodial room, and double compartment tub stainless steel sinks in staff lunch room and gym kitchen and common counter in the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	4	\$1,029.48	Each
		Renewal Cost	Last Updated in VFA
		\$5,147	Mar 7, 2018

Requirement: (Renewal)

Replace stainless steel sinks and floor sinks

Description

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

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$5,147
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2017 - Showers

Gang showers installed off the main gym are not currently being used.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	2	\$26,061.82	Each
		Renewal Cost	Last Updated in VFA
		\$65,155	Mar 7, 2018

Requirement: (Renewal)

D2017 - Showers Renewal

Description

Auto generated renewal for D2017 - Showers. System Description: Gang showers installed off the main gym are not currently being used.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$65,155
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2018 - Drinking Fountains/Coolers

There are non-refrigerated wall hung vitreous china double style drinking fountains.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	4	\$1,319.43	Each
		Renewal Cost	Last Updated in VFA
		\$6,597	Mar 7, 2018

Requirement: (Renewal)

Replace china double 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)	2022	\$6,597
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2023.01 - Domestic Water Heaters

The building domestic hot water is heated by a gas fired hot water tank manufactured by Rheem model RR-60-51FV, with an input capacity of 50,000 Btu/hr located in the mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2012	20	8 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$700.92	Each
		Renewal Cost	Last Updated in VFA
		\$876	Mar 29, 2018

Requirement: (Renewal)

D2023.01 - Domestic Water Heaters Renewal

Description

Auto generated renewal for D2023.01 - Domestic Water Heaters. System Description: The building domestic hot water is heated by a gas fired hot water tank manufactured by Rheem model RR-60-51FV, with an input capacity of 50,000 Btu/hr located in the mechanical room.

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$876
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2023.02 - Domestic Water Valves

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

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	25	\$959.19	Each
		Renewal Cost	Last Updated in VFA
		\$23,980	Aug 30, 2024

Requirement: (Renewal)

Replace 25mm-100mm 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)	2022	\$23,980
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2023.03 - Piping Specialties (Backflow Preventers) - Backflow Preventers boilers

A back flow preventor is installed on the domestic water makeup supply to the heating system installed in 2014.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2014	20	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$2,797.21	Each
		Renewal Cost	Last Updated in VFA
		\$2,797	Aug 30, 2024

Requirement: (Renewal)

Replace 50mm back flow preventor

Description

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

Concern

Impact:	Category:	Lifecycle	Estimated Cost
Priority	Year		
Lifecycle Planning (at least 4 years remaining at inspection)	2016		\$2,797
Project Number	Project Status	Last Updated in VFA	
		Mar 29, 2018	

Requirement: (Non-Renewal)

Install new back flow preventer

Description

install new back flow preventer on the DCW.

Concern

Impact:	Category:	Building Code Grandfathered [Non-FCI]	Estimated Cost
Priority	Year		
0 - Due at time of Inspection	2018		\$3,917
Line Item	Quantity	Unit Cost	Units
VFA.auditor	1	\$3,917.46	Each
Project Number	Project Status	Last Updated in VFA	
		Mar 7, 2018	

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2023.05 - Domestic Water Pumps - HWR pump

The building has one inline circulation pumps for domestic hot water installed in 2014.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2014	20	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$1,398.61	Each
		Renewal Cost	Last Updated in VFA
		\$1,399	Aug 30, 2024

Requirement: (Renewal)

HWR pump Renewal

Description

Auto generated renewal for HWR pump. System Description: The building has one inline circulation pumps for domestic hot water installed in 2014.

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$1,399	
Project Number	Project Status	Last Updated in VFA	
		Mar 7, 2018	

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	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D2033 - Floor Drains*

Floor drains were observed in bathrooms and mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D2035.01 - Domestic Water Piping Insulation*

All of the domestic cold/ hot water and recirculation piping was insulated. The exposed roof drains in the gym area were also observed to be insulated.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D2041 - Rain Water Drainage Piping Systems*

Rain water runs to rooftop drains, which connect to internal rain water leaders and the storm water drainage system. Rain water leaders are cast iron.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D3012 - Gas Supply Systems*

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

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

The building is heated by two gas fired hot water boilers manufactured by Super Hot,(Model AA-480-M, with an input capacity of 134,000 Btu/hr).

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	2	\$47,959.04	Each
		Renewal Cost	Last Updated in VFA
		\$95,918	Aug 30, 2024

Requirement: (Renewal)

Replace Heating water Boilers

Description

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

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$95,918
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Requirement: (Non-Renewal)

Boiler/Gas Fired HVAC Maintenance

Description

Inspect the boilers heat exchanger and refractory for damage. Repair as required.

Concern

The heat exchanger is showing signs of leaking.

Impact: Moderate	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2025	\$0
Project Number	Project Status	Last Updated in VFA
		Oct 31, 2024

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Chimney extend through the roof of the mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	15	\$1,234.62	LM
		Renewal Cost	Last Updated in VFA
		\$23,149	Mar 7, 2018

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)	2022	\$23,149
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

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

Treatment:

Pot feeders for chemical treatment are connected to the boiler supply piping. A water treatment program serves the heating hot water system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3025.01 - Furnaces - Gym area

The main building has two small gas fired furnaces manufactured by Lennox which provide ventilation for the Gym.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	25	3 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$7,831.16	Each
		Renewal Cost	Last Updated in VFA
		\$19,578	Mar 29, 2018

Requirement: (Renewal)

Gym area Renewal

Description

Auto generated renewal for Gym area. System Description: The main building has two small gas fired furnaces manufactured by Lennox which provide ventilation for the Gym.

Concern

Impact:	Category: Lifecycle	Estimated Cost
Priority	Year	
Lifecycle Planning (at least 4 years remaining at inspection)	2027	\$19,578
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

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

New chimney was installed in 2002 for the two gym furnaces.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2002	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3041.01 - Air Handling Units - AHU

One Climate Master multizone air handling unit (model: FLMI - 11-630, Max input 630,000 Btu/hr, Max CFM 14,000) installed in 1979 provides ventilation for the original school section.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	1	\$77,933.44	Each
		Renewal Cost	Last Updated in VFA
		\$77,933	Aug 30, 2024

Requirement: (Renewal)

Replace Multizone 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)	2022	\$77,933
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

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	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D3041.07 - Air Distribution Outlets & Inlets*

Ceiling and wall mounted metal exhaust grills are connected to the exhaust ductwork, fixed pattern square diffusers, adjustable bar side wall, round, fixed bar, egg crate.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3042.01 - Exhaust Fans

There are rooftop mounted exhaust fans of varying sizes serving various areas of the building

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	7	\$3,235.35	Each
		Renewal Cost	Last Updated in VFA
		\$22,647	Aug 30, 2024

Requirement: (Renewal)

Replace exhaust fans

Description

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

N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$22,647
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

D3042.03 - Exhaust Ducts*

Sheet metal, uninsulated ductwork connects the floor level exhaust grills, fume hoods, exhaust hoods and snorkel exhaust to the various exhaust fans throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D3042.05 - Exhaust Outlets & Inlets*

Egg crate and linear bar exhaust air grilles are used throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3044 - Hot Water Distribution Systems

Hot Water Distribution Systems is provided by a two-pipe distribution system made of black malleable iron piping. Heating hot water is distributed to finned tube radiation, radiant panels, unit heaters, force flow units and reheat coils.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1978	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	2,460	\$162.02	SM
		Renewal Cost	Last Updated in VFA
		\$498,196	Mar 7, 2018

Requirement: (Renewal)

D3044 - Hot Water Distribution Systems Renewal

Description

Auto generated renewal for D3044 - Hot Water Distribution Systems. System

Description: Hot Water Distribution Systems is provided by a two-pipe distribution system made of black malleable iron piping. Heating hot water is distributed to finned tube radiation, radiant panels, unit heaters, force flow units and reheat coils.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$498,196
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3051.03 - Fan Coil Units

There are hot water heated suspended unit heaters located in the mechanical room. Cabinet heaters are located in the entrance vestibules and hallways of the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	8	\$2,656.72	Each
		Renewal Cost	Last Updated in VFA
		\$26,567	Mar 7, 2018

Requirement: (Renewal)

Replace Fan Coil Units

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)	2022	\$26,567
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3051.04 - Finned Tube Radiation

Wall finned tube radiation was installed in 1979 for original school section on all exterior walls in offices and classrooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 8, 2017	100	\$359.70	LM
		Renewal Cost	Last Updated in VFA
		\$35,970	Aug 30, 2024

Requirement: (Renewal)

Replace Finned Tube Radiation

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)	2022	\$35,970
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3052.01 - Computer Room Air Conditioning Units

Two split DX Air conditioner was installed for the computer lab and duct into equipment rack located in the server room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2003	30	9 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$41,815.41	Each
		Renewal Cost	Last Updated in VFA
		\$104,539	Mar 29, 2018

Requirement: (Renewal)

Replace Air Conditioning Unit

Description

Auto generated renewal for D3052.01 - Computer Room Air Conditioning Units. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2033	\$104,539
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Siemens building DDC automation system controls the boilers, HVAC system air handler throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2003	20	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$31.21	SM
		Renewal Cost	Last Updated in VFA
		\$95,979	Aug 30, 2024

Requirement: (Renewal)

Replace Building BMS system

Description

Auto generated renewal for D3068.01 - Building Systems Controls (BMCS, EMCS). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$95,979
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3069.01 - Electric and Electronic Controls - Electric

The gym furnace is controlled by electric thermostats in the areas that they serve.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$599.41	Each
		Renewal Cost	Last Updated in VFA
		\$1,199	Aug 30, 2024

Requirement: (Renewal)

Replace Electric thermostats

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)	2025	\$1,199
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D3069.02 - Pneumatic Controls - Pneumatic

Pneumatic control system was installed in main building which control dampers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	40	2 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$8.21	SM
		Renewal Cost	Last Updated in VFA
		\$20,197	Aug 30, 2024

Requirement: (Renewal)

Replace Pneumatic Controls

Description

Auto generated renewal for D3069.02 - Pneumatic Controls. System

Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2026	\$20,197	
Project Number	Project Status	Last Updated in VFA	
		Mar 29, 2018	

D4031 - Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers installed throughout the school and they are reportedly inspected annually.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

Utility owned pad mount transformer at West side of school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5012.02 - Main Electrical Switchboards (Main Distribution)

800A, 120/208V, 3 phase, 4 wire Westinghouse main distribution complete with 800A main disconnect.
Lots of spare capacity.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Nov 9, 2017	1	\$118,031.72	Each
		Renewal Cost	Last Updated in VFA
		\$118,032	Aug 30, 2024

Requirement: (Renewal)

Replace Main Electrical Switchboards

Description

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

Concern

Impact:	Category:	
Priority	Lifecycle	Estimated Cost
	Year	
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$118,032
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Westinghouse 120/208V, 225A, 42 cct branch circuit panels located throughout school. Panels reaching capacity but still have some spare space.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 17, 2017	7	\$6,831.24	Each
		Renewal Cost	Last Updated in VFA
		\$59,773	Mar 7, 2018

Requirement: (Renewal)

Replace Panelboards

Description

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

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2022
		Estimated Cost
		\$59,773
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5012.06 - Motor Starters and Accessories

Wall mounted motor starters located in main mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 17, 2017	16	\$1,151.30	Each
		Renewal Cost	Last Updated in VFA
		\$23,026	Mar 7, 2018

Requirement: (Renewal)

D5012.06 - Motor Starters and Accessories Renewal

Description

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

System Description: Wall mounted motor starters located in main mechanical room.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$23,026
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

D5021 - Electrical Branch Wiring*

Conduit and BX throughout. Some surface wiremold for computer and additional receptacles in classrooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5022.02 - Interior Fluorescent Fixtures

All lighting retrofitted to T8 fluorescent lamps and electronic ballasts in 2003. New T5HO fluorescent hi-bays installed in gymnasium.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2003	30	9 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	550	\$600.39	Each
		Renewal Cost	Last Updated in VFA
		\$412,768	Mar 29, 2018

Requirement: (Renewal)

D5022.02 - Interior Fluorescent Fixtures Renewal

Description

Auto generated renewal for D5022.02 - Interior Fluorescent Fixtures. System Description: All lighting retrofitted to T8 fluorescent lamps and electronic ballasts in 2003. New T5HO fluorescent hi-bays installed in gymnasium.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2033	\$412,768
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

D5023.01 - Exterior Incandescent Fixtures*

Exterior soffit lights have been retro fitted with compact fluorescent or LED lamps.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

70 & 100 watt HPS wall-packs around perimeter.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2011	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Line voltage switches inn classrooms, Low voltage control for gym and hallway lighting.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

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

All exterior lighting on photocell control.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D5031 - Public Address and Music Systems

Telcor XL PA system installed in 2003 with TOA 900 amplifier. Controls timing for bells and is operated through the phone system.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2003	20	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$34.98	SM
		Renewal Cost	Last Updated in VFA
		\$107,577	Mar 29, 2018

Requirement: (Renewal)

D5031 - Public Address and Music Systems Renewal

Description

Auto generated renewal for D5031 - Public Address and Music Systems.
System Description: Telcor XL PA system installed in 2003 with TOA 900 amplifier. Controls timing for bells and is operated through the phone system.

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2023
		Estimated Cost
		\$107,577
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5033 - Telephone Systems*

Cisco Systems 7900 series IP phone system over the data network.

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 29, 2018

D5037 - Detection and Fire Alarm

Edwards 2280 zoned fire alarm system. 5 of 8 zones used. All smoke detectors replaced in 2014.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 17, 2017	2,460	\$64.45	SM
		Renewal Cost	Last Updated in VFA
		\$198,179	Aug 30, 2024

Requirement: (Renewal)

Lifecycle replacement

Description

Replace with new addressable system with strobe notification devices.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$198,179
Project Number	Project Status	Last Updated in VFA
		Jul 19, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5038.02 - Intrusion Detection

Silent knight Regency security system with PIR motion sensors throughout. Keypad access at front entrance.

Security Access (D5030.02.03) costs and LCR are included under this Technical.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2001	25	2 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$22.65	SM
		Renewal Cost	Last Updated in VFA
		\$69,638	Mar 29, 2018

Requirement: (Renewal)

Replace Intrusion Detection

Description

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

Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Estimated Cost
	Year	
Lifecycle Planning (at least 4 years remaining at inspection)	2026	\$69,638
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5038.03 - Security Access

Security access is integral with the Intrusion Detection and costs are included under D5030.02.02

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2001	25	2 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$10.04	SM
		Renewal Cost	Last Updated in VFA
		\$30,876	Mar 29, 2018

Requirement: (Renewal)

D5038.03 - Security Access Renewal

Description

Auto generated renewal for D5038.03 - Security Access. System Description:
Security access is integral with the Intrusion Detection and costs are
included under D5030.02.02

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2026	\$30,876
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Requirement: (Non-Renewal)

Install additional maglocks - Phase III

Description

Concern

Impact:	Category: _Mission [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2017	\$0
Project Number	Project Status	Last Updated in VFA
		Nov 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

Requirement: (Non-Renewal)

~Add two electric strikes to front doors

Description

Presently the exterior doors are held by maglocks.

Concern

Electric strikes are more secure as they hold door closed at the center and as such reduce the chances of both damage to the doors and a security breach. The other area of improvement is that they default to the locked position in a power failure situation.

Impact: Moderate	Category: _Mission [Non-FCI]	
Priority	Year	Estimated Cost
1 - Due within 1 year of inspection	2020	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 12, 2019

D5038.04 - Video Surveillance

There is a video surveillance system with 16 cameras throughout the school that is monitored in the school office.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2008	25	9 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,460	\$9.40	SM
		Renewal Cost	Last Updated in VFA
		\$28,893	Mar 29, 2018

Requirement: (Renewal)

D5038.04 - Video Surveillance Renewal

Description

Auto generated renewal for D5038.04 - Video Surveillance. System Description: There is a video surveillance system with 16 cameras throughout the school that is monitored in the school office.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2033	\$28,893
Project Number	Project Status	Last Updated in VFA
		Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

D5039 - Data Systems*

Server cabinet consists of two racks containing switches and hubs with cat 5e distributed throughout the school.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

D5092.02 - Emergency Lighting Battery Packs

Emergency battery packs complete with remote heads located throughout the school. All maintained regularly & working.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Sep 17, 2017	17	\$555.84	Each
		Renewal Cost	Last Updated in VFA
		\$11,812	Mar 7, 2018

Requirement: (Renewal)

Replace Battery Packs & Heads

Description

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

System Description: N/A

Concern

Impact:	Category:		
Priority	Lifecycle	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)		2022	\$11,812
Project Number	Project Status	Last Updated in VFA	
		Jul 19, 2018	

D5092.03 - Exit Signs*

Exit are LED style with integral battery back-up..

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2008	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

E1091.03 - Housekeeping Carts*

Janitorial carts and floor cleaning equipment are present.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

E1094 - Residential Equipment*

Refrigerator, stove and microwave are located in staffroom and lunchroom.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

E1096 - Athletic, Recreational, and Therapeutic Equipment*

Two winch operated folding basketball nets and four fixed nets. Various sporting equipment and floor mats.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

E2012 - Fixed Casework

Various ages. Standard birch cabinetry with laminate countertops in classrooms, also cabinetry in library and store rooms.

Glass front display cases in hallways with trophies etc.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Oct 20, 2017	176	\$1,591.99	LM
		Renewal Cost	Last Updated in VFA
		\$350,238	Mar 7, 2018

Requirement: (Renewal)

E2012 - Fixed Casework Renewal

Description

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

Various ages. Standard birch cabinetry with laminate countertops in classrooms, also cabinetry in library and store rooms.

Glass front display cases in hallways with trophies etc.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$350,238
Project Number	Project Status	Last Updated in VFA
		Mar 7, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

E2013.01 - Blinds

Horizontal aluminum blinds and fabric shades in staff room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Oct 20, 2017	35	\$74.09	SM
		Renewal Cost	Last Updated in VFA
		\$3,241	Mar 7, 2018

Requirement: (Renewal)

E2013.01 - Blinds Renewal

Description

Auto generated renewal for E2013.01 - Blinds. System Description:
Horizontal aluminum blinds and fabric shades in staff room.

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$3,241	
Project Number	Project Status	Last Updated in VFA	
		Mar 7, 2018	

E2022.04 - Furnishings and Accessories*

Standard classroom desks and mixture of wood and metal office furniture.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

E2022.05 - Moveable Multiple Seating*

3 tier band risers, steel with carpet finish (8 in total).

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1986	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

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

Handicapped access was provided from parking areas to school entrance.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

K4010.02 - Barrier Free Entrances*

Power-assists are now located on front entry doors.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2009	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

K4010.03 - Barrier Free Interior Circulation*

A ramp is provided to access the portable.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

K4010.04 - Barrier Free Washrooms*

Handicap washrooms are provided.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

K4020.01 - Safety Code (Fall Prevention)*

Steel ladder, providing access from 1st story roof to gym roof, at a height of approximately 5m. There is no safety cage installed.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Requirement: (Non-Renewal)

Install safety cage

Description

Install safety cage.

Concern

5m ladder has no safety cage to assist in fall prevention.

Impact: Significant	Category: Building Code Mandatory		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2018	\$1,998	
Line Item	Quantity	Unit Cost	Units
Install safety cage (3m)	3	\$666.01	lm
Project Number	Project Status	Last Updated in VFA	
		Mar 7, 2018	

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

K4030.01 - Asbestos*

2004 asbestos report indicates asbestos present in vinyl flooring in corridors, sheet flooring in cupboards of portables and in some 12" floor tiles in various classrooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Requirement: (Non-Renewal)

Remove incinerator in room 103

Description

Incinerator is not used and has asbestos lining.

Concern

Incinerator is not used and has asbestos lining.

Impact: Moderate	Category: Haz Mat Abatement		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2018	\$4,636	
Line Item	Quantity	Unit Cost	Units
Remove incinerator in room 103	1	\$4,635.91	each
Project Number	Project Status	Last Updated in VFA	
		Mar 7, 2018	

K4030.04 - Mould*

None noted or reported.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

K4030.09 - Other Hazardous Materials*

Typical cleaning materials used by maintenance staff are appropriately stored.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1979	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018

Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

K5010.01 - Site Documentation*

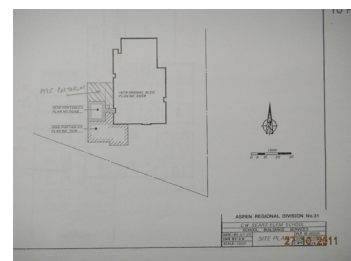
C.W. Sears Elementary School

Audit date: March 28th, 2017

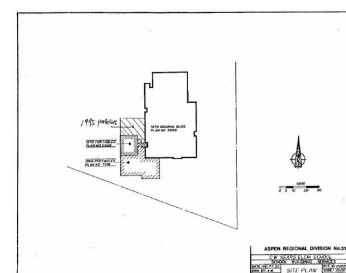
Wade Engineering Ltd.

Note: Snow covering at the time of audit limited thorough inspection

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2017	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018



DSCN6205.JPG



K5010.02 - Building Documentation*

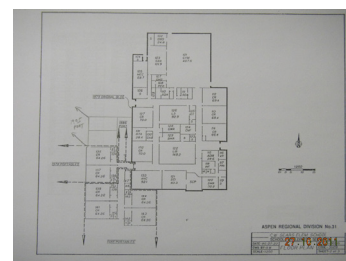
C.W. Sears Elementary School

Audit date: March 28th, 2017

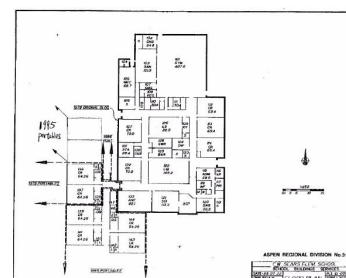
Wade Engineering Ltd.

Note: Snow covering at the time of audit limited thorough inspection

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2017	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 29, 2018



DSCN6206.JPG



Facility Condition Assessment

Tofield - C. W. Sears Elementary School (B4181A)

K7010 - Constructability Challenges* - ~

Condition Rating	Installed	Lifetime	Years Remaining
	1978	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 6, 2017

Appendix G

Tofield School

Facility Condition Assessment (FCA) Report (2012)

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



Tofield School
B4182A
Tofield

Facility Condition Assessment

Tofield - Tofield School (B4182A)

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Tofield School	Prime Audit
Asset Number: B4182A	Firm: Francis Ng Architect Ltd.
Address: 4824 - 58 Avenue	Audit Date: August 16, 2012
Location: Tofield	Auditor Name: Francis Ng
Total Maintenance Needs Next 5 Yrs: \$6,923,143.00	Audit FCR: 0.1084
Replacement Cost: \$28,714,146	
Current 5 yr. Facility Condition Index (FCI): 0.2411	
Gross Area (sq. m): 5,156	
Floors: 1	
Year Constructed: 1951	

Asset Description

Description:

This school for Grades 5 through 12 was originally built in Tofield in 1952. The school faces one street - 49 Street on the west. It is under the jurisdiction of Battle River School Division No. 31.

The original building of 998.4 square metres was built in 1952. The first addition of 1,246.1 square metres was built in 1958. The second addition of 971.4 square metres was built in 1959. The third addition of 452.3 square metres was built in 1964. The fourth addition of 947.7 square metres was built in 1971. The fifth addition of 794.4 square metres was built in 1985. The sixth addition of 96.3 square metres was built in 1995. Two portables (T3905 and T3906) of 223.3 square metres were added in 1994. Another portable (no T no. assigned) of 146.2 square metres was added in 2004. Total gross floor area not including 3 portables is 5,506.6 square metres.

(1952) Original Building has phase 1 modernization done in 1994.

(1964) Addition has phase 1 modernization done in 1994.

(1985) Addition has phase 1 modernization done in 1994.

(1958) Addition has phase 2 modernization done in 1995.

(1959) Addition has SBS roofing in 2004.

(1971) Addition has SBS roofing in approx. 2004.

(1958) Addition (CNF 202, Office 203, 204, 205, Administration 206, Storage 222B, Staff Workroom 223, Men Washroom 223A, Women Washroom 223B, SED 224, Corridor) - have renovation done in 2012.

ABC Group A Division 2 - School. The 1952 original building, 1958, 1959, 1964, 1971, 1985 and 1995 Additions are single storey, have combustible and non-combustible construction and are unsprinklered.

StructuralSummary:

(1952) Original Building has concrete foundation walls on concrete strip footings along perimeter, plywood subfloor, wood floor joists over crawl space; Roof has wood framed structure on wood studs.

Facility Condition Assessment

Tofield - Tofield School (B4182A)

(1958) Addition has concrete slab on grade and concrete foundation walls on concrete strip footings; Library has crawl space; Administration area and Washrooms have concrete service tunnel; Roof has wood framed structure on concrete block walls.

(1959) Addition has concrete slab on grade and concrete foundation walls on strip footings; Roof has wood framed structure on concrete block walls.

(1964) Addition has concrete grade beams on concrete piles along perimeter, plywood subfloor, wood floor joists over crawl space; Roof has wood framed structure on wood studs.

(1971) Addition has concrete slab on grade and concrete foundation walls on concrete strip footings; Roof has wood deck on OWSJ on concrete pilasters.

(1985) Addition has concrete slab on grade and concrete grade beams on concrete piles along perimeter and interior area; Roof has steel deck on OWSJ on concrete block pilasters along perimeter and on steel beams on HSS columns.

(1995) Addition has concrete foundation walls on concrete strip footings along exterior and concrete piers on concrete pad footing along the interior, plywood underlay, plywood subfloor, TJI floor joists over crawl space; Roof has plywood on TJI on wood studs.

Recommendations for future action include: replace concrete slab; provide vapour barrier and sand cover to crawl space.

Overall structural system rating is acceptable.

EnvelopeSummary:

(1952) Original Building has SBS roofing, stucco, prefinished metal siding fascia, painted wood soffit, aluminum windows, steel framed storefronts and doors.

(1958) Addition has SBS roofing, stucco, concrete block, prefinished metal siding fascia, painted wood soffit, PVC windows, steel framed storefronts and doors.

(1959) Addition has SBS roofing, stucco, prefinished metal siding fascia, prefinished perforated metal soffit, aluminum windows, steel framed storefronts and doors.

(1964) Addition has SBS roofing, stucco, prefinished metal siding fascia, prefinished perforated metal soffit, aluminum windows, PVC windows, Glasweld panels.

(1971) Addition has SBS roofing, concrete block, steel framed storefronts and doors, wood exterior utility doors and metal frames.

(1985) Addition has built-up roofing, stucco above low roof, face brick, aluminum windows, steel framed storefronts and doors, metal exterior utility doors.

(1995) Addition has SBS roofing, stucco, PVC windows.

Facility Condition Assessment

Tofield - Tofield School (B4182A)

Recommendations for future action include: repaint exterior concrete block; provide insulation to concrete block walls; provide stucco to wood band; replace soffit.

Overall envelope system rating is acceptable.

InteriorSummary:

(1952) Original Building has wood stud partitions c/w painted gypsum board, ceramic wall tile finish, suspended T-bar ceiling system c/w acoustic ceiling tiles, painted drywall ceiling, quarry tile flooring, sheet vinyl flooring, painted concrete flooring, wood doors and metal frames.

(1958) Addition has wood stud partitions c/w painted gypsum board, ceramic wall tile finish, suspended T-bar ceiling system c/w acoustic ceiling tiles, painted drywall ceiling, laminated wood flooring, carpet flooring, quarry tile flooring, sheet vinyl flooring, vinyl tile flooring, painted concrete flooring, wood doors and metal frames.

(1959) Addition has painted concrete block walls, suspended T-bar ceiling system c/w acoustic ceiling tiles, painted drywall ceiling, sheet vinyl flooring, painted concrete flooring, wood doors and metal frames.

(1964) Addition has wood stud partitions c/w painted gypsum board, suspended T-bar ceiling system c/w acoustic ceiling tiles, painted drywall ceiling, quarry tile flooring, sheet vinyl flooring, wood doors and metal frames.

(1971) Addition has painted concrete block walls, ceramic wall tile finish, wood deck ceiling, wood strip flooring, rubber sheet flooring, quarry tile flooring, wood doors and metal frames; Mezzanine has sheet vinyl flooring.

(1985) Addition has painted concrete block walls, metal deck ceiling, suspended T-bar ceiling system c/w acoustic ceiling tiles, painted drywall ceiling, epoxy flooring, sheet vinyl flooring, metal doors and metal frames.

(1995) Addition has wood stud partitions c/w painted gypsum board, suspended T-bar ceiling system c/w acoustic ceiling tiles, sheet vinyl flooring, wood doors and metal frames.

Recommendations for future action include: replace lockers; repair concrete stair; repaint concrete flooring; provide fume hood; provide wheelchair lifts; remove asbestos.

Overall interior system rating is acceptable.

MechanicalSummary:

The school is heated with two, natural gas, hot water heating boilers which supply radiant heating panels, radiation, force flows, unit heaters and coils in the ventilation units. The school is ventilated with four ventilation units. There are four mechanical rooms through out the school.

The gymnasium does not have adequate heat. Conventional plumbing fixtures are in acceptable condition. Control system is pneumatic.

Most of the heating, the ventilation and plumbing systems as well as the automatic control system were replaced in the 1994 modernization.

The mechanical systems are in acceptable (4) condition.

ElectricalSummary:

The school has been provided with a 600A, 120/208V, 3 phase, 4 wire service that is obtained from a utility-owned pad

Facility Condition Assessment

Tofield - Tofield School (B4182A)

mounted transformer located on the west side of the school building. The main distribution centre is located in the electrical room. It has spare capacity for the addition of future feeder breakers. Additions were undertaken in 1958, 1959, 1964, 1971, 1985 and modernizations were undertaken in 1994 and 1995. Some repairs and renovations were undertaken in 2010. Lighting is of the fluorescent type utilizing T8 lamps and electronic ballasts. Majority of the lighting was upgraded during the 1994/1995 modernizations. Breaker panels have been provided throughout the school. Panels are generally located in service rooms. Emergency lighting is provided by battery packs and remote heads. Emergency lighting has been upgraded on an on-going basis. The fire alarm system is obsolete and should be replaced with a new addressable system as replacement parts are no longer available. The PA/music system was replaced in 2004.

Overall, the electrical systems in the school are in acceptable condition.

A1010 - Standard Foundations* - 1952 Section

(1952) Original Building - may have concrete foundation walls on strip footings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A1010 - Standard Foundations* - 1958 Section

(1958) Addition - has concrete foundation walls on concrete strip footings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A1010 - Standard Foundations* - 1959 Section

(1959) Addition - may have concrete foundation walls on strip footings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A1010 - Standard Foundations* - 1971 Section

(1971) Addition - has concrete foundation walls on concrete strip footings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

A1010 - Standard Foundations* - 1985 Section

(1985) Addition - has concrete grade beams on concrete piles along perimeter and interior area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A1010 - Standard Foundations* - 1995 Section

(1995) Addition - has concrete foundation walls on concrete strip footings along exterior and concrete piers on concrete pad footing along the interior.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A1030 - Slab on Grade* - 1958 Section

(1958) Addition (Classroom 211, 212, 215, 216, 217) - have concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

A1030 - Slab on Grade* - 1959 Section

(1959) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1959	150	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	100	\$126.64	SM
		Renewal Cost	Last Updated in VFA
		\$12,664	Aug 30, 2024

Requirement: (Renewal)

Replace concrete slab along Corrdior - 1959 Section. (approx. 100 square metres)

Description

Replace concrete slab along Corrdior - 1959 Section. (approx. 100 square metres)

Concern

(1959) Addition (Corridor) - has spalling concrete slab.



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Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$12,664
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

A1030 - Slab on Grade* - 1971 Section

(1971) Addition - has concrete slab on grade with a cushioned hardwood flooring system.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A1030 - Slab on Grade* - 1985 Section

(1985) Addition - has 165mm concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

A2020 - Basement Walls (& Crawl Space)* - 1952 Section

(1952) Original Building - crawl space has concrete foundations walls.

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 11, 2013

Requirement: (Non-Renewal)

Install pits, sump pumps, vapour barrier and sand cover - 1952 Section.
(approx. 1000 square metres)

Description

Install pits, sump pumps, vapour barrier and sand cover (slope to drain).
Provide mechanical ventilation to assist in drying out the crawl space.

Concern

Maintenance personnel reported that high humidity level is contributing to
poor air quality and floor repairs.

Impact: Significant	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$63,310
		Unit
Line Item	Quantity	Cost Units
Install pits, sump pumps, vapour barrier and sand cover - 1952 Section. (approx. 1000 square metres)	1,000	\$63.31 sm
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

A2020 - Basement Walls (& Crawl Space)* - 1958 Section

(1958) Addition (Library 222) - has crawl space.

(1958) Addition (Administration Area, Boys Washroom 208, Girls Washroom 210) - have concrete service tunnel.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

A2020 - Basement Walls (& Crawl Space)* - 1964 Section

(1964) Addition - crawl space has concrete foundations walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

A2020 - Basement Walls (& Crawl Space)* - 1995 Section

(1995) Addition - has crawl space.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Install vapour barrier and sand cover (100 square metres)

Description

Grade earth to slope. Install vapour barrier and 75mm sand cover.

Concern

Building code in effect at time of construction requires a minimum vapour barrier and 75mm sand cover.

Impact: Moderate	Category: Building Code Mandatory		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$6,331	
Line Item	Quantity	Unit Cost	Units
Install vapour barrier and sand cover (100 square metres)	100	\$63.31	sm
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B1012 - Upper Floors Construction* - 1952 Section

(1952) Original Building - has 38x140mm wood framed construction.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1012 - Upper Floors Construction* - 1952, 1958, 1959
Sections

(1952) Original Building - has plywood subfloor, wood floor joists over crawl space.

(1958) Addition - has concrete slab.

(1959) Addition - has concrete slab.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1958 Section

(1958) Addition - has concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1959 Section

(1959) Addition - has concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1964 Section

(1964) Addition - has 38x140mm wood framed construction.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1012 - Upper Floors Construction* - 1964, 1971 Sections

(1964) Addition - has plywood subfloor, wood floor joists over crawl space.

(1971) Addition - has concrete slab.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1971 Section

(1971) Addition - has concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1985 Section

(1985) Addition - has HSS columns and concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1985 Section

(1985) Addition - has concrete slab.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1012 - Upper Floors Construction* - 1995 Section

(1995) Addition - has 38x140mm wood frame construction.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1012 - Upper Floors Construction* - 1995 Section

(1995) Addition - has plywood underlay, 19mm plywood subfloor, TJI floor joists over crawl space.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1013.02 - Mezzanine Construction* - 1958 Section

(1958) Addition (Mechanical Room 201) - has steel grating on steel channels on HSS columns.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1013.02 - Mezzanine Construction* - 1971 Section

(1971) Addition (Mezzanine - spectator's tiered seating area) - has plywood on 38mmx292mm wood joists on concrete block.

(1971) Addition (Mezzanine - Storage north of Stage) - has plywood on 38mmx140mm wood joists on concrete block.

(1971) Addition (Mezzanine - Stage 134C) - has plywood on 38mmx292mm wood joists on wood studs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1014 - Ramps: Exterior* - 1952 Section

(1952) Original Building (Southeast Corridor Exit) - has plywood ramp.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1994	150	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	1	\$1,900.13	Each
		Renewal Cost	Last Updated in VFA
		\$1,900	Aug 30, 2024

Requirement: (Renewal)

Replace with concrete ramp. (1 ramp)

Description

Replace with concrete ramp. (1 ramp)

Concern

(1952) Original Building (Southeast Corridor Exit) - has rotten plywood ramp.



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Impact: Minor	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$1,900
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B1015 - Exterior Stairs* - 1952 Section

(1952) Addition (south Exit near (1995) Addition)) - has concrete stair c/w metal pipe handrail.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1017 - Floor Construction Fireproofing and Firestopping* - 1958 Section

(1958) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1017 - Floor Construction Fireproofing and Firestopping*
- 1958 Section

(1958) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1017 - Floor Construction Fireproofing and Firestopping*
- 1959 Section

(1959) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1017 - Floor Construction Fireproofing and Firestopping*
- 1959 Section

(1959) Addition - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1017 - Floor Construction Fireproofing and Firestopping*
- 1971 Section

(1971) Addition (main floor) - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1017 - Floor Construction Fireproofing and Firestopping*
- 1971 Section

(1971) Addition (main floor) - has concrete slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Provide 3/4hr fire separation materials to underside of Stage and Mezzanine Seating Area. (approx. 150 square metres)

Description

Provide 3/4hr fire separation materials to underside of Stage and Mezzanine Seating Area. (approx. 150 square metres)

Concern

(1971) Addition (Stage 134C, Mezzanine Seating Area) - do not have fire separations underside.

Impact: Moderate	Category: Building Code Mandatory	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$18,996

Line Item	Quantity	Unit Cost	Units
Provide 3/4hr fire separation materials to underside of Stage and Mezzanine Seating Area. (approx. 150 square metres)	150	\$126.64	sm

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

B1017 - Floor Construction Fireproofing and Firestopping*
- 1985 Section

(1985) Addition - has concrete slab.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1017 - Floor Construction Fireproofing and Firestopping*
- 1985 Section

Slab on grade.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 31, 2008

B1021.01 - Roof Structural Frame* - 1952 Section

(1952) Original Building - has wood framed structure on wood studs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1021.01 - Roof Structural Frame* - 1958 Section

(1958) Addition - has wood framed structure on concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1021.01 - Roof Structural Frame* - 1959 Section

(1959) Addition - may have wood framed structure on concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1021.01 - Roof Structural Frame* - 1964 Section

(1964) Addition - has wood framed structure on wood studs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1021.01 - Roof Structural Frame* - 1971 Section

(1971) Addition - has wood deck on OWSJ on concrete pilasters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1021.01 - Roof Structural Frame* - 1985 Section

(1985) Addition - has steel deck on OWSJ on concrete block pilasters along perimeter and on steel beams on HSS columns.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1021.01 - Roof Structural Frame* - 1995 Section

(1995) Addition - has plywood on TJI on 38x140mm wood studs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1023 - Canopies* - 1952 Section

(1952) Original Building (Southeast exit/entrance) - has wood framed canopy on steel posts.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1023 - Canopies* - 1959 Section

(1959) Addition (North Corridor Entrance canopy) - has pitched pre-finished metal roofing on wood framing construction on wood beams on steel posts.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1023 - Canopies* - 1971 Section

(1971) Addition (north side) - has concrete canopy over Gym's exit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1024 - Roof Construction Fireproofing and Firestopping* - 1952 Section

(1952) Original Building - has 16mm fire rated drywall to underside of wood joists. (modernized in 1994)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1024 - Roof Construction Fireproofing and Firestopping* - 1958 Section

(1958) Addition - has 16mm fire rated drywall to underside of structure. (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1024 - Roof Construction Fireproofing and Firestopping* - 1959 Section

(1959) Addition - has drywall to underside of structure.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B1024 - Roof Construction Fireproofing and Firestopping* -
1964 Section

(1964) Addition - has 16mm fire rated drywall to underside of wood joists. (modernized in 1994)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1024 - Roof Construction Fireproofing and Firestopping* -
1971 Section

(1971) Addition - has T&G wood deck ceiling on OWSJ.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1024 - Roof Construction Fireproofing and Firestopping* -
1985 Section

(1985) Addition - has exposed painted metal deck and steel joists.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B1024 - Roof Construction Fireproofing and Firestopping* -
1995 Section

(1995) Addition - has 16mm fire rated drywall to underside of wood joists. (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2011.03 - Masonry Units: Ext. Wall Const.* - 1952 Section

(1952) Original Building (Chimney) - has face brick above roof.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1958 Section

(1958) Addition - has concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1959 Section

(1958) Addition - has concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1971 Section

(1971) Addition - has painted concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.03 - Masonry Units: Ext. Wall Const.* - 1985 Section

(1985) Addition - has 200mm concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2011.05 - Wood Framing: Ext. Wall Const.* - 1952 Section

(1952) Original Building - has wood studs, batt insulation, vapour barrier, 16mm gypsum board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.05 - Wood Framing: Ext. Wall Const.* - 1958 Section

(1958) Addition (window infills above window sills) - has 12.7mm plywood sheathing, 38x89mm wood studs at 400mm o.c., batt insulation, vapour barrier, 16mm gypsum board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.05 - Wood Framing: Ext. Wall Const.* - 1964 Section

(1964) Addition - has wood studs, batt insulation, vapour barrier, 16mm gypsum board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.05 - Wood Framing: Ext. Wall Const.* - 1995 Section

(1995) Addition - has 12.7mm plywood sheathing, 38x89mm wood studs at 400mm o.c., batt insulation, vapour barrier, 16mm gypsum board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1952 Section

(1952) Original Building - has batt insulation, vapour barrier. (modernized in 1994)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1958 Section

(1958) Addition (window infill above window sills) - has batt insulation and vapour barrier.

(1958) Addition (walls below window sills) - have painted concrete block walls.

(1958) Addition (Typical) - has painted concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Upgrade wall - 1958 Section. (approx. 230 square metres)

Description

Upgrade to Exterior Insulation and Finish Systems (EIFS) - Remove existing signage and re-install once EIFS is completed.

Concern

(1958) Addition (walls below window sills) - painted exterior single wythe concrete block wall is not insulated. (approx. 150 square metres)

(1958) Addition (Typical) - painted exterior single wythe concrete block wall is not insulated. (approx. 80 square metres)

Impact: Moderate	Category: _Energy [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$29,127

Line Item	Quantity	Unit Cost	Units
Upgrade wall - 1958 Section. (approx. 230 square metres)	230	\$126.64	sm
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1959 Section

(1958) Addition (window infill) - has batt insulation and vapour barrier.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

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

(1964) Addition - has batt insulation and vapour barrier. (modernized in 1994)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1971 Section

(1971) Addition - has painted concrete block exterior facade (single wythe masonry wall construction). (approx. 450 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Install EIFS to masonry walls - 1971 Section. (approx. 450 square metres)

Description

Install Exterior Insulation and Finish Systems over existing concrete block wall.

Concern

(1971) Addition - paint finish is peeling and has high heat loss.

Impact: Moderate	Category: _Energy [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$56,988
Line Item	Quantity	Unit Cost Units
Install EIFS to masonry walls - 1971 Section. (approx. 450 square metres)	450	\$126.64 sm
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1985 Section

(1985) Addition (wall above low roof, wall above East Corridor Exit) - have 50mm rigid insulation and vapour barrier.

(1985) Addition (typical) - has air space, 50mm rigid insulation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2011.07 - Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1995 Section

(1995) Addition - has batt insulation and vapour barrier. (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2013 - Exterior Louvers, Grilles, and Screens* - 1952 Section

(1952) Original Building (Mechanical Room 118) - has pre-finished metal louvers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2013 - Exterior Louvers, Grilles, and Screens* - 1959 Section

(1959) Addition (Meter Room 313) - has metal louver on south wall.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1959	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2013 - Exterior Louvers, Grilles, and Screens* - 1971 Section

(1971) Addition (Mezzanine) - has pre-finished metal louvers on southwest walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2013 - Exterior Louvers, Grilles, and Screens* - 1985

Section

(1985) Addition (Mechanical Room 139C) - has pre-finished metal louvres.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2015 - Balcony Walls and Handrails - ~Metal Pipe Railings

[Balcony railing consists of pipe rail.]

Condition Rating	Installed	Lifetime	Years Remaining
	1951	50	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$538.25	LM
		Renewal Cost	Last Updated in VFA
		\$0	May 24, 2019

Requirement: (Renewal)

~Metal Pipe Railings Renewal

Description

Auto generated renewal for ~Metal Pipe Railings. System Description:
[Balcony railing consists of pipe rail.]

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2001	\$0
Project Number	Project Status	Last Updated in VFA
		Oct 22, 2018

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2016 - Exterior Soffits* - 1952 Section

(1952) Original Building (overhangs) - have painted wood soffits with bug screen ventilation openings (approx. 550mm wide).

(1952) Original Building (canopy) - has painted wood T&G soffit.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1952	150	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	150	\$63.32	SM
		Renewal Cost	Last Updated in VFA
		\$9,498	Aug 30, 2024

Requirement: (Renewal)

Install pre-finished metal soffits - 1952 Section. (approx. 150 square metres)

Description

Install pre-finished venting metal soffits.

Concern

(1952) Original Building - soffits are badly weathered and require refinishing.

Impact: Moderate Priority	Category: Lifecycle Year	Estimated Cost
0 - Due at time of Inspection	2013	\$9,498
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2016 - Exterior Soffits* - 1958 Section

(1958) Addition (overhangs) - have painted wood soffits with bug screen ventilation openings (approx. 550mm wide).

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2016 - Exterior Soffits* - 1959 Section

(1959) Addition (overhangs) - has pre-finished perforated venting metal soffits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2016 - Exterior Soffits* - 1964 Section

(1964) Addition (East Exit overhangs) - has pre-finished perforated venting metal soffits.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2016 - Exterior Soffits* - 1971 Section

(1971) Addition (north side) - has painted concrete canopy over Gym's exit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2016 - Exterior Soffits* - 1985 Section

(1985) Addition (east Exit) - has pre-finished perforated venting metal soffit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.02 - Brick Masonry: Ext. Wall Skin* - 1985 Section

(1985) Addition - has 100mm face brick, air space, 50mm rigid insulation, 200mm concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.03 - Concrete Block: Ext. Wall Skin* - 1958 Section

(1958) Addition (walls below window sills) - have painted concrete block walls.

(1958) Addition (Typical) - has painted concrete block walls.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.03 - Concrete Block: Ext. Wall Skin* - 1971 Section

(1971) Addition - has painted concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Repair 9 concrete block pilasters.

Description

Repair 9 concrete block pilasters.

Concern

(1971) Addition - has damaged concrete block pilasters due to heaving sidewalk.



Impact: Moderate	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$5,699
Line Item	Quantity	Unit Cost Units
Repair 9 concrete block pilasters.	9	\$633.25 each
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2017.06 - Composite Panels* - 1964 Section

(1964) Addition (above and below windows) - has glasweld panels.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.07 - Metal Siding - 1952, 1958, 1959 and 1964

Sections

(1952) Original Building - has horizontal metal siding fascia. (approx. 50 square metres) (modernized in 1994)

(1958) Addition - has horizontal metal siding fascia. (approx.40 square metres) (modernized in 1995)

(1959) Addition - has horizontal metal siding fascia. (approx.40 square metres) (modernized in 1995)

(1964) Addition - has horizontal metal siding fascia. (approx. 25 square metres) (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	155	\$164.09	SM
		Renewal Cost	Last Updated in VFA
		\$31,793	Mar 11, 2013

Requirement: (Renewal)

Replace metal siding. (approx. 155 square metres)

Description

Auto generated renewal for 1952, 1958, 1959 and 1964 Sections. System

Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2034
		Estimated Cost
		\$31,793
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.08 - Wood Siding - Plywood Infill 1952 Section

(1952) Original Building (Girls Washroom 105, Boys Washroom 106) - have painted plywood panels in wood window frames.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1994	40	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	5	\$1,608.91	SM
		Renewal Cost	Last Updated in VFA
		\$10,056	Apr 6, 2016

Requirement: (Renewal)

Replace with stucco - 1952 Section. (approx. 5 square metres)

Description

Replace with stucco - 1952 Section. (approx. 5 square metres)

Concern

(1952) Original Building (Girls Washroom 105, Boys Washroom 106) - painted plywood panels in wood window frames are rotten.

Impact: Minor	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$10,056
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.08 - Wood Siding - 1958 Section

(1958) Addition (above windows) - has painted wood beam band. (approx. 120 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	120	\$161.04	SM
		Renewal Cost	Last Updated in VFA
		\$24,157	Apr 6, 2016

Requirement: (Renewal)

Replace wood band. (approx. 120 square metres)

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact:	Category:		
Priority	Lifecycle	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)		2017	\$24,157
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1952

Section

(1952) Original Building - has stucco.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1958

Section

(1958) Addition (window infills above window sills) - has stucco, metal lath, building paper, 12.7mm plywood sheathing, 38x89mm wood studs at 400mm o.c., batt insulation, vapour barrier, 16mm gypsum board.

(1958) Addition (Chimney) - has stucco finish above roof.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1959
Section

(1959) Addition - has stucco.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1964
Section

(1964) Addition - has stucco.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1985
Section

(1985) Addition (wall above low roof, wall above East Corridor Exit) - have stucco, metal lath, building paper, 13mm exterior plywood, 50mm rigid insulation, vapour barrier, 200mm concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.10 - Cement Plaster (Stucco): Ext. Wall* - 1995
Section

(1995) Addition - has stucco, metal lath, building paper, 12.7mm plywood sheathing, 38x89mm wood studs at 400mm o.c., batt insulation, vapour barrier, 16mm gypsum board.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.11 - Expansion Control: Ext. Wall* - 1952 Section

(1952) Original Building - stucco has expansion control joints. (modernized in 1994)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.11 - Expansion Control: Ext. Wall* - 1958 Section

(1958) Addition (window infills above window sills) - stucco has expansion control joints. (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.11 - Expansion Control: Ext. Wall* - 1959 Section

(1959) Addition - stucco has expansion control joints. (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

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

(1964) Addition - stucco has expansion control joints. (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.11 - Expansion Control: Ext. Wall* - 1985 Section

(1985) Addition - face bricks have expansion control joints.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.11 - Expansion Control: Ext. Wall* - 1995 Section

(1995) Addition - stucco has expansion control joints.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1952 Section

(1952) Original Building - stucco expansion control joints has sealants. (approx. 20 linear metres)

(1952) Original Building - window and door openings have joint sealants. (approx. 260 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	280	\$38.28	LM
		Renewal Cost	Last Updated in VFA
		\$13,397	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1952 Section. (approx. 280 linear metres)

Description

Auto generated renewal for 1952 Section. System Description: N/A

Concern

Impact:	Category:		
Priority	Lifecycle	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)		2017	\$13,397
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1958 Section

(1958) Addition (window infills above window sills) - stucco expansion control joints has sealants.

(approx. 20 linear metres)

(1958) Addition - window and door openings have joint sealants. (approx. 210 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	230	\$38.28	LM
		Renewal Cost	Last Updated in VFA
		\$11,004	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1958 Section. (approx. 230 linear metres)

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$11,004
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1959 Section

(1959) Addition - stucco expansion control joints has sealants. (approx. 25 linear metres)

(1959) Addition - window and door openings have joint sealants. (approx. 180 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	205	\$38.28	LM
		Renewal Cost	Last Updated in VFA
		\$9,808	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1959 Section. (approx. 205 linear metres)

Description

Auto generated renewal for 1959 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$9,808
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1964 Section

(1964) Addition - stucco expansion control joints has sealants. (approx. 15 linear metres)

(1964) Addition - window openings have joint sealants. (approx. 50 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	65	\$38.87	LM
		Renewal Cost	Last Updated in VFA
		\$3,158	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1964 Section. (approx. 65 linear metres)

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$3,158
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1971 Section

(1971) Addition - joint sealer around mechanical louvres. (approx. 10 linear metres)

(1971) Addition - door openings have joint sealants. (approx. 50 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	60	\$38.28	LM
		Renewal Cost	Last Updated in VFA
		\$2,871	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1971 Section. (approx. 60 linear metres)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$2,871
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1985 Section

(1985) Addition - face bricks expansion control joints has sealants. (approx. 10 linear metres)

(1985) Addition - window openings have joint sealants. (approx. 70 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	80	\$38.28	LM
		Renewal Cost	Last Updated in VFA
		\$3,828	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1985 Section. (approx. 80 linear metres)

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$3,828
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.12 - Joint Sealers (caulking): Ext. Wall - 1995 Section

(1995) Addition - stucco expansion control joints have joint sealants. (approx. 70 linear metres)

(1995) Addition - window openings have joint sealants. (approx. 70 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	140	\$38.27	LM
		Renewal Cost	Last Updated in VFA
		\$6,697	Apr 6, 2016

Requirement: (Renewal)

Replace joint sealers - 1995 Section. (approx. 140 linear metres)

Description

Auto generated renewal for 1995 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$6,697
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.13 - Paints (& Stains): Ext. Wall - 1952 Section

(1952) Original Building (Girls Washroom 105, Boys Washroom 106) - have painted plywood finish in wood window frames. (approx. 5 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1994	15	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	5	\$705.31	SM
		Renewal Cost	Last Updated in VFA
		\$4,408	Mar 11, 2013

Requirement: (Renewal)

Repaint plywood panels - 1952 Section. (approx. 5 square metres)

Description

Repaint plywood panels - 1952 Section. (approx. 5 square metres)

Concern

(1952) Original Building (Girls Washroom 105, Boys Washroom 106) - paint on plywood finish in wood window frames has peeled off.

Impact: Minor	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$4,408
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.13 - Paints (& Stains): Ext. Wall - 1958 Section

(1958) Addition (above windows) - has painted wood band. (approx. 50 square metres)

(1958) Addition (walls below window sills) - have painted concrete block walls. (approx. 100 square metres)

(1958) Addition (north wall above low roof) - has painted concrete block walls. (approx. 50 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1995	15	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	150	\$176.13	SM
		Renewal Cost	Last Updated in VFA
		\$33,025	Mar 11, 2013

Requirement: (Renewal)

Repaint concrete block and wood band. (approx. 150 square metres)

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$33,025
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Repaint exterior wall - 1958 Section. (approx. 50 square metres)

Description

Repaint exterior wall

Concern

(1958) Addition (north wall above low roof) - paint on concrete block wall has peeled off. (approx. 50 square metres)



P1110488.JPG

Impact: Minor	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$3,166
Line Item	Quantity	Unit Cost Units
Repaint exterior wall - 1958 Section. (approx. 50 square metres)	50	\$63.32 sm
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2017.13 - Paints (& Stains): Ext. Wall - 1971 Section

(1971) Addition - has painted concrete block. (approx. 450 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1971	15	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	450	\$176.11	SM
		Renewal Cost	Last Updated in VFA
		\$99,059	Mar 11, 2013

Requirement: (Renewal)

Repaint exterior wall - 1971 Section. (approx. 450 square metres)

Description

Repaint exterior wall.

Concern

(1971) Addition (north wall, wall above low roof facing (1985) Addition) - paint on concrete block wall has peeled off.

Impact: Minor	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$99,059
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

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

Paint exterior doors to match some that were done as part of the partial envelope upgrade.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2015	15	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$33.65	SM
		Renewal Cost	Last Updated in VFA
		\$0	Dec 7, 2015

Requirement: (Renewal)

Exterior Doors Renewal

Description

Auto generated renewal for Exterior Doors. System Description: Paint exterior doors to match some that were done as part of the partial envelope upgrade.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2030	\$0
Project Number	Project Status	Last Updated in VFA
		Dec 7, 2015

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2021.02 - Aluminum Windows (Glass & Frame) - 1952

Section

(1952) Original Building - has clear anodized aluminum windows with sealed glazed units (2 operable units per room). (52 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	52	\$1,500.93	Each
		Renewal Cost	Last Updated in VFA
		\$97,560	Mar 11, 2013

Requirement: (Renewal)

Replace aluminum windows - 1952 Section. (52 windows).

Description

Auto generated renewal for 1952 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$97,560
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2021.02 - Aluminum Windows (Glass & Frame) - 1959

Section

(1959) Addition - has clear anodized aluminum windows with venetian blinds between panes and sealed glazed units (2 operable units per room). (34 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	34	\$1,500.93	Each
		Renewal Cost	Last Updated in VFA
		\$63,790	Mar 11, 2013

Requirement: (Renewal)

Replace aluminum windows - 1959 Section. (34 windows)

Description

Auto generated renewal for 1959 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2035	\$63,790
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

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

Section

(1964) Addition (Science 120, 123) - have clear anodized aluminum windows with sealed glazed units (2 operable units per room). (10 windows)

(1964) Addition (Science 120, 123) - have Glasweld panels above and below windows. (see B2010.01.06.02 Composite Panels* - 1964 Section)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1964	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	10	\$1,500.93	Each
		Renewal Cost	Last Updated in VFA
		\$18,762	Mar 11, 2013

Requirement: (Renewal)

Replace aluminum window - 1964 Section. (10 windows)

Description

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

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2017
		Estimated Cost
		\$18,762
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2021.02 - Aluminum Windows (Glass & Frame) - 1985

Section

(1985) Addition (Classroom 135, Home Economics 138, Storage 139B) - have clear anodized aluminum windows with sealed glazed units (2 operable units per room). (17 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	17	\$1,500.93	Each
		Renewal Cost	Last Updated in VFA
		\$31,895	Mar 11, 2013

Requirement: (Renewal)

Replace aluminum windows - 1985 Section. (17 windows)

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2035	\$31,895
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2021.04 - Vinyl, Fibreglass & Plastic Windows - 1958

Section

(1958) Addition - has PVC windows with sealed glazed units (2 operable units per room). (41 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	41	\$1,480.04	Each
		Renewal Cost	Last Updated in VFA
		\$75,852	Mar 11, 2013

Requirement: (Renewal)

Replace PVC windows - 1958 Section. (41 windows).

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$75,852
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2021.04 - Vinyl, Fibreglass & Plastic Windows - 1964

Section

(1964) Addition (Computer 128) - has PVC windows with sealed glazed units (2 operable units per room).
(2 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$1,480.22	Each
		Renewal Cost	Last Updated in VFA
		\$3,701	Mar 11, 2013

Requirement: (Renewal)

Replace PVC windows - 1964 Section. (2 windows).

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$3,701
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2021.04 - Vinyl, Fibreglass & Plastic Windows - 1995

Section

(1995) Addition - has PVC windows with sealed glazed units (2 operable units per room). (6 windows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	6	\$1,480.22	Each
		Renewal Cost	Last Updated in VFA
		\$11,102	Mar 11, 2013

Requirement: (Renewal)

Replace PVC windows - 1995 Section. (6 windows)

Description

Auto generated renewal for 1995 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2035	\$11,102
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2031.02 - Steel-Framed Storefronts: Doors - 1952 Section

(1952) Original Building (southeast Exit) - has metal doors in pressed steel frames. (2 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$5,916.26	Each
		Renewal Cost	Last Updated in VFA
		\$7,395	Mar 11, 2013

Requirement: (Renewal)

Replace 1 set of double doors and hardware. - 1952 Section.

Description

Auto generated renewal for 1952 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$7,395
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2031.02 - Steel-Framed Storefronts: Doors - 1958 Section

(1958) Addition (South Corridor Exit near (1995) Addition) into courtyard) - has hollow metal doors with glazing in pressed steel frame. (2 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$5,916.26	Each
		Renewal Cost	Last Updated in VFA
		\$7,395	Mar 11, 2013

Requirement: (Renewal)

Replace 1 set of double doors and hardware - 1958 Section.

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$7,395
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2031.02 - Steel-Framed Storefronts: Doors - 1959 Section

(1959) Addition (North Corridor Entrance, South Corridor Exit, West Corridor Exit) - have hollow metal doors with glazing in pressed steel frames. (6 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3	\$5,917.11	Each
		Renewal Cost	Last Updated in VFA
		\$22,189	Mar 11, 2013

Requirement: (Renewal)

Replace 3 sets of double doors and hardware - 1959 Section.

Description

Auto generated renewal for 1959 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$22,189
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2031.02 - Steel-Framed Storefronts: Doors - 1971 Section

(1971) Addition (West Main Entrance) - has hollow metal doors with glazing in pressed steel frame. (Two sets of double doors and one single door c/w handicapped door operator) (5 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	3	\$4,930.64	Each
		Renewal Cost	Last Updated in VFA
		\$18,490	Mar 11, 2013

Requirement: (Renewal)

Replace two sets of double doors and one single door and hardware - 1971 Section.

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$18,490
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2031.02 - Steel-Framed Storefronts: Doors - 1985 Section

(1985) Addition (east Exit) - has hollow metal doors with glazing in pressed steel frame. (2 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1	\$5,916.26	Each
		Renewal Cost	Last Updated in VFA
		\$7,395	Mar 11, 2013

Requirement: (Renewal)

Replace 1 set of double doors and hardware - 1985 Section.

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$7,395
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2031.04 - Automatic Entrance Doors

(1971) Addition (West Main Entrance) - has handicapped door with automatic operator.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$7,138.09	Each
		Renewal Cost	Last Updated in VFA
		\$8,923	Mar 11, 2013

Requirement: (Renewal)

Replace 1 automatic entrance door - 1971 Section.

Description

Auto generated renewal for B2031.04 - Automatic Entrance Doors. System

Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$8,923	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B2032.02 - Metal Entrance Door

Condition Rating	Installed	Lifetime	Years Remaining
	2800	30	30 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 14, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2032.03 - Exterior Utility Doors - 1971 Section

(1971) Addition (Gymnasium 134) - has wood doors in pressed steel frames. (2 sets double doors with partial glazing). (4 doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	2	\$2,150.95	Each
		Renewal Cost	Last Updated in VFA
		\$5,377	Apr 6, 2016

Requirement: (Renewal)

Replace 2 sets of exterior utility doors - 1971 Section.

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$5,377
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B2032.03 - Exterior Utility Doors - 1985 Section

(1985) Addition (IA 139) - has hollow metal doors in pressed steel frame. (1 set double doors)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	40	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$4,302.36	Each
		Renewal Cost	Last Updated in VFA
		\$5,378	Apr 6, 2016

Requirement: (Renewal)

Replace 1 set of exterior utility doors - 1985 Section.

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$5,378
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B30 - Roofing - ~Modified Bitumen

[The roof covering is a modified bitumen system.]

Condition Rating	Installed	Lifetime	Years Remaining
	1951	20	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$166.66	SM
		Renewal Cost	Last Updated in VFA
		\$0	Aug 30, 2024

Requirement: (Renewal)

~Modified Bitumen Renewal

Description

Auto generated renewal for ~Modified Bitumen. System Description: [The roof covering is a modified bitumen system.]

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	1971	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 17, 2019

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B30 - Roofing - ~Modified Bitumen

[The roof covering is a modified bitumen system.]

Condition Rating	Installed	Lifetime	Years Remaining
	1951	20	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$167.01	SM
		Renewal Cost	Last Updated in VFA
		\$0	Aug 30, 2024

Requirement: (Renewal)

~Modified Bitumen Renewal

Description

Auto generated renewal for ~Modified Bitumen. System Description: [The roof covering is a modified bitumen system.]

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	1971	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 2, 2021

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.06 - Built-up Bituminous Roofing (Asphalt & Gravel)
- 1985 Section (RA 5)

(1985) Addition - has built-up roofing on 25mm fibreboard, 100mm rigid insulation, vapour barrier, 13mm exterior gypsum board, steel deck, OWSJ. (approx. 764 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	2015	25	16 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	700	\$181.83	SM
		Renewal Cost	Last Updated in VFA
		\$159,101	Aug 30, 2024

Requirement: (Renewal)

1985 Section (RA 5) Renewal

Description

Auto generated renewal for 1985 Section (RA 5). System Description: (1985) Addition - has built-up roofing on 25mm fibreboard, 100mm rigid insulation, vapour barrier, 13mm exterior gypsum board, steel deck, OWSJ. (approx. 764 square metres)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2040	\$159,101
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2019

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) - 1952 Section

(1952) Original Building - has SBS roofing system. (approx. 1000 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1,000	\$317.15	SM
		Renewal Cost	Last Updated in VFA
		\$396,438	Aug 30, 2024

Requirement: (Renewal)

Replace SBS Roofing - 1952 Section. (approx. 1000 square metres)

Description

Auto generated renewal for 1952 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$396,438
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) - 1958 Section

(1958) Addition - has SBS roofing system. (approx. 1250 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	25	5 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1,250	\$317.15	SM
		Renewal Cost	Last Updated in VFA
		\$495,547	Aug 30, 2024

Requirement: (Renewal)

Replace SBS roofing - 1958 Section. (approx. 1250 square metres)

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2021	\$495,547
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) - 1959 Section

(1959) Addition - has SBS roofing system. (approx. 1000 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	25	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1,000	\$317.15	SM
		Renewal Cost	Last Updated in VFA
		\$396,438	Aug 30, 2024

Requirement: (Renewal)

Replace SBS roofing - 1959 Section. (approx. 1000 square metres)

Description

Auto generated renewal for 1959 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$396,438
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Roofing - Various Areas

Description

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
1 - Due within 1 year of inspection	2020	\$0
Project Number	Project Status	Last Updated in VFA
		Nov 29, 2018

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) - 1964 Section (RA 2)

(1964) Addition - has SBS roofing system. (approx. 450 square metres)
2015/16: RA#2 replaced

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2015	25	16 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	450	\$286.88	SM
		Renewal Cost	Last Updated in VFA
		\$161,367	Aug 30, 2024

Requirement: (Renewal)

1964 Section (RA 2) Renewal

Description

Auto generated renewal for 1964 Section (RA 2). System Description: (1964)
Addition - has SBS roofing system. (approx. 450 square metres)
2015/16: RA#2 replaced

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2040	\$161,367
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2019

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) - 1971 Section

(1971) Addition - has SBS roofing system. (approx. 950 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	25	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	950	\$317.15	SM
		Renewal Cost	Last Updated in VFA
		\$376,616	Aug 30, 2024

Requirement: (Renewal)

Replace SBS roofing - 1971 Section. (approx. 950 square metres)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$376,616
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) -
1995 Section

(1995) Addition - has SBS roofing, 2 ply thermal fusible membrane, rigid insulation, vapour retarder, 13mm gypsum sheathing board, supporting wood structure.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	25	5 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	100	\$317.13	SM
		Renewal Cost	Last Updated in VFA
		\$39,642	Aug 30, 2024

Requirement: (Renewal)

Replace SBS roofing - 1995 Section. (approx. 100 square metres)

Description

Auto generated renewal for 1995 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2021	\$39,642
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.09 - Modified Bituminous Membrane Roofing (SBS) -
Replace roofing over section #5 as identified in the school
divisions roofing report from 2006

Replace the roofing section # 5 as identified in the school divisions roofing report from 2006.
2015/16: RA #5 roof replaced

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2014	25	15 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	400	\$0.00	SM
		Renewal Cost	Last Updated in VFA
		\$0	Dec 18, 2016

Requirement: (Renewal)

Replace roofing over section #5 as identified in the school divisions roofing report from 2006 Renewal

Description

Auto generated renewal for Replace roofing over section #5 as identified in the school divisions roofing report from 2006. System Description:
Replace the roofing section # 5 as identified in the school divisions roofing report from 2006.

2015/16: RA #5 roof replaced

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2039	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2018

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3011.12 - Sheet Metal Roofing

(1959) Addition (North Corridor Entrance canopy) - has pitched pre-finished metal roofing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	40	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	30	\$161.23	SM
		Renewal Cost	Last Updated in VFA
		\$6,046	Apr 6, 2016

Requirement: (Renewal)

Replace metal roofing - 1959 Section. (approx. 30 square metres)

Description

Auto generated renewal for B3011.12 - Sheet Metal Roofing. System

Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2035	\$6,046	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B3013 - Vapour Retarder and Insulation* - 1952, 1958,

1959 Sections

(1952) Original Building - has rigid insulation and vapour barrier.

(1958) Addition - has rigid insulation and vapour barrier.

(1959) Addition - has rigid insulation and vapour barrier.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3013 - Vapour Retarder and Insulation* - 1964, 1971

Sections

(1964) Addition - has rigid insulation and vapour barrier.

(1971) Addition - has rigid insulation and vapour barrier.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1990	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B3013 - Vapour Retarder and Insulation* - 1985 Section

(1985) Addition - has 100mm rigid insulation, vapour barrier

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B3013 - Vapour Retarder and Insulation* - 1995 Section

(1995) Addition - has 2 ply thermal fusible membrane, rigid insulation, vapour retarder.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3016 - Metal Gutters and Downspouts - 1952 Section

(1952) Original Building - has roof drains connecting to interior downspouts which lead to exterior downspouts to discharge water onto concrete splashpads.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	5	\$229.40	LM
		Renewal Cost	Last Updated in VFA
		\$1,434	Apr 6, 2016

Requirement: (Renewal)

Replace downspouts - 1952 Section. (5 linear meters)

Description

Auto generated renewal for 1952 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$1,434
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3016 - Metal Gutters and Downspouts - 1958 Section

(1958) Addition - has roof drains connecting to surface mounted metal downspouts fixed to exterior cladding.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	40	\$229.27	LM
		Renewal Cost	Last Updated in VFA
		\$11,464	Apr 6, 2016

Requirement: (Renewal)

Replace downspouts - 1958 Section. (approx. 40 linear metres)

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$11,464
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3016 - Metal Gutters and Downspouts - 1959 Section

(1959) Addition - has pre-finished surface mounted metal downspouts.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	25	\$45.86	LM
		Renewal Cost	Last Updated in VFA
		\$1,433	Apr 6, 2016

Requirement: (Renewal)

Replace downspouts - 1959 Section. (25 linear metres)

Description

Auto generated renewal for 1959 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$1,433
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3016 - Metal Gutters and Downspouts - 1971 Section

(1971) Addition (North - Gymnasium) - has roof scuppers connecting to surface mounted metal downspouts which discharge water onto lower roof.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	5	\$229.40	LM
		Renewal Cost	Last Updated in VFA
		\$1,434	Apr 6, 2016

Requirement: (Renewal)

Replace downspouts - 1971 Section. (5 linear metres)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$1,434
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3016 - Metal Gutters and Downspouts - 1985 Section

(1985) Addition - has roof drains connecting to interior downspouts which lead to exterior downspouts to discharge water onto concrete splashpads.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	5	\$229.40	LM
		Renewal Cost	Last Updated in VFA
		\$1,434	Apr 6, 2016

Requirement: (Renewal)

Replace downspouts - 1985 Section. (5 linear metres)

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$1,434
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3016 - Metal Gutters and Downspouts - 1995 Section

(1995) Addition - has scupper and pre-finished surface mounted metal downspouts to discharge water onto concrete splashpads..

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5	\$229.40	LM
		Renewal Cost	Last Updated in VFA
		\$1,434	Apr 6, 2016

Requirement: (Renewal)

Replace downspouts - 1995 Section. (5 linear metres)

Description

Auto generated renewal for 1995 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$1,434
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1952, 1958, 1959 Sections

(1952) Original Building - has exhaust vents, roof drains and chimney.

(1958) Addition - has exhaust vents, roof drains and chimney.

(1959) Addition - has exhaust vents and roof drains.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1964, 1971 Sections

(1964) Addition - has exhaust vents and roof drains.

(1971) Addition - has exhaust vents and roof drains.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1990	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1985 Section

(1985) Addition - has exhaust vents and roof drains.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

B3022 - Other Roofing Openings (Hatch, Vent, etc)* - 1995 Section

(1995) Addition - has exhaust vents and roof drains.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

C1011 - Interior Fixed Partitions*

(1952) Original Building - has wood framed construction.

(1958) Addition - has concrete block walls and wood stud partitions.

(1959) Addition - has concrete block walls.

(1964) Addition - has wood framed construction.

(1971) Addition - has concrete block.

(1985) Addition - has concrete block.

(1995) Addition - has wood frame construction.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1011 - Interior Fixed Partitions* - Framed Partitions (Stud)

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

C1011 - Interior Fixed Partitions* - Non-Reinforced
Masonry Assemblies: Partitions

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

C1016 - Interior Balustrades and Screens, Interior Railings*

(1971) Addition (mezzanine) - has wood railing c/w plexiglass and metal pipe balusters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

C1017 - Interior Windows*

(1952) Original Building (Southeast Corridor Exit Vestibule) - has metal framed storefronts.

(1958) Addition (Office 204, 205, Administration 206) - have metal framed storefronts.

(1964) Addition (Computer Room 125) - has metal framed storefronts.

(1985) Addition (Classroom 135) - has metal framed storefronts.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1017 - Interior Windows*

(1958) Addition (Administration 206) - has metal framed windows c/w clear glass.
(1964) Addition (Office 125A) - has metal framed windows c/w wired glass.
(1985) Addition (IA - Mechanical Room 139C, Spray Room 139D) - have metal framed windows c/w wired glass.
(1985) Addition (IA - Framing System 139A) - has metal framed windows c/w clear glass.
(1985) Addition (Classroom 135) - has metal framed windows c/w clear glass.
(1985) Addition (Office 138A) - has wood framed windows c/w clear glass.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

C1018 - Interior Partition Firestopping*

(1958) Addition - has concrete block walls and wood stud partitions.
(1959) Addition - has concrete block walls.
(1971) Addition - has concrete block.
(1985) Addition - has concrete block.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

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

(1952) Original Building (Classroom 109, 110, 111, 112, Science 116) - have wood doors and metal frames.
(1958) Addition (Classroom 211, 212, 215, 216, 217, CNS 218) - have wood doors and metal frames.
(1959) Addition (Classroom 304, 305, 306, 307, 310, 311, 312) - have wood doors and metal frames.
(1964) Addition (Science 120, 123, Storage 120A, 121, SCP 122, Computer Room 125, Office 125A, BSE 128) - have wood doors and metal frames.
(1971) Addition (GMS 134A, 134E, PEO 134B, Stage 134C, Storage 134D, Janitor 134F, SDA 134G, 134H, Mechanical Room 134J) - have wood doors and metal frames.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1021.01 - Interior Swinging Doors (& Hardware)* - Wood Doors - 1

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

C1021.01 - Interior Swinging Doors (& Hardware)* - Wood Doors - 2

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 14, 2013

C1021.03 - Interior Fire Doors*

(1952) Original Building (Janitor 114, 117, Mechanical Room 118) - have 3/4 hour fire rated metal doors and metal frames.

(1958) Addition (Mechanical Room 201, Library 222) - have 3/4 hour fire rated metal door and metal frame.

(1959) Addition (Mechanical Room 302) - has 3/4 hour fire rated metal door and metal frame.

(1964) Addition (EL 124) - has 3/4 hour fire rated metal door and metal frame.

(1985) Addition (Home Economics 138) - has 1.5 hour fire rated metal door and metal frame.

(1985) Addition (RR 129, Classroom 135, Office 135A, 138A, Storage 136, Kitchen 137, IA 139, Framing System Room 139A, Spray Room 139D, Welding Room, Mechanical Room 139C, Storage 134D, 139B) - have metal doors and metal frames.

(1995) Addition (Staff 221) - has 1.5 hour fire rated metal door and metal frame.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

C1021.04 - Interior Sliding and Folding Doors*

(1985) Addition (Home Economics 138) - has aluminum sliding door.

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 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1021.06 - Interior Gates*

(1958) Addition (Corridor near (1995) Addition - Staff 221) - has collapsible metal gate.

(1958) Addition (Corridor near Administration 206) - has collapsible metal gate.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

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

1952 and 1958 Sections

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - have metal toilet partitions. (9 partitions) (modernized in 1994)

(1958) Addition (Boys Washroom 208, Girls Washroom 210) - have metal toilet partitions. (8 partitions) (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	17	\$810.10	Each
		Renewal Cost	Last Updated in VFA
		\$17,215	Mar 11, 2013

Requirement: (Renewal)

Replace 17 fabricated compartments (Toilets) - 1952 and 1958 Sections.

Description

Auto generated renewal for 1952 and 1958 Sections. System Description:

N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2025
		Estimated Cost
		\$17,215
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1031.01 - Fabricated Compartments (Toilets/showers) - 1971 Section

(1971) Addition (SDA 134G) - have metal shower partitions. (6 partitions)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	6	\$810.10	Each
		Renewal Cost	Last Updated in VFA
		\$6,076	Mar 11, 2013

Requirement: (Renewal)

Replace 6 fabricated compartments (Showers) - 1971 Section.

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$6,076
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1033.01 - Lockers - 1952, 1958, 1959, 1995 Sections

(1952) Original Building (Corridor) - has single tier metal lockers. (185 lockers)
 (1958) Addition (Corridor) - has single tier metal lockers. (145 lockers)
 (1959) Addition (Corridor) - has single tier metal lockers. (18 lockers)
 (1959) Addition (Classroom 304, 305, 306, 307) - have single tier metal lockers. (80 lockers)
 (1995) Addition (Staff 221) - has double tier metal lockers. (9 lockers)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	437	\$710.35	Each
		Renewal Cost	Last Updated in VFA
		\$388,028	Mar 11, 2013

Requirement: (Renewal)

Replace 437 Lockers.

Description

Auto generated renewal for 1952, 1958, 1959, 1995 Sections. System
 Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2025
		Estimated Cost
		\$388,028
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1033.01 - Lockers - 1971 Section

(1971) Addition (SDA 134G, 134H) - have triple tier metal lockers. (68 lockers)

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	63	\$710.35	Each
		Renewal Cost	Last Updated in VFA
		\$55,940	Mar 11, 2013

Requirement: (Renewal)

Replace lockers - 1971 Section. (63 lockers)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$55,940
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Replace 5 lockers - 1971 Section.

Description

Replace 5 lockers - 1971 Section.

Concern

(1971) Addition (SDA 134G, 134H) - metal lockers have missing doors and dented doors. (5 lockers)

Impact: Minor	Category: Reliability		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$3,167	
Line Item	Quantity	Unit Cost	Units
Replace 5 lockers - 1971 Section.	5	\$633.30	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1033.02 - Storage Shelving*

(1952) Original Building (Janitor 117) - has wood shelves.
(1959) Addition (Storage 303) - has wood shelves.
(1959) Addition (Storage 303) - has wood shelves.
(1959) Addition (SCP 122) - has wood shelves.
(1964) Addition (Storage 121) - has wood shelves.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

C1035 - Interior Identifying Devices*

All rooms have interior identifying devices.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1037.07 - Visual Display Boards - 1952 1958, 1959, 1964, 1985, 1995 Sections

(1952) Original Building (Classroom 109, 110, 111, 112, Science 116, Corridor) - have 10 whiteboards and 15 tackboards.

(1958) Addition (Classroom 211, 212, 215, 216, 217) - have 18 whiteboards and 10 tackboards.

(1959) Addition Classroom 304, 305, 306, 307, 310, 311, 312) - have 16 whiteboards and 6 tackboards.

(1964) Addition (Science 120, 123, BSE 128) - have 3 whiteboards and 8 tackboards.

(1985) Addition (Home Economics 138) - has 1 whiteboard.

(1995) Addition (Staff 221) - has 2 whiteboards.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	89	\$920.06	Each
		Renewal Cost	Last Updated in VFA
		\$102,357	Mar 11, 2013

Requirement: (Renewal)

Replace 89 visual display boards.

Description

Auto generated renewal for 1952 1958, 1959, 1964, 1985, 1995 Sections.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$102,357
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C1037.07 - Visual Display Boards - ~1219 mm x 2438 mm

Condition Rating	Installed	Lifetime	Years Remaining
	1951	20	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$887.15	Each
		Renewal Cost	Last Updated in VFA
		\$0	Oct 15, 2018

Requirement: (Renewal)

~1219 mm x 2438 mm Renewal

Description

Auto generated renewal for ~1219 mm x 2438 mm. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	1971	\$0
Project Number	Project Status	Last Updated in VFA
		Oct 15, 2018

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

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - have toilet accessories.
 (1958) Addition (Boys Washroom 208, Girls Washroom 210, Men Washroom 223A, Women Washroom 223B) - have toilet accessories.
 (1958) Addition (Infirmary Washroom 207A) - has toilet and shower accessories.
 (1971) Addition (SDA 134G, 134H) - have toilet and shower accessories.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C2011 - Stair Construction*

(1958) Addition (Corridor near CNS 218) - has concrete stair c/w rubber sheet treads and metal pipe handrail.

(1958) Addition (Mechanical Room 201 to Mezzanine) - has metal stair with steel grating and metal pipe handrail.

(1958) Addition (Mechanical Room 201) - has painted concrete stair with metal pipe handrail.

(1971) Addition (Corridor near (1958) Addition - Kitchen 225) - has concrete stair c/w rubber sheet treads and metal pipe handrail.

(1971) Addition (Gymnasium 134 to Stage 134C) - has painted wood stairs c/w metal handrails. (2 stairs)

(1971) Addition (Gymnasium 134 to Mezzanine Seating area) - has wood stairs c/w sheet vinyl treads, metal nosings and metal handrails. (2 stairs)

(1971) Addition (Stage 134C to Mezzanine Storage) - has painted wood stair c/w wood handrail.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Repair concrete stair nosing - 1958 Section. (1 stair)

Description

Repair concrete stair nosing - 1958 Section. (1 stair)

Concern

(1958) Addition (Mechanical Room 201) - concrete stair has damaged nosing.



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Impact: Minor	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$1,266

Line Item	Quantity	Unit Cost	Units
Repair concrete stair nosing - 1958 Section. (1 stair)	1	\$1,266.36	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C2020.04 - Resilient Stair Finishes

(1958) Addition (Corridor near CNS 218) - has concrete stair c/w rubber sheet treads and metal pipe handrail.

(1971) Addition (Corridor near (1958) Addition - Kitchen 225) - has concrete stair c/w rubber sheet treads and metal pipe handrail.

(1971) Addition (Gymnasium 134 to Mezzanine Seating area) - has wood stairs c/w sheet vinyl treads, metal nosings and metal handrails. (2 stairs)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	4	\$1,899.51	Each
		Renewal Cost	Last Updated in VFA
		\$7,598	Aug 30, 2024

Requirement: (Renewal)

Replace resilient stair finishes. (4 stairs)

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)	2017	\$7,598
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C2023 - Stair Railings and Balustrades*

(1958) Addition (Corridor near CNS 218) - has concrete stair c/w rubber sheet treads and metal pipe handrail.

(1958) Addition (Mechanical Room 201 to Mezzanine) - has metal stair with steel grating and metal pipe handrail.

(1958) Addition (Mechanical Room 201) - has painted concrete stair with metal pipe handrail.

(1971) Addition (Corridor near (1958) Addition - Kitchen 225) - has concrete stair c/w rubber sheet treads and metal pipe handrail.

(1971) Addition (Gymnasium 134 to Stage 134C) - has painted wood stairs c/w metal handrails. (2 stairs)

(1971) Addition (Gymnasium 134 to Mezzanine Seating area) - has wood stairs c/w sheet vinyl treads, metal nosings and metal handrails. (2 stairs)

(1971) Addition (Stage 134C to Mezzanine Storage) - has painted wood stair c/w wood handrail.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C2030 - Interior Ramps*

(1958) Addition (Corridor near CNS 218) - has concrete ramp c/w sheet vinyl flooring and metal pipe handrail.

(1958) Addition (Corridor near Mechanical Room 201) - has concrete ramp c/w sheet vinyl flooring.

(1971) Addition (Corridor near (1958) Addition - Kitchen 225) - has concrete ramp c/w sheet vinyl flooring.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

C3012.02 - Wall Paneling - 1971 Section

(1971) Addition (GMS 134A, 134E, PEO 134B) - has horizontal wood panels.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	120	\$66.83	SM
		Renewal Cost	Last Updated in VFA
		\$10,024	Mar 11, 2013

Requirement: (Renewal)

Replace wood paneling - 1971 Section. (approx. 120 square metres)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	Year	
	2017	\$10,024
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3012.05 - Tile Wall Finishes - 1952 and 1958 Sections

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - have ceramic tile wall finish. (approx. 40 square metres) (modernized in 1994)

(1952) Original Building (Janitor 117) - has ceramic tile wall finish behind slop sink. (approx. 2 square metres) (modernized in 1994)

(1958) Addition (Boys Washroom 208, Girls Washroom 210, Infirmary Washroom 207A) - have ceramic tile wall finish. (approx. 40 square metres) (modernized in 1995)

(1958) Addition (Janitor 209) - has ceramic tile wall finish behind slop sink. (approx. 2 square metres) (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	84	\$270.25	SM
		Renewal Cost	Last Updated in VFA
		\$28,376	Apr 6, 2016

Requirement: (Renewal)

Replace tile wall finishes - 1952 and 1958 Sections. (84 square metres)

Description

Auto generated renewal for 1952 and 1958 Sections. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$28,376
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3012.05 - Tile Wall Finishes - 1971 Section

(1971) Addition (SDA 134G, 134H) - have ceramic tile wall finish. (approx. 80 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	80	\$270.25	SM
		Renewal Cost	Last Updated in VFA
		\$27,025	Apr 6, 2016

Requirement: (Renewal)

Replace tile wall finishes - 1971 Section. (80 square metres)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$27,025
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3012.10 - Interior Wall Painting*

(1952) Original Building - has painted gypsum boards.

(1958) Addition - has painted concrete block walls and painted gypsum boards.

(1959) Addition - has painted concrete block walls.

(1964) Addition - has painted gypsum boards.

(1971) Addition - has painted concrete block.

(1985) Addition - has painted concrete block.

(1995) Addition - has painted gypsum boards.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2004	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3012.10 - Interior Wall Painting* - Round Wing

Paint classrooms in the round wing.

2016: painted classrooms 310,311,312, and concession

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2014	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	4	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Dec 16, 2016

C3012.10 - Interior Wall Painting* - Senior High Corridor

Patch and paint senior high corridor. Install corner guards to extend life of the surfaces.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	2014	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	0	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Dec 7, 2015

C3023.01 - Epoxy Concrete Floor Finishes*

(1985) Addition (IA 139, Framing System Room 139A, Corridor) - have epoxy concrete floor finish.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.01 - Tile Floor Finishes - 1952, 1958, 1964 Sections

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - have quarry tile flooring. (approx. 45 square metres) (modernized in 1994)

(1958) Addition (Boys Washroom 208, Girls Washroom 210) - have quarry tile flooring. (approx. 35 square metres) (modernized in 1995)

(1964) Addition (Storage 121) - has quarry tile flooring. (approx. 10 square metres) (modernized in 1995)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	50	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	90	\$189.96	SM
		Renewal Cost	Last Updated in VFA
		\$17,096	Aug 30, 2024

Requirement: (Renewal)

1952, 1958, 1964 Sections Renewal

Description

Auto generated renewal for 1952, 1958, 1964 Sections. System Description:

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - have quarry tile flooring. (approx. 45 square metres) (modernized in 1994)

(1958) Addition (Boys Washroom 208, Girls Washroom 210) - have quarry tile flooring. (approx. 35 square metres) (modernized in 1995)

(1964) Addition (Storage 121) - has quarry tile flooring. (approx. 10 square metres) (modernized in 1995)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2044	\$17,096
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2023

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.01 - Tile Floor Finishes - 1971 section

(1971) Addition (SDA 134G, 134H) - have quarry tile flooring. (approx. 80 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	50	6 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	80	\$189.95	SM
		Renewal Cost	Last Updated in VFA
		\$15,196	Aug 30, 2024

Requirement: (Renewal)

Replace tile floor finishes - 1971 Section. (approx. 80 square metres)

Description

Auto generated renewal for 1971 section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2022	\$15,196
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.03 - Wood Flooring - 2012

(1958) Addition (CNF 202, Office 203, 204, 205, Administration 206) - have laminated wood flooring.
(approx. 90 square metres) (installed in 2012)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	30	18 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	90	\$144.70	SM
		Renewal Cost	Last Updated in VFA
		\$16,278	Aug 30, 2024

Requirement: (Renewal)

2012 Renewal

Description

Auto generated renewal for 2012. System Description: (1958) Addition (CNF 202, Office 203, 204, 205, Administration 206) - have laminated wood flooring. (approx. 90 square metres) (installed in 2012)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2042	\$16,278
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2021

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.03 - Wood Flooring

(1971) Addition (Gymnasium 134, Stage 134C) - have hardwood strip flooring. (560 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Renewal)

C3024.03 - Wood Flooring Renewal

Description

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

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2001	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - 1952, 1958, 1959, 1964

Sections

(1952) Original Building (Classroom 109, 110, 111, 112, Science 116, SCP 119, Janitor 114, 117, Library 222, Corridor) - have sheet vinyl flooring. (approx. 780 square metres)
 (1952) Original Building (Southeast Corridor Exit Vestibule) - has rubber sheet flooring. (approx. 5 square metres)
 (1958) Addition (Classroom 212, Library 222, Corridor) - has sheet vinyl flooring. (approx. 480 square metres)
 (1958) Addition (Classroom 211, 215, 216, 217, Infirmary Washroom 207A) - have vinyl tile flooring. (approx. 450 square metres)
 (1959) Addition (Kitchen 301, Storage 303, Classroom 304, 305, 306, 307, 310, 311, 312) - have sheet vinyl flooring. (approx. 620 square metres)
 (1959) Addition (Corridor) - has sheet vinyl flooring. (approx. 80 square metres)
 (1964) Addition (Science 120, 123, Storage 120A, SCP 122, EL 124, 128A, Computer Room 125, Office 125A, BSE 128, Corridor) - have sheet vinyl flooring. (approx. 420 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2009	20	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2,835	\$121.38	SM
		Renewal Cost	Last Updated in VFA
		\$430,150	Mar 11, 2013

Requirement: (Renewal)

Replace resilient flooring - 1952, 1958, 1964, 1985 Sections. (approx. 2835 square metres)

Description

Auto generated renewal for 1952, 1958, 1959, 1964 Sections. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$430,150
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

Requirement: (Non-Renewal)

Replace the flooring in three of the classrooms in the 1959 round wing of the school

Description

Replace the flooring in two phases and complete approximately half of the classrooms with this phase.

Concern

The flooring in the classrooms has reached its expected lifespan due to poor soil and concrete conditions.

Difficulty in maintaining a safe and sanitary environment.

Impact: Moderate

Category: Reliability

Priority

Year

Estimated Cost

1 - Due within 1 year of inspection

2015

\$22,023

Line Item

Quantity Unit Cost Units

Replace the flooring in three of the classrooms in the 1959 round wing of the school

3 \$7,341.12 each

Project Number

Project Status

Last Updated in VFA

Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - 2012

(1958) Addition (Conference 222A, Storage 222B, Staff Workroom 223, Men Washroom 223A, Women Washroom 223B, NR 223C, SED 224, Kitchen 225, Corridor) - have sheet vinyl flooring. (approx. 130 square metres) (renovated in 2012)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	20	8 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	130	\$121.38	SM
		Renewal Cost	Last Updated in VFA
		\$19,724	Mar 11, 2013

Requirement: (Renewal)

Replace resilient flooring - 1995 Section. (approx. 130 square metres)

Description

Auto generated renewal for 2012. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2032	\$19,724
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - 1971 Section

(1971) Addition (Mezzanine - Mechanical Room 134J and Seating area) - have sheet vinyl flooring.

(approx. 120 square metres)

(1971) Addition (GMS 134A, 134E, PEO 134B) - have rubber sheet flooring. (approx. 45 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	165	\$121.38	SM
		Renewal Cost	Last Updated in VFA
		\$25,035	Mar 11, 2013

Requirement: (Renewal)

Replace resilient flooring - 1971 Section. (approx. 165 square metres)

Description

Auto generated renewal for 1971 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$25,035
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - 1985 Section

(1985) Addition (Classroom 135, Office 135A, Storage 136) - have vinyl tile flooring. (approx. 120 square metres)

(1985) Addition (RR 129, Office 138A, Kitchen 137, Home Economics 138) - have sheet vinyl flooring. (approx. 210 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	330	\$121.38	SM
		Renewal Cost	Last Updated in VFA
		\$50,068	Mar 11, 2013

Requirement: (Renewal)

Replace resilient flooring - 1985 Section. (approx. 330 square metres)

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category:	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$50,068
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - 1995 Section

(1995) Addition (Staff 221, EL 221A) - have sheet vinyl flooring. (approx. 90 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	90	\$121.38	SM
		Renewal Cost	Last Updated in VFA
		\$13,656	Mar 11, 2013

Requirement: (Renewal)

Replace resilient flooring - 1995 Section. (approx. 90 square metres)

Description

Auto generated renewal for 1995 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$13,656
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - Round Wing

Replace the flooring with vinyl sheet goods and install fiberglass matting under flooring to protect the flooring from moisture damage.

2016: replaced flooring in classrooms 310,311,312 and concession

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2015	20	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$200.32	SM
		Renewal Cost	Last Updated in VFA
		\$0	Dec 16, 2016

Requirement: (Renewal)

Round Wing Renewal

Description

Auto generated renewal for Round Wing. System Description: Replace the flooring with vinyl sheet goods and install fiberglass matting under flooring to protect the flooring from moisture damage.

2016: replaced flooring in classrooms 310,311,312 and concession

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2035
		Estimated Cost
		\$0
Project Number	Project Status	Last Updated in VFA
		Dec 16, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.06 - Resilient Flooring - Resilient Sheet Flooring

Condition Rating	Installed	Lifetime	Years Remaining
	2800	20	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

Requirement: (Non-Renewal)

Repurpose room 113 from computer lab to a regular classroom Phase 2

Description

Repurpose room 113 from computer lab to regular classroom. Project includes flooring, painting and relocating some electrical. - Phase 2

Concern

The computer lab is longer being used as a lab and the space would be better used as a regular classroom.

Impact: Moderate	Category: _Mission [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2023	\$0
Project Number	Project Status	Last Updated in VFA
		Nov 3, 2023

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3024.07 - Floor Painting*

(1952) Original Building (Mechanical Room 118) - has painted concrete floor finish.

(1958) Addition (Mechanical Room 201) - has concrete floor finish.

(1959) Addition (Mechanical Room 302) - has painted concrete floor finish.

(1985) Addition (Spray Room 139D, Mechanical Room 139C, Welding Room) - have concrete floor finish.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	2000	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Repaint concrete floor finish - 1952 Section. (approx. 50 square metres)

Description

Repaint concrete floor finish - 1952 Section. (approx. 50 square metres)

Concern

(1952) Original Building (Mechanical Room 118) - paint of concrete floor finish has faded.

Impact: Minor	Category: Reliability		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$3,166	
		Unit	
Line Item		Quantity	Cost Units
Repaint concrete floor finish - 1952 Section. (approx. 50 square metres)		50	\$63.32 sm
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

C3024.07 - Floor Painting* - CTS Shop

Paint shop floor with a non slip product.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2014	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	0	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Dec 7, 2015

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3025 - Carpet Flooring

(1958) Addition (CNS 218) - has carpet flooring. (approx. 20 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	15	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	20	\$113.83	SM
		Renewal Cost	Last Updated in VFA
		\$2,846	Mar 11, 2013

Requirement: (Renewal)

Replace carpet flooring - 1958 Section. (20 square metres)

Description

Auto generated renewal for C3025 - Carpet Flooring. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$2,846
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3027 - Access Flooring

(1952) Original Building (Classroom 116) - has access panel to crawl space.

(1958) Addition (Classroom 215) - has access panel to service tunnel.

(1958) Addition (Storage 222B) - have access panels to crawl space under Library 222.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	3	\$1,266.35	Each
		Renewal Cost	Last Updated in VFA
		\$3,799	Aug 30, 2024

Requirement: (Renewal)

Replace 3 access panels.

Description

Auto generated renewal for C3027 - Access Flooring. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$3,799
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3031.02 - Ceiling Paneling (Wood)* - 1971 Section

(1971) Addition (Gymnasium 134, Stage 134C) - has wood deck ceiling and painted OWSJ.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3031.06 - Interior Ceiling Painting*

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115, Janitor 114, 117, Mechanical Room 118, SCP 119) - have painted drywall ceiling.

(1958) Addition (Boys Washroom 208, Girls Washroom 210, Infirmary Washroom 207A, Janitor 209, Mechanical Room 201) - have painted drywall ceiling.

(1959) Addition (Kitchen 301, Storage 303) - have painted drywall ceiling.

(1964) Addition (Storage 120A, 121, SCP 122, EL 124, 128A) - have painted drywall ceiling.

(1971) Addition (SDA 134G, 134H) - have painted drywall ceiling.

(1971) Addition (Gymnasium 134, Stage 134C) - have painted T & G wood deck on painted OWSJ.

(1985) Addition (IA 139) - has exposed painted metal deck and steel joists.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3032 - Acoustic Ceiling Treatment (Susp. T-Bar) - 1952, 1958, 1959, 1964 and 1995 Sections

(1952) Original Building (Classroom 109, 110, 111, 112, Science 116, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 580 square metres)
 (1958) Addition (Classroom 211, 212, 215, 216, 217, CNS 218, Infirmary 207, Library 222, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 670 square metres)
 (1959) Addition (Classroom 304, 305, 306, 307, 310, 311, 312, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 660 square metres)
 (1964) Addition (Science 120, 123, Computer Room 125, Office 125A, BSE 128, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 400 square metres)
 (1995) Addition (Staff 221, EL 221A) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 90 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	25	5 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	2,400	\$113.83	SM
		Renewal Cost	Last Updated in VFA
		\$341,494	Mar 11, 2013

Requirement: (Renewal)

Replace suspended T-bar ceiling system. (approx. 2400 square metres)

Description

Auto generated renewal for 1952, 1958, 1959, 1964 and 1995 Sections.
 System Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2021	\$341,494	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3032 - Acoustic Ceiling Treatment (Susp. T-Bar) - 2012

(1958) Addition (CNF 202, Office 203, 204, 205, Administration 206, Storage 222B, Staff Workroom 223, Men Washroom 223A, Women Washroom 223B, SED 224, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 220 square metres) (installed in 2012)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	25	13 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	220	\$113.83	SM
		Renewal Cost	Last Updated in VFA
		\$31,304	Mar 11, 2013

Requirement: (Renewal)

2012 Renewal

Description

Auto generated renewal for 2012. System Description: (1958) Addition (CNF 202, Office 203, 204, 205, Administration 206, Storage 222B, Staff Workroom 223, Men Washroom 223A, Women Washroom 223B, SED 224, Corridor) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 220 square metres) (installed in 2012)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2037	\$31,304
Project Number	Project Status	Last Updated in VFA
		Mar 31, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

C3032 - Acoustic Ceiling Treatment (Susp. T-Bar) - 1985
Section

(1985) Addition (RR 129, Classroom 135, Office 135A, 138A, Storage 136, Kitchen 137, Home Economics 138, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 530 square metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	530	\$113.83	SM
		Renewal Cost	Last Updated in VFA
		\$75,413	Mar 11, 2013

Requirement: (Renewal)

Replace suspended T-bar ceiling system - 1985 Section. (approx. 530 square metres)

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$75,413
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3033 - Other Ceiling Finishes* - Fibreboard Ceiling Tiles

(1971) Addition (GMS 134A, 134E, PEO 134B) - have fibreboard ceiling tiles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Gymnasium

Addition Lavs

Counter mounted vitreous china sinks.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	2	\$950.05	Each
		Renewal Cost	Last Updated in VFA
		\$1,900	Aug 30, 2024

Requirement: (Renewal)

Replace 2 counter mounted lavatories.

Description

Auto generated renewal for Gymnasium Addition Lavs. System Description:

N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2017
		Estimated Cost
		\$1,900
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Water

Closets

Flush tank water closets.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	19	\$1,332.98	Each
		Renewal Cost	Last Updated in VFA
		\$25,327	Aug 30, 2024

Requirement: (Renewal)

Replace 19 water closets.

Description

Auto generated renewal for Water Closets. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$25,327
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Gymnasium

Addition WCs

Flush tank, floor mounted, vitreous china water closets.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	2	\$1,899.53	Each
		Renewal Cost	Last Updated in VFA
		\$3,799	Aug 30, 2024

Requirement: (Renewal)

Replace 2 water closets.

Description

Auto generated renewal for Gymnasium Addition WCs. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$3,799
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Lavatories

The washrooms have counter mounted stainless steel lavatories and the industrial arts room has a vitreous china counter mounted lavatory.

There are stainless steel, counter mounted lavatories in the washrooms. There is one wall hung, handicap accessible, vitreous china lavatory in the handicap washroom by the office.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	19	\$666.51	Each
		Renewal Cost	Last Updated in VFA
		\$12,664	Aug 30, 2024

Requirement: (Renewal)

Replace 19 lavatories.

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$12,664
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Gymnasium

Addition Urinals

Wall hung flush valve urinals.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	35	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	2	\$1,899.53	Each
		Renewal Cost	Last Updated in VFA
		\$3,799	Aug 30, 2024

Requirement: (Renewal)

Replace 2 wall hung urinals.

Description

Auto generated renewal for Gymnasium Addition Urinals. System

Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2017
		Estimated Cost
		\$3,799
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2011 - Washroom Fixtures (WC, Lav, Urnl) - Urinals

Wall hung, vitreous china urinals with conventional flush valves.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5	\$1,899.64	Each
		Renewal Cost	Last Updated in VFA
		\$9,498	Aug 30, 2024

Requirement: (Renewal)

Replace 5 urinals.

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$9,498
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2014 - Sinks - 1994 Modernization

All sinks were all modernized in 1994.

Various Double compartment and single compartment, stainless steel sinks throughout school.

Floor mounted mop service sinks in Janitor rooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	38	\$684.46	Each
		Renewal Cost	Last Updated in VFA
		\$32,512	Mar 11, 2013

Requirement: (Renewal)

Replace 35 S/S sinks & 3 Janitor sinks.

Description

Auto generated renewal for 1994 Modernization. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$32,512
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2017 - Showers - 1971 Addition

Showers have single handle, pressure balanced mixing valves.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	14	\$3,476.11	Each
		Renewal Cost	Last Updated in VFA
		\$60,832	Mar 11, 2013

Requirement: (Renewal)

Replace 14 showers.

Description

Auto generated renewal for 1971 Addition. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$60,832
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2018 - Drinking Fountains/Coolers

Wall mounted, stainless steel, non-refrigerated & refrigerated, single bubbler

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1992	35	3 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	8	\$2,400.99	Each
		Renewal Cost	Last Updated in VFA
		\$24,010	Mar 11, 2013

Requirement: (Renewal)

Replace 8 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)	2027	\$24,010
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2023.01 - Domestic Water Heaters - 1994 Modernization

The school has three, natural gas fired, domestic water heaters. There are two water heaters in room 122. The first one is a Jetglas model M-I-805-500-S, 302.8 litre and second is Bradford White water heater. In mechanical room 110 the water heater is a Bradford White model D65T 3993N with an input of 399,999 BTUH input.

2016: three hot water tanks replaced in mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2016	20	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3	\$6,331.71	Each
		Renewal Cost	Last Updated in VFA
		\$18,995	Aug 30, 2024

Requirement: (Renewal)

1994 Modernization Renewal

Description

Auto generated renewal for 1994 Modernization. System Description: The school has three, natural gas fired, domestic water heaters. There are two water heaters in room 122. The first one is a Jetglas model M-I-805-500-S, 302.8 litre and second is Bradford White water heater. In mechanical room 110 the water heater is a Bradford White model D65T 3993N with an input of 399,999 BTUH input.

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2036	\$18,995
Project Number	Project Status	Last Updated in VFA
		Dec 19, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2023.02 - Domestic Water Valves

Mainly ball & gate valves throughout building - isolation service.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	50	\$253.27	Each
		Renewal Cost	Last Updated in VFA
		\$12,664	Aug 30, 2024

Requirement: (Renewal)

Replace 50 isolation 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)	2034	\$12,664
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2023.03 - Piping Specialties (Backflow Preventers)

Watts RP backflow preventor on boiler make up water line. Install date estimated.

No firehose stations (and associated fire lines) were noted in the building. This probably complied with codes at the time of construction.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1997	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1	\$2,532.69	Each
		Renewal Cost	Last Updated in VFA
		\$2,533	Aug 30, 2024

Requirement: (Renewal)

Replace 1 backflow preventor on boiler make up water line.

Description

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

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$2,533
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2023.05 - Domestic Water Pumps

In line domestic hot water circulation pumps.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	2	\$2,152.80	Each
		Renewal Cost	Last Updated in VFA
		\$4,306	Aug 30, 2024

Requirement: (Renewal)

Replace two domestic hot water circulation pumps

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)	2017	\$4,306	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D2024 - Pipes and Tubes: Domestic Water*

Mainly Copper domestic water lines throughout building. Solder joints & fittings.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D2030 - Waste and Vent Piping*

Cast iron drainage piping throughout building. Mechanical joints.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2034 - Sanitary Waste Equipment* - Pumps

The 1958 mechanical room has a sump pump. Ground water also infiltrates the crawl spaces. Sumps and pumps have been installed SE corner of the 1958 crawlspace. The flooding problem appears to have been solved for now.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Install a sump and sump pump in 1964 crawlspace.

Description

Install a sump and sump pump to keep the space dry.

Concern

There is a ground water problem in the crawl space in the 1964 crawl space.

Continued wet conditions in the 1964 crawlspace.

Impact: Moderate Priority	Category: _Mission [Non-FCI] Year	Estimated Cost
0 - Due at time of Inspection	2013	\$4,433

Line Item	Quantity	Unit Cost	Units
Install a sump and sump pump in 1964 crawlspace.	1	\$4,432.81	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D2034 - Sanitary Waste Equipment* - Interceptors

The sinks in the industrial arts area have interceptors on the traps.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D2035.01 - Domestic Water Piping Insulation*

Domestic water mains are insulated with preformed fibreglass pipe insulation.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D2041 - Rain Water Drainage Piping Systems*

Cast iron rain water leaders run inside the school and galvanized rain water leaders on the outside.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D2042 - Roof Drains*

Cast iron roof drains with dome type strainers.

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	Oct 3, 2016

Requirement: (Non-Renewal)

Replace damaged or missing roof drain strainers

Description

Replace the damaged or missing domes for the roof drains.

Concern

Several roof drains have damaged or missing strainers.

Impact: Minor	Category: Reliability		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$3,799	
Line Item	Quantity	Unit Cost	Units
	6	\$633.16	each
Project Number	Project Status	Last Updated in VFA	
		Oct 3, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3012 - Gas Supply Systems* - Distribution

Schedule 40 steel piping between incoming service and appliances (Boilers, Domestic Water Heaters, Furnaces, etc.)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D3021.11 - Heating Boilers and Accessories: H.W. - 1994 Modernization

Two natural gas fired, hot water heating boilers, Allied Engineering model AAE-2520-N-M-E 739 kW input.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$75,980.58	Each
		Renewal Cost	Last Updated in VFA
		\$151,961	Aug 30, 2024

Requirement: (Renewal)

Replace two boilers.

Description

Auto generated renewal for 1994 Modernization. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$151,961
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3021.11 - Heating Boilers and Accessories: H.W. - ~10,000

MBH

Condition Rating	Installed	Lifetime	Years Remaining
	1951	35	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$330,772.26	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 7, 2024

Requirement: (Renewal)

~10,000 MBH Renewal

Description

Auto generated renewal for ~10,000 MBH. System Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)	1986	Estimated Cost
		\$0
Project Number	Project Status	Last Updated in VFA
		Nov 7, 2024

Facility Condition Assessment

Tofield - Tofield School (B4182A)

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

Chimneys (one for each boiler) are type "B" gas vents. Combustion air is ducted into the boiler room from the outside with galvanized sheet metal that is insulated.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	10	\$3,611.15	LM
		Renewal Cost	Last Updated in VFA
		\$45,139	Mar 11, 2013

Requirement: (Renewal)

Replace 2 Boiler chimneys and 1 combustion air duct system (B.O.E.: 2 chimneys @ 5 M each).

Description

Auto generated renewal for D3021.12 - Chimneys (& Comb. Air): H.W. Boiler. System Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2029
		Estimated Cost
		\$45,139
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

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

The boiler water treatment is provided by chemical pot feeders. Regular maintenance program.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - 1958 Section

Air handling unit(AH#1) has a supply air fan, return air fan, mixing section, flat filters, humidifier and heating coil. The unit is an Engineered Air unit model number LM-10-3. The humidification (wetted media) in the unit has been disconnected. The unit is supplying and returning 4720 L/s.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$75,980.57	Each
		Renewal Cost	Last Updated in VFA
		\$75,981	Aug 30, 2024

Requirement: (Renewal)

Replace (1) air handling unit.

Description

Auto generated renewal for 1958 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$75,981
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - 1952 Section

Engineered Air ventilation unit (model & capacities are unknown) with supply air fan, return air fan, mixing section, flat filters and heating coil. Located in the 1952 Mechanical room.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$75,980.57	Each
		Renewal Cost	Last Updated in VFA
		\$75,981	Aug 30, 2024

Requirement: (Renewal)

Replace (1) air handling unit.

Description

Auto generated renewal for 1952 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$75,981
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - Replace two air handling units.

Install two Engineered Air units to replace two existing units.
2015/16: Completed replacement of two units

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2014	30	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$59,586.05	Each
		Renewal Cost	Last Updated in VFA
		\$148,965	Dec 18, 2016

Requirement: (Renewal)

Replace two air handling units. Renewal

Description

Auto generated renewal for Replace two air handling units.. System
Description: Install two Engineered Air units to replace two existing units.
2015/16: Completed replacement of two units

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2044	\$148,965
Project Number	Project Status	Last Updated in VFA
		Dec 18, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - 1959 Section

The air handling unit in the 1959 section is made up of a supply air fan, return air fan, relief air, mixing section, flat filter and heating coil.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2000	30	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$75,980.57	Each
		Renewal Cost	Last Updated in VFA
		\$75,981	Aug 30, 2024

Requirement: (Renewal)

Replace (1) air handling unit.

Description

Auto generated renewal for 1959 Section. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2030	\$75,981
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - Gymnasium

The air handling unit supplies air to the gymnasium and includes a supply air fan, return air fan, mixing section, heating coil and filter section.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	2017	30	23 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$88,644.00	Each
		Renewal Cost	Last Updated in VFA
		\$88,644	Aug 30, 2024

Requirement: (Non-Renewal)

Replace the ventilation unit with one that has a larger heating coil.

Description

Replace the ventilation unit with one that has a larger heating coil. Provide a separate outlet for the washroom/change room exhaust.

Concern

The ventilation unit has exceeded its life expectancy. The exhaust air from the gymnasium washroom/change rooms ties into the relief air duct for the ventilation unit. The building code states that exhaust systems shall discharge directly to the outdoors. It was reported that the gymnasium is not adequately heated.

Impact: Moderate	Category: _Mission [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$88,644

Line Item	Quantity	Unit Cost	Units
Replace the ventilation unit with one that has a larger heating coil.	1	\$88,644.00	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - Roof Top Units - Split 0

There are four natural gas fired roof top units used for make up air.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1985	30	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1	\$37,990.29	Each
		Renewal Cost	Last Updated in VFA
		\$37,990	Aug 30, 2024

Requirement: (Renewal)

Replace make-up air unit (1).

Description

Confirm the make-up air requirements of the building and replace this unit.

Concern

This make up air unit is not operational.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$37,990
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3041.01 - Air Handling Units - Roof Top Units - Split 1

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 11, 2013	3	\$37,990.29	Each
		Renewal Cost	Last Updated in VFA
		\$113,971	Aug 30, 2024

Requirement: (Renewal)

Replace make-up air units (3).

Description

Auto generated renewal for Roof Top Units - Split 1. System Description:

N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$113,971	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D3041.04 - Air Distribution Ducts*

Galvanized steel, low velocity 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 11, 2013

D3041.07 - Air Distribution Outlets & Inlets*

Square supply air diffusers, opposed blade supply air grilles, linear grilles and eggcrate return air 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	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3042.01 - Exhaust Fans

Roof top centrifugal exhaust fans and cabinet exhaust fans.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	16	\$2,374.40	Each
		Renewal Cost	Last Updated in VFA
		\$37,990	Aug 30, 2024

Requirement: (Renewal)

Replace 16 (unconfirmed) exhaust fans.

Description

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

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$37,990	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Requirement: (Non-Renewal)

Install Exhaust Hood (1) and Fan (1)

Description

Install an exhaust hood complete with roof mounted exhaust fan.

Concern

The industrial arts area has a kiln that does not have a hood or exhaust. Toxic fumes and gasses are produced during the firing process and must be removed.

Impact:	Category:	Mission [Non-FCI]	
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$12,663	
Line Item	Quantity	Unit Cost	Units
Install Exhaust Hood (1) and Fan (1)	1	\$12,663.42	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3042.01 - Exhaust Fans - Paint Booth

There is a paint booth with a roof top exhaust fan.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1	\$4,432.81	Each
		Renewal Cost	Last Updated in VFA
		\$4,433	Aug 30, 2024

Requirement: (Renewal)

Replace paint booth exhaust fan (1).

Description

Auto generated renewal for Paint Booth. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$4,433
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3042.01 - Exhaust Fans - Welding Exhaust

There is a welding room with welding benches and exhaust inlets. The exhaust fan is on the roof.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1985	30	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1	\$4,432.81	Each
		Renewal Cost	Last Updated in VFA
		\$4,433	Aug 30, 2024

Requirement: (Renewal)

Replace the welding exhaust fan (1).

Description

Replace the roof fan.

Concern

The roof fan for the welding area does not always work.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2013	\$4,433
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3042.02 - Exhaust Air - Cleaning Devices*

The dust collection system is located in the Shop area (serving shop equipment and vented to the outdoors). Manufactured by N.R.Murphy. Model unknown.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D3042.03 - Exhaust Ducts*

Low velocity, galvanized sheet metal ductwork.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3042.05 - Exhaust Outlets & Inlets*

Eggcrate grilles throughout school and various inlets and hoods in the Industrial Arts area.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D3044 - Hot Water Distribution Systems

Copper piping distribution to radiant panels, perimeter radiation, reheat coils, force flow heaters and unit heaters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	5,559	\$92.02	SM
		Renewal Cost	Last Updated in VFA
		\$639,456	Apr 6, 2016

Requirement: (Renewal)

Replace hot water distribution system (B.O.E.: 5559 Sq.M. GFA).

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)	2017	\$639,456
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3048 - Heat Exchangers

Plate type heat exchangers in 1958 & 1959 Mechanical rooms. They serve the glycol heating coils in the Air Handling Units in those areas.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$18,995.14	Each
		Renewal Cost	Last Updated in VFA
		\$37,990	Aug 30, 2024

Requirement: (Renewal)

Replace (2) heat exchangers.

Description

Auto generated renewal for D3048 - Heat Exchangers. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$37,990
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3051.03 - Fan Coil Units

Force flow units heating entrance vestibules.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	6	\$2,485.93	Each
		Renewal Cost	Last Updated in VFA
		\$18,644	Mar 11, 2013

Requirement: (Renewal)

Replace 6 fan coil units.

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)	2025	\$18,644
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3051.04 - Finned Tube Radiation

Finned tube radiation is located around perimeter of building in steel enclosures (various sizes and types).

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	150	\$337.71	LM
		Renewal Cost	Last Updated in VFA
		\$50,656	Aug 30, 2024

Requirement: (Renewal)

Replace radiation (150 m unconfirmed).

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)	2034	\$50,657
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3051.07 - Unit Heaters

Various hydronic unit heaters (vertical and horizontal discharge) located in shop areas and boiler rooms.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	4	\$1,322.91	Each
		Renewal Cost	Last Updated in VFA
		\$6,615	Mar 11, 2013

Requirement: (Renewal)

Replace four unit heaters.

Description

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

N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$6,615	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3051.09 - Radiant Heating (Ceiling & Floor)

Radiant panels in the perimeter ceiling in 1958 & 1958 additions.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	35	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	200	\$949.76	Each
		Renewal Cost	Last Updated in VFA
		\$189,952	Aug 30, 2024

Requirement: (Renewal)

Replace the radiant panels (200-1.2 m panels).

Description

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

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2030	\$189,952
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3052.01 - Computer Room Air Conditioning Units

Four ductless split system air conditioners serving computer areas throughout the building.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	4	\$20,473.87	Each
		Renewal Cost	Last Updated in VFA
		\$102,369	Mar 11, 2013

Requirement: (Renewal)

Replace (4) Computer room air conditioning units.

Description

Auto generated renewal for D3052.01 - Computer Room Air Conditioning Units. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$102,369
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3069.02 - Pneumatic Controls

There is a pneumatic control system for the equipment in the mechanical room. The controls compressor is manufactured by Devilbiss.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1994	40	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5,559	\$15.95	SM
		Renewal Cost	Last Updated in VFA
		\$88,666	Aug 30, 2024

Requirement: (Renewal)

Replace the Pneumatic control system (B.O.E.: 5559 Sq.M. GFA).

Description

Auto generated renewal for D3069.02 - Pneumatic Controls. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$88,666
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D3092.01 - Humidifiers

The humidifier sections in the air handlers are unused, due to high maintenance requirements.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	25	5 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	5	\$12,663.42	Each
		Renewal Cost	Last Updated in VFA
		\$63,317	Aug 30, 2024

Requirement: (Renewal)

Replace humidifiers in five air handling units.

Description

Auto generated renewal for D3092.01 - Humidifiers. System Description:

N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2021	\$63,317	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D4031 - Fire Extinguisher, Cabinets and Accessories*

There are dry chemical fire extinguishers throughout the school, some in cabinets and some on wall brackets. Regularly checked.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1996	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

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

Service is provided from a utility owned pad mounted transformer located on school property on the west side.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.02 - Main Electrical Switchboards (Main Distribution)

A Square D main distribution centre has been provided in the electrical room. It is rated at 600A, 120/208V, 3 phase, 4 wire and is complete with a 600A main breaker, and feeder breakers. There are 3-3 pole spaces for future breakers. All feeder breakers are adequately identified. The main distribution is fed via a 150 KVA pad mounted utility-owned transformer located on the west side of the school property. .

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	40	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	1	\$253,268.55	Each
		Renewal Cost	Last Updated in VFA
		\$253,269	Aug 30, 2024

Requirement: (Renewal)

Replace 600A main distribution centre.

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)	2017	\$253,269
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.03 - Electrical Branch Circuit Panelboards
(Secondary Distribution) - 1971 Addition

Four branch circuit panel boards were installed in 1971 in the 1971 addition. Panels are the product of Square "D" and are of the 42 circuit type. Each of the panels has approximately 25% spare capacity.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	4	\$3,052.88	Each
		Renewal Cost	Last Updated in VFA
		\$15,264	Mar 11, 2013

Requirement: (Renewal)

Replace 4 branch circuit panel boards.

Description

Auto generated renewal for 1971 Addition. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$15,264
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.03 - Electrical Branch Circuit Panelboards
(Secondary Distribution) - 1952, 1958, 1959 sections,
1994/1995 modernization

Four panels were added during the 1994/1995 modernization. Panels are the product of Siemens and Cutler Hammer, and are of the 60 circuit and 144 circuit type. Each panel has approximately 20% spare capacity.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	4	\$3,052.88	Each
		Renewal Cost	Last Updated in VFA
		\$15,264	Mar 11, 2013

Requirement: (Renewal)

Replace 4 branch circuit breaker panel boards.

Description

Auto generated renewal for 1952, 1958, 1959 sections, 1994/1995 modernization. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$15,264
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.03 - Electrical Branch Circuit Panelboards
(Secondary Distribution) - 1985 Addition

Three Westinghouse panels have been provided in the 1985 addition and were installed in 1985, There are 3 panels, one is of the 42 circuit type and the other two are of the 84 circuit type. Each panel has 20% spare capacity for future.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	3	\$3,052.88	Each
		Renewal Cost	Last Updated in VFA
		\$11,448	Mar 11, 2013

Requirement: (Renewal)

Replace 3 panels.

Description

Auto generated renewal for 1985 Addition. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$11,448
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.03 - Electrical Branch Circuit Panelboards
(Secondary Distribution) - 1964 Addition

Two electrical panels located in the 1964 addition were installed during the 1994 modernization. Panels manufactured by Square 'D' and are of the 42 circuit type. Each panel is 90% approximately full.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	2	\$3,052.88	Each
		Renewal Cost	Last Updated in VFA
		\$7,632	Mar 11, 2013

Requirement: (Renewal)

Replace 2 branch circuit panel boards.

Description

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

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$7,632
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.05 - Switchboards, Panelboards, and (Motor)
Control Centers - 1952, 1958, 1959 sections, 1994/1995
modernization

A 4-section Siemens motor control centre (MCC) was installed in the 1958 addition during the 1995 modernization. The MCC is located in the mechanical/electrical room, adjacent to the Main Office. The MCC is complete with combination type magnetic motor starters, pilot lights and hand-off-auto selector switches. There is 25% spare capacity in the MCC for the addition of future starters.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	4	\$7,914.65	Each
		Renewal Cost	Last Updated in VFA
		\$31,659	Aug 30, 2024

Requirement: (Renewal)

Replace 4 section motor control centre.

Description

Auto generated renewal for 1952, 1958, 1959 sections, 1994/1995 modernization. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$31,659
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.06 - Motor Starters and Accessories - 1971 Addition

Wall mounted motor starters have been provided in the mechanical room of the 1952 section and feed equipment in the 1971 addition. These starters were installed in 1971 and are the product of Allen-Bradley.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	3	\$1,266.35	Each
		Renewal Cost	Last Updated in VFA
		\$3,799	Aug 30, 2024

Requirement: (Renewal)

Replace 3 motor starters

Description

Auto generated renewal for 1971 Addition. System Description: N/A

Concern

Impact:	Category:	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$3,799
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5012.06 - Motor Starters and Accessories - 1959 section

Wall mounted motor starters have been provided in the mechanical room of the 1959 section. These starters were installed in 2004 and are the product of Allen-Bradley.

In the mechanical room of the 1959 addition the motor controls are installed circa 2004 and are manufactured by Siemens (DDC Automation) and Allan Bradley.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2004	30	10 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5	\$1,266.35	Each
		Renewal Cost	Last Updated in VFA
		\$6,332	Aug 30, 2024

Requirement: (Renewal)

Replace 5 motor starters

Description

Auto generated renewal for 1959 section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2034	\$6,332
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5021 - Electrical Branch Wiring* - 1964 Addition

All wiring is copper and installed in conduit and was upgraded during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5021 - Electrical Branch Wiring* - 1985 Addition

All wiring is copper and installed in conduit.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5021 - Electrical Branch Wiring* - 1971 Addition

All wiring is copper and installed in conduit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5021 - Electrical Branch Wiring* - 1952, 1958, 1959

sections, 1994/1995 modernization

All wiring is copper and installed in conduit. Conduit is concealed in all areas with the exception of the mechanical and electrical rooms which is surface mounted. New conduit/wiring was provided during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5022.02 - Interior Fluorescent Fixtures - 1952, 1958, 1959

sections, 1994/1995 modernization

All fixtures located in the 1950's building (1994/1995 modernization) are of the fluorescent type, utilizing T8 lamps and electronic ballasts. Depending on the ceiling systems in the various areas, fixtures are either of the recessed type or surface mounted. Fixtures were upgraded during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	600	\$444.83	Each
		Renewal Cost	Last Updated in VFA
		\$333,622	Mar 11, 2013

Requirement: (Renewal)

Replace 600 fluorescent fixtures

Description

Auto generated renewal for 1952, 1958, 1959 sections, 1994/1995 modernization. System Description: N/A

Concern

Impact:	Category:	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$333,622
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5022.02 - Interior Fluorescent Fixtures - 1964 Addition

All fixtures located in the 1964 addition are of the fluorescent type, utilizing T8 lamps and electronic ballasts. Depending on the ceiling systems in the various areas, fixtures are either of the recessed type or surface mounted. Fixtures were upgraded during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	80	\$444.83	Each
		Renewal Cost	Last Updated in VFA
		\$44,483	Mar 11, 2013

Requirement: (Renewal)

Replace 80 fluorescent fixtures

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$44,483
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5022.02 - Interior Fluorescent Fixtures - 1985 Addition

The fluorescent lighting fixtures in the 1985 addition are equipped with T8 lamps. The CTS Room (Industrial Arts shop) uses 2-lamp fluorescent industrial strip fixtures with wire guards.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	120	\$444.83	Each
		Renewal Cost	Last Updated in VFA
		\$66,724	Mar 11, 2013

Requirement: (Renewal)

Replace 120 fixtures

Description

Auto generated renewal for 1985 Addition. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$66,724
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5022.02 - Interior Fluorescent Fixtures - 1971 Addition

The fluorescent lighting in the 1971 addition are of the fluorescent type utilizing T8 lamps and electronic ballast. Fixtures were upgraded during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	30	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	160	\$444.83	Each
		Renewal Cost	Last Updated in VFA
		\$88,966	Mar 11, 2013

Requirement: (Renewal)

Replace 160 fluorescent fixtures

Description

Auto generated renewal for 1971 Addition. System Description: N/A

Concern

Impact: Priority	Category: Lifecycle Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$88,966
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5023.04 - Exterior H.P. Sodium Fixtures* - 1985 Addition

The 1985 addition utilizes high pressure sodium wall pack fixtures on the exterior.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5023.04 - Exterior H.P. Sodium Fixtures* - 1952, 1958, 1959 sections, 1994/1995 modernization

Wall mounted high pressure sodium fixtures have been provided around the perimeter of the building. These fixtures were installed during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5025.01 - Lighting Accessories: Interior (Lighting Controls)* - 1952, 1958, 1959 sections, 1994/1995 modernization

Lighting control is provided by line voltage switches for a majority of the areas. Low voltage switching system has been provided for the offices and the corridors. The switching system is the product of GE. Switching system was provided during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5025.01 - Lighting Accessories: Interior (Lighting Controls)* - 1971 addition

The gymnasium and various rooms use line voltage switching. Each area is locally switched.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

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

Exterior lighting is controlled by a central photo-cell, time clock with manual override.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5031 - Public Address and Music Systems

The Main PA control unit is a Rauland Telecenter 21 and is located adjacent to the main data racks. Speakers have been provided throughout the entire school and are located in the classrooms, corridors and wash rooms. Telephone handsets have been provided in each classroom. The PA system was installed in 2004.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2004	20	9 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	5,556	\$18.23	SM
		Renewal Cost	Last Updated in VFA
		\$101,286	Aug 30, 2024

Requirement: (Renewal)

Replace PA and music system. Based on 5556 Sq. m GFA

Description

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

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$101,286
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5033 - Telephone Systems*

The telephone demarcation is located on the second floor gymnasium Electrical room. There is a sub telephone backboard in the custodians office. All phones are V.O.I.P (voice over IP) and tied in with PA. The telephone system is by Cisco, installed in 2004.

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 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5036 - Clock and Program Systems*

All clocks are battery operated.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5037 - Detection and Fire Alarm

The existing fire alarm system is an Edwards 6616 system complete with remote annunciator panel. Main corridors are covered by bell/strobe devices and smoke detectors. Heat detectors cover storage rooms. Rated fire doors in corridors are held open via magnetic door holders tied to the fire alarm. The system is annually tested and externally monitored.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1994	25	2 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	5,556	\$24.53	SM
		Renewal Cost	Last Updated in VFA
		\$170,355	Aug 30, 2024

Requirement: (Renewal)

Relace detection and fire alarm sytem. Based on 5556 Sq. m. GFA

Description

Replace the system with a new addressable system.

Concern

The Edwards 6616 is no longer manufactured, nor is it supported by the manufacturer. Maintenance parts are becoming increasingly hard to obtain.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
2 - Due within 2 years of inspection	2015	\$170,355
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Install new fire alarm system

Description

Replace fire alarm system with addressable system.

Concern

The present fire alarm system has reached the end of it's intended lifespan and repair parts are no longer available.

Impact: Significant	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2020	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 20, 2019

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5038.02 - Intrusion Detection

The school utilizes a Regency alarm system. The system is complete with motion detectors and key pads. The system was installed during the 1995 modernization. The system is externally monitored.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1995	25	5 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	5,556	\$9.37	SM
		Renewal Cost	Last Updated in VFA
		\$65,098	Mar 11, 2013

Requirement: (Renewal)

Replace intrusion detection system. Based on 5556 Sq. GFA

Description

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

Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	
	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2021	\$65,098
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5038.03 - Security Access

Condition Rating	Installed	Lifetime	Years Remaining
	2800	25	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

D5038.03 - Security Access

Condition Rating	Installed	Lifetime	Years Remaining
	2800	25	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 14, 2014

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5038.03 - Security Access

Condition Rating	Installed	Lifetime	Years Remaining
	2800	25	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 14, 2014

D5038.03 - Security Access

Condition Rating	Installed	Lifetime	Years Remaining
	2800	25	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 14, 2014

D5038.04 - Video Surveillance

Main corridors are monitored by semi-recessed CCTV cameras complete with vandal covers. Smaller CCTV cameras are installed in the round area corridor of the 1959 Addition. The recording system is of the digital type, with monitors located in the main office. The CCTV system was installed during the 1994 modernization.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1994	25	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	5,556	\$9.37	SM
		Renewal Cost	Last Updated in VFA
		\$65,100	Mar 11, 2013

Requirement: (Renewal)

Replace Video Surveillance System. Based on 5556 Sq. m GFA

Description

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

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$65,100
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5039 - Data Systems*

Cat 5 data cabling has been provided throughout the school. There are five (5) data drops per classroom with a minimum of one (1) terminated cable.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5039 - Data Systems*

There is a small data rack located in the staff room (1995 Addition), and the main data racks are located adjacent to the computer rooms (1964 Addition). Data racks have been grounded and are complete with patch panels and switches.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5092.02 - Emergency Lighting Battery Packs - 1952, 1958, 1959 sections, 1994/1995 modernization

Emergency lighting battery packs and remote heads are of mixed use throughout the building. Corridors use flush mounted remote heads, surface mount remote heads, and combination heads/battery packs.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	30	\$1,034.86	Each
		Renewal Cost	Last Updated in VFA
		\$38,807	Mar 11, 2013

Requirement: (Renewal)

Replace 30 emergency lighting battery packs.

Description

Auto generated renewal for 1952, 1958, 1959 sections, 1994/1995 modernization. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$38,807
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5092.02 - Emergency Lighting Battery Packs - 1985
Addition

Emergency lighting battery packs complete with integral and remote heads are used in the 1985 addition. Facility maintenance has indicated they test battery packs once a year.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1985	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	5	\$1,034.92	Each
		Renewal Cost	Last Updated in VFA
		\$6,468	Mar 11, 2013

Requirement: (Renewal)

Replace 5 emergency battery packs

Description

Auto generated renewal for 1985 Addition. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$6,468
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5092.02 - Emergency Lighting Battery Packs - 1964

Addition

Emergency lighting battery packs complete with remote heads, are used in the 1964 addition and were installed during the 1994 modernization. Facility maintenance has indicated they test battery packs once a year.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	20	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	3	\$1,034.92	Each
		Renewal Cost	Last Updated in VFA
		\$3,881	Mar 11, 2013

Requirement: (Renewal)

Replace 3 emergency lighting battery packs.

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$3,881
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5092.02 - Emergency Lighting Battery Packs - 1971

Addition

Emergency lighting is provided by battery packs and remote heads.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2010	20	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	9	\$1,034.86	Each
		Renewal Cost	Last Updated in VFA
		\$11,642	Mar 11, 2013

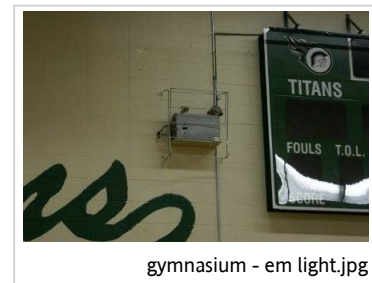
Requirement: (Renewal)

Replace 9 emergency lighting battery packs.

Description

Auto generated renewal for 1971 Addition. System Description: N/A

Concern



Impact:	Category:	Lifecycle	Estimated Cost
Priority	Year		
Lifecycle Planning (at least 4 years remaining at inspection)	2030		\$11,642
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D5092.03 - Exit Signs* - 1952, 1958, 1959 sections

Exit signs are of the LED type that were installed in 2012.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5092.03 - Exit Signs* - 1964 Addition

Exit signs are of the LED type.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2010	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

D5092.03 - Exit Signs* - 1971 Addition

Exit signs are of the LED type.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2010	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

D5092.03 - Exit Signs* - 1985 Addition

Exit signs are of the LED type.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2010	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

E1022 - Library Equipment*

(1958) Addition (Library222) - has book theft protection equipment, metal shelving, computers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

E1024 - Instrumental Equipment*

(1985) Addition (IA 139) - has router tables, spindle sander, disc belt sanders, joiners, table saws, metal cut-off, shaper, drill presses and planers.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E1025 - Audiovisual Equipment*

(1958) Addition (Library 222, Classroom 212) - have 2 projection screens.

(1959) Addition (Classroom 310, 312) - have 2 projection screens.

(1971) Addition (Gymnasium 134) - has 1 projection screen.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1958	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

E1027 - Laboratory Equipment*

(1952) Original Building (SCP 119) - has flammable cabinet.

(1964) Addition (Science 123) - has eye wash station.

(1985) Addition (Classroom 135 - Dark Room) - has eye wash station.

(1985) Addition (IA - Spray Room) - has fume hood.

(1985) Addition (IA 139) - has eye wash stations.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Install fume hoods and chemical storage cabinet in science classrooms -
1964 Section. (2 fumehoods)

Description

Install fume hoods and chemical storage cabinet in science classrooms.

Concern

Science Program Instructor requested a fume hood in Science 120 and 123.

Impact: Moderate	Category: _Mission [Non-FCI]
Priority	Year
0 - Due at time of Inspection	2013
	Estimated Cost
	\$25,327

Line Item	Quantity	Unit Cost	Units
Install fume hoods and chemical storage cabinet in science classrooms - 1964 Section. (2 fumehoods)	2	\$12,663.42	each

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

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E1094 - Residential Equipment* - 1952, 1958, 1959, 1964,
1985 and 1995 Sections

(1952) Original Building (Mechanical Room 118) - has dryer.
(1952) Original Building (Classroom 110, 112) - have microwaves.
(1958) Addition (Kitchen 225) - has fridge and freezer.
(1959) Addition (Kitchen 301) - has reach-in cooler, fridge and freezer.
(1959) Addition (Classroom 305, 306, 307, 310, 311) - have fridges and microwaves.
(1964) Addition (Storage 121) - has fridge.
(1985) Addition (Home Economics 138) - has dishwasher, microwaves, fridge and ranges.
(1985) Addition (Kitchen 137) - has range.
(1995) Addition (Staff 221) - has dishwasher, microwave, fridge and ranges.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

E1096 - Athletic, Recreational, and Therapeutic
Equipment* - 1971 Section

(1971) Addition (Gymnasium 134) - has 3 suspended basketball backstop, 3 side mounted basketball backstops, 2 scoreboards and curtain divider.
(1971) Addition (Mezzanine Seating area) - has exercise equipment.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2012 - Fixed Casework - Classrooms (1952, 1958, 1959, 1964)

(1952) Original Building (Classroom 109, 110, 111, 112, Science 116, SCP 119) - have millwork. (approx. 40 linear metres)

(1958) Addition (Classroom 211, 212, 215, 216, 217) - have millwork. (approx. 40 linear metres)

(1959) Addition (Classroom 304, 305, 306, 307, 310, 311, 312) - have millwork. (approx. 60 linear metres)

(1964) Addition (Science 120, 123, SCP 122, Computer Room 125, BSE 128) - have millwork. (approx. 50 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	35	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	190	\$1,179.35	LM
		Renewal Cost	Last Updated in VFA
		\$280,095	Mar 11, 2013

Requirement: (Renewal)

Replace millwork - 1952, 1958, 1959, 1964 Sections. (approx. 190 linear metres)

Description

Auto generated renewal for Classrooms (1952, 1958, 1959, 1964). System

Description: N/A

Concern

Impact:	Category:	Lifecycle	Estimated Cost
Priority	Year		
Lifecycle Planning (at least 4 years remaining at inspection)	2030		\$280,095
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2012 - Fixed Casework - Display Cases

(1952) Original Building (Corridor near Science 116) - has display case.

(1964) Addition (Corridor near Computer Lab 125) - has display case.

(1971) Addition (Corridor near Computer Lab 125) - has display case.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	5	\$1,179.35	LM
		Renewal Cost	Last Updated in VFA
		\$7,371	Mar 11, 2013

Requirement: (Renewal)

Replace display cases. (approx. 5 linear metres)

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$7,371
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2012 - Fixed Casework - Vanities

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - have plastic laminated vanities. (approx. 4 linear metres)

(1958) Addition (Boys Washroom 208, Girls Washroom 210, Men Washroom 223A, Women Washroom 223B) - have plastic laminated vanities. (approx. 6 linear metres)

(1958) Addition (Infirmary Washroom 207A) - has plastic laminated vanities. (approx. 1 linear metres)

(1971) Addition (SDA 134G, 134H) - have plastic laminated vanities. (approx. 2 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	13	\$1,179.35	LM
		Renewal Cost	Last Updated in VFA
		\$19,164	Mar 11, 2013

Requirement: (Renewal)

Replace vanities. (approx. 13 linear metres)

Description

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

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2029	\$19,164
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2012 - Fixed Casework - Reception Counter - 2012

(1958) Addition (Administration 206) - has reception counter. (installed in 2012)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	35	23 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	2	\$1,237.56	LM
		Renewal Cost	Last Updated in VFA
		\$3,094	Aug 30, 2024

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2012 - Fixed Casework - Reception Counter - 1995

(1958) Addition (Library 222) - has reception counter.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	35	6 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	3	\$1,179.35	LM
		Renewal Cost	Last Updated in VFA
		\$4,423	Mar 11, 2013

Requirement: (Renewal)

Replace reception counter. (3 linear metres)

Description

Auto generated renewal for Reception Counter - 1995. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2030	\$4,423
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2012 - Fixed Casework - Classroom (1985)

(1985) Addition (Classroom 135, IA 139, Home Economics 138) - have millwork. (approx. 60 linear metres)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	35	5 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	60	\$1,179.35	LM
		Renewal Cost	Last Updated in VFA
		\$88,451	Mar 11, 2013

Requirement: (Renewal)

Replace millwork - 1985 Section. (approx. 60 linear metres)

Description

Auto generated renewal for Classroom (1985). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2021	\$88,451
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2012 - Fixed Casework - ~Average

Condition Rating	Installed	Lifetime	Years Remaining
	1951	35	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$1,591.99	LM
		Renewal Cost	Last Updated in VFA
		\$0	Sep 25, 2024

Requirement: (Renewal)

~Average Renewal

Description

Auto generated renewal for ~Average. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	1986	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 25, 2024

E2012 - Fixed Casework - Educational Facility Casework

Condition Rating	Installed	Lifetime	Years Remaining
	2800	35	35 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2013.01 - Blinds - 1952, 1958, 1959, 1964 Sections

(1952) Original Building (Classroom 109, 110, 111, 112, Science 116) - have vertical blinds. (52 blinds)

(1958) Addition (Classroom 211, 212, 215, 216, 217) - have vertical blinds. (36 blinds)

(1964) Addition (Science 120, 123, BSE 128) - have vertical blinds. (14 blinds)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	102	\$506.53	Each
		Renewal Cost	Last Updated in VFA
		\$51,666	Aug 30, 2024

Requirement: (Renewal)

Replace 102 blinds.

Description

Auto generated renewal for 1952, 1958, 1959, 1964 Sections. System

Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2025	\$51,666
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2013.01 - Blinds - 2012

(1958) Addition (Office 203, 204, 205) - have rolled up blinds. (4 blinds)

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2012	30	18 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	4	\$506.53	Each
		Renewal Cost	Last Updated in VFA
		\$2,026	Aug 30, 2024

Requirement: (Renewal)

2012 Renewal

Description

Auto generated renewal for 2012. System Description: (1958) Addition
(Office 203, 204, 205) - have rolled up blinds. (4 blinds)

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2042	\$2,026
Project Number	Project Status	Last Updated in VFA
		Apr 1, 2021

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2013.01 - Blinds - 1985 Section

(1985) Addition (Classroom 135) - has vertical blinds. (4 blinds)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1985	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	4	\$506.53	Each
		Renewal Cost	Last Updated in VFA
		\$2,026	Aug 30, 2024

Requirement: (Renewal)

Replace blinds - 1985 Section. (4 blinds)

Description

Auto generated renewal for 1985 Section. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$2,026
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2013.01 - Blinds - ~PVC or cloth - economy

Condition Rating	Installed	Lifetime	Years Remaining
	1951	30	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$74.09	SM
		Renewal Cost	Last Updated in VFA
		\$0	Oct 15, 2018

Requirement: (Renewal)

~PVC or cloth - economy Renewal

Description

Auto generated renewal for ~PVC or cloth - economy. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	1981	\$0
Project Number	Project Status	Last Updated in VFA
		Oct 15, 2018

E2013.02 - Interior Shutters*

(1958) Addition (Kitchen 225) - has metal shutter. (modernized in 1995)

(1958) Addition (Administration 206) - has metal shutter. (installed in 2012)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

E2015 - Fixed Multiple Seating - Wood Platforms

(1952) Original Building (Science 116, SCP 119) - have raised wood platforms c/w sheet vinyl finish and rubber sheet nosing. (2 platforms)

(1964) Addition (Science 120, 123) - have raised wood platforms c/w rubber sheet. (2 platforms)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	35	5 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	4	\$2,302.70	Each
		Renewal Cost	Last Updated in VFA
		\$11,513	Mar 11, 2013

Requirement: (Renewal)

Replace 4 wood platforms.

Description

Auto generated renewal for Wood Platforms. System Description: N/A

Concern

Impact:	Category:	
Priority	Lifecycle	Year
Lifecycle Planning (at least 4 years remaining at inspection)		2029
		Estimated Cost
		\$11,513
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

F1012.05 - Grandstands and Bleachers

(1971) Addition (mezzanine) - has painted spectator seating. (6 rows)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1971	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Aug 16, 2012	130	\$379.89	LM
		Renewal Cost	Last Updated in VFA
		\$49,386	Aug 30, 2024

Requirement: (Renewal)

Replace seatings - 1971 Section. (approx. 130 linear meters)

Description

Auto generated renewal for F1012.05 - Grandstands and Bleachers. System

Description: N/A

Concern

Impact:	Category:	Lifecycle	
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2017	\$49,386	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

K1020.11 - Electrical Services (Main Power, Car Plug-ins)*

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

K2010.01 - Building Entrance/Reception (Location)*

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 20, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K2030.04 - Individual Spaces/Pods/Cubicles*

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 21, 2013

K3010.01 - Plumbing for Program Equipment* - ~

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 27, 2018

Requirement: (Non-Renewal)

Room 202A - Install plumbing and electrical for Program

Description

Install Plumbing and electrical for Inclusive Ed Program washer and dryer.

Concern

Presently there is no equipment in the school that this program can use to wash any soiled clothing or bedding from the students without using the machines that are used by the school caretakers.

Impact: Moderate	Category: _Mission [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2020	\$0
Project Number	Project Status	Last Updated in VFA
		Sep 20, 2019

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

School site (from Northwest parking lot to (1971) Addition (West Main Entrance) and (1959) Addition (North Entrance)) - has barrier free routes.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K4010.02 - Barrier Free Entrances*

(1971) Addition (West Main Entrance) - has handicapped door with automatic operators.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Install handi cap door opener

Description

Install handicap door opener at Junior High entrance - Completed 2017

Concern

Special Ed. programs use this entrance

Impact: Moderate	Category: _Accessibility [Non-FCI]	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2018	\$0
Project Number	Project Status	Last Updated in VFA
		Dec 22, 2017

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K4010.03 - Barrier Free Interior Circulation*

Building corridors are wide enough for wheelchairs.

(1958) Addition (Corridor near CNS 218) - has concrete ramp c/w sheet vinyl flooring and metal pipe handrail.

(1958) Addition (Corridor near Mechanical Room 201) - has concrete ramp c/w sheet vinyl flooring.

(1971) Addition (Corridor near (1958) Addition - Kitchen 225) - has concrete ramp c/w sheet vinyl flooring.

(1971) Addition (Gymnasium 134 to Stage 134C) - has painted wood stairs c/w metal handrails. (2 stairs)

(1971) Addition (Gymnasium 134 to Mezzanine Seating area) - has wood stairs c/w sheet vinyl treads, metal nosings and metal handrails. (2 stairs)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1995	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Provide wheelchair lifts to Mezzanine areas. (2 lifts)

Description

Provide wheelchair lifts to Mezzanine areas. (2 lifts)

Concern

(1971) Addition (Gymnasium 134 to Stage 134C) - needs a wheelchair lift.

(1971) Addition (Gymnasium 134 to Mezzanine Seating area) - needs a wheelchair lift.

Impact: Moderate	Category: _Accessibility [Non-FCI]
Priority	Year
0 - Due at time of Inspection	2013
	Estimated Cost
	\$25,327

Line Item	Quantity	Unit Cost	Units
Provide wheelchair lifts to Mezzanine areas. (2 lifts)	2	\$12,663.42	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

K4010.04 - Barrier Free Washrooms*

(1952) Original Building (Girls Washroom 113, Boys Washrooms 115) - are handicapped washrooms.

(1958) Addition (Infirmary Washroom 207A) - is a handicapped washroom c/w shower.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1994	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K4030.01 - Asbestos* - All Building Sections

Hazardous Materials Assessment, Tofield School, AB of April 2004 was prepared by RH Services Inc. The presence of asbestos containing materials was confirmed in the spray-applied texture in the centre of the round wing, in mechanical systems insulation in the gym, gym mechanical room, gym janitor room and in the flooring of the gym mechanical room. The concrete block wall fill material has traces of asbestos.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Remove asbestos.

Description

Remove asbestos. (Note: including \$10,000 to remove asbestos from the Gym roof drain lines.)

Concern

Hazardous Materials Assessment, Tofield School, AB of April 2004 was prepared by RH Services Inc. The presence of asbestos containing materials was confirmed in the spray-applied texture in the centre of the round wing, in mechanical systems insulation in the gym, gym mechanical room, gym janitor room and in the flooring of the gym mechanical room. The concrete block wall fill material has traces of asbestos.

Impact: Moderate	Category: _Haz Mat Contained [Non-FCI]		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2013	\$37,990	
Line Item	Quantity	Unit Cost	Units
Remove asbestos.	1	\$37,990.29	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K4030.04 - Mould* - All Building Sections

No mould was observed.

Preliminary Mould Assessment, Tofield School of April 2004 was prepared by RH Services Inc. The effect of interior leakage or condensation is evident on the pipe insulation in the mould growth. Stained ceiling tiles or other surfaces usually indicate mechanical leakage or building envelope infiltration.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

K4030.09 - Other Hazardous Materials* - All Building Sections

No other hazardous materials was observed.

Hazardous Materials Assessment, Tofield School, AB of April 2004 was prepared by RH Services Inc.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1952	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

K4030.09 - Other Hazardous Materials* - ~

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 2, 2017

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K5010.01 - Site Documentation*

Prime Consultant Name - Francis Ng Architect Ltd.

Date of Site Visit: August 16, 2012

(1952) Original Building - 998.4 square metres

(1958) Addition - 1246.1 square metres

(1959) Addition - 971.4 square metres

(1964) Addition - 452.3 square metres

(1971) Addition - 947.7 square metres

(1985) Addition - 794.4 square metres

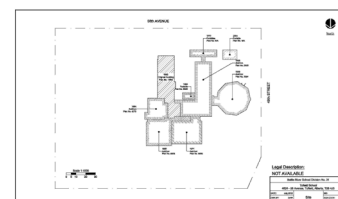
(1995) Addition - 96.3 square metres

(1995) Portables (T3905) and (T3906) - 223.3 square metres (not included)

(2004) Portable (no T no. assigned) - 146.2 square metres (not included)

Total building area is 5506.6 square metres

Drawing attached - Site Plan.



Tofield 1 - AB ED - SP (EXTERNAL).jpg

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2012	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K5010.02 - Building Documentation*

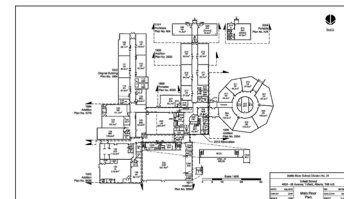
Prime Consultant Name - Francis Ng Architect Ltd.

Date of Site Visit: August 16, 2012

(1952) Original Building - 998.4 square metres
 (1958) Addition - 1246.1 square metres
 (1959) Addition - 971.4 square metres
 (1964) Addition - 452.3 square metres
 (1971) Addition - 947.7 square metres
 (1985) Addition - 794.4 square metres
 (1995) Addition - 96.3 square metres
 (1995) Portables (T3905) and (T3906) - 223.3 square metres (not included)
 (2004) Portable (no T no. assigned) - 146.2 square metres (not included)

Total building area is 5506.6 square metres

Drawing attached - Floor Plan.



Tofield 2 - AB ED - FP (EXTERNAL).jpg

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2012	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 11, 2013

Requirement: (Non-Renewal)

Hire a consultant to review the current condition of the school roofs.

Description

Complete a roofing report so the school division can plan and budget accordingly.

Concern

It has been several years since the last roofing report was undertaken

It is difficult to plan and budget without this information.

Impact: Moderate	Category: _Study [Non-FCI]
Priority	Year
0 - Due at time of Inspection	2017
	Estimated Cost
	\$1,835

Line Item	Quantity	Unit Cost	Units
Hire a consultant to review the current condition of the school roofs.	1	\$1,835.30	each

Project Number	Project Status	Last Updated in VFA
		Oct 18, 2016

Facility Condition Assessment

Tofield - Tofield School (B4182A)

K5010.02 - Building Documentation* - ~

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Dec 22, 2017

K8030.02 - O&M Recommendations* - ~

Condition Rating	Installed	Lifetime	Years Remaining
	1951	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Oct 28, 2021