



Facility Condition Report

**SD No. 68 1. DM - Nanaimo-Ladysmith --
SOUTH WELLINGTON ELEMENTARY**

FACILITY DETAILS

Ministry Facility Code:	6868081	VFA Current Replacement Value:	1,965,697
Number of Assets:	2	FCI Cost:	772,863
Address:	1536 MORDEN RD RR 4	Average FCI:	0.39
City:	NANAIMO	Total Requirement Cost:	834,957
Postal Code:	V9X 1S2	Average RI:	0.42
Inspection Date:	-		



Asset Name:	SOUTH WELLINGTON ELEMENTARY
VFA Current Replacement Value:	1,463,659
FCI Cost:	708,555
Total Requirement Cost:	770,649
FCI:	0.48
RI:	0.53



Asset Name:	Site-SOUTH WELLINGTON ELEMENTARY
VFA Current Replacement Value:	502,038
FCI Cost:	64,308
Total Requirement Cost:	64,308
FCI:	0.13
RI:	0.13

ASSET DETAILS

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

STATISTICS

FCI Cost:	708,555	FCI:	0.48
Total Requirement Cost:	770,649	RI:	0.53

Current Replacement Value	1,463,659	Address1	1536 MORDEN RD RR 4
Size	917 SM	Address2	-
Year Constructed	1969	City	NANAIMO
Year Renovated	-	State	-
Commission Date	-	Zip/Postal Code	V9X 1S2
Decommission Date	-	Architect	-
Ownership	School District Owned	Historical Category	-
Floors	1	Construction Type	Wood Frame
Type	Building	Use	Elementary School

Description

ARCHITECTURAL

General

The South Wellington Elementary School, Asset Number 106308, is in the British Columbia Ministry of Education's Nanaimo School District Number 68 and is located at 1536 Morden Road, RR 4, Nanaimo, B.C., V9X 1S2. The single story building was opened in 1969 and has a total of 917 SM (9,871 SF) of floor space that includes 4 regular classroom, a special education room, a kindergarten room, a computer room, a staff room and administration office space.

Substructure

The substructure includes reinforced cast in place concrete strip footings and foundation walls providing crawlspace and a large covered play area.

Superstructure

The superstructure consists of wood joist floor deck and wood plank roof decking supported by wood beams.

Exterior Construction

The exterior walls consist of load bearing stud wall assemblies with a painted wood panel siding finish. The exterior windows are metal and wood frame units with non-insulating glass. The exterior doors include single and double metal door leafs and frames. The building roof has a SBS Modified Bitumen Membrane type system.

The school site includes general landscaping, pedestrian walkways, vehicle parking, playing fields, basketball court, modular playground equipment, retaining walls and site fencing.

Interior Construction

The typical ceiling finishes include exposed wood plank ceilings with areas of 600mm x 1200mm (24-inch x 48-inch) suspended acoustical tile. Linoleum and broadloom carpet is found in the classrooms. Broadloom carpet is also located in the administration offices and staff room. Washrooms contain

painted gypsum walls and ceilings with epoxy type floor finishes. Service or mechanical spaces are located in the crawlspace area and typically have unfinished concrete floor finishes. Wall finishes throughout the facility are primarily painted plywood and gypsum wallboard with vinyl covered demountable partitions. The majority of the interior doors are solid core wood door leafs and frames. Interior door passage hardware is of knob type.

Hazardous Materials

Hazardous materials such as asbestos containing materials (ACM's) are not known to exist in this facility.

Vertical Transportation

There is no requirement for vertical transportation at this facility.

Accessibility

The building is not considered barrier free per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2006 British Columbia Building Code.

Non-structural Seismic Vulnerability

This facility was assessed for non-structural seismic vulnerability and was determined to require seismic upgrades for the mechanical and electrical systems.

Occupancy Type

According to the 2006 British Columbia Building Code, Article 3.1.2.1. (1), the school is classified as an Assembly Group A, Division 2 occupancy. Article 3.2.2.24 allows the facility to be of non-combustible construction, sprinklered and with specific rated assemblies.

MECHANICAL

HVAC

The heating and fresh air for the South Wellington Elementary School are provided by four oil-fired warm air furnaces, equipped with distribution ductwork and diffusers.

Exhaust fans remove air from the spaces throughout the facility. The HVAC ventilation system includes rooftop exhaust fan and residential exhaust fans, located in the building.

HVAC controls include electric wall-mounted thermostats, control valves, and a basic local HVAC control system.

Plumbing

The building domestic water system includes main water supply line with associated distribution piping. Domestic water is feed from water well, located in the pump house. Water treatment system for well water is located in the mechanical furnace room.

The domestic hot water is provided by an electric water heater rated 3000 watts/184 litres, located in the furnace room. Hot and cold water is distributed to restroom fixtures, custodial sink and other points of use.

The restroom fixtures include vitreous china water closets, urinals and vitreous china or stainless steel lavatories. The plumbing fixtures also include classroom sinks and custodial sinks.

Rain water is removed from the roof by scuppers and downspouts which discharge to the surrounding property.

The building includes sanitary waste piping system with gravity discharge to the septic system located outside.

The building includes oil supply and distribution system for furnaces.

Fire Protection

The fire protection system includes a wet fire sprinkler system. A reservoir glycol water storage tank for fire water and an air compressor to pressurize the fire water holding tank is located in the storage room. Handheld type fire extinguishers are located throughout the building as required.

ELECTRICAL

Electrical Service and Distribution

The service provided to South Wellington Elementary School comes from the pole mounted transformer at 200Amps 120/240Volts 1-phase 3-wire to the main disconnect in the Electrical Room. The electrical service is rated at 200Amps 120/240Volts on the main disconnect and includes incoming feeders, disconnects, and metering. The distribution has feeders supplying sub-distribution panelboards and mechanical loads and includes panelboards rated at 100Amps and 200Amps with feeders, and associated equipment.

Lighting

Interior lighting is provided by fluorescent fixtures throughout the facility. The hallways are generally lighted with recessed 2'x4' fluorescent fixtures. Classrooms are generally lighted with surface mounted 1'x4' fluorescent fixtures. All lighting fixtures are equipped with T12 lamps. Exterior lighting is provided by wall mounted HID fixtures equipped with a photoelectric device and time clock for light control. Recessed lighting fixtures in the hallways are not seismically restrained.

Branch Wiring Devices

The branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment.

Fire Alarm System

The facility is provided with a zoned type fire alarm system consisting of Edwards 6500 main control panel with an annunciator panel located at the entrance; manual pull stations, smoke detectors, heat detectors and audible bell alarms.

Communications and Security

Telephone, Television and LAN Systems are installed in the building. LAN system is equipped with Cat5 wiring. Cable outlets are observed in various classrooms.

The building includes a Dukane public address system which includes amplifier, microphone, intercom/monitor, volume control, speakers, conduit and shielded wiring.

School is equipped with Simplex clock system.

The school is equipped with a Legend 100 security system which includes detection devices and keypads.

Emergency Lighting and Power

The school is provided with emergency battery packs with both self-contained and remote heads.

Illuminated exit signs are provided over exit doors and in strategic positions in the corridors to indicate the direction to means of egress.

REQUIREMENTS

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Exit Signs - Egress Door Missing Pullstation	D5037-Fire Alarm Systems	Life Safety	1- Immediate	08/08/2012	722
Exhaust System - General Building Renewal	D3040-Distribution Systems	Beyond Useful Life	2- Short Term	08/08/2013	3,216
Exhaust System - Residential Type Renewal	D3040-Distribution Systems	Beyond Useful Life	2- Short Term	08/08/2013	2,055
Water Dist Complete Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	2- Short Term	08/08/2013	18,662
Branch Wiring - Equipment & Devices Renewal	D5021-Branch Wiring Devices	Beyond Useful Life	3- Long Term	08/08/2014	11,685
Carpeting - Broadloom Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Long Term	08/08/2014	54,272
Casework - Elementary School Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Long Term	08/08/2014	50,048
Classroom Sinks - 1969 Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Long Term	08/08/2018	11,818
Clock System Renewal	D5036-Clock and Program Systems	Beyond Useful Life	3- Long Term	08/08/2014	11,594
Custodial Sink Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Long Term	08/08/2014	4,725
Door Assembly - Double Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Long Term	08/08/2014	12,780
Door Assembly - Single Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Long Term	08/08/2014	19,821
Emergency Lighting Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	3- Long Term	08/08/2017	6,998
Exit Signs Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	3- Long Term	08/08/2017	4,403
Fire Alarm System Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	3- Long Term	08/08/2014	21,119
LAN System Renewal	D5039-Local Area Networks	Beyond Useful Life	3- Long Term	08/08/2014	13,349
Lighting - Exterior Renewal	D5022-Lighting Equipment	Beyond Useful Life	3- Long Term	08/08/2014	3,793
Linoleum Sheet Goods Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Long Term	08/08/2014	51,396
Main Electrical Service - 200A 120/240V Renewal	D5012-Low Tension Service and Dist.	Beyond Useful Life	3- Long Term	08/08/2014	10,970

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Long Term	08/08/2018	12,702
Panelboards, Feeders and Disconnects - 120/240V Renewal	D5012-Low Tension Service and Dist.	Beyond Useful Life	3- Long Term	08/08/2014	22,715
Public Address System Renewal	D5031-Public Address and Music Systems	Beyond Useful Life	3- Long Term	08/08/2014	12,234
Reservoir Tank - Fire Water Renewal	D4011-Sprinkler Water Supply	Beyond Useful Life	3- Long Term	08/08/2018	66,779
Restroom Fixtures - 1969 Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Long Term	08/08/2014	17,611
SBS Modified Bitumen Membrane Renewal	B30-Roofing	Beyond Useful Life	3- Long Term	08/08/2014	144,565
Security System Renewal	D5038-Security and Detection Systems	Beyond Useful Life	3- Long Term	08/08/2014	12,135
Signage (Room Numbering and Identification) Renewal	C1035-Identifying Devices	Beyond Useful Life	3- Long Term	08/08/2014	4,271
Telephone System Renewal	D5033-Telephone Systems	Beyond Useful Life	3- Long Term	08/08/2014	10,121
Television System Renewal	D5035-Television Systems	Beyond Useful Life	3- Long Term	08/08/2014	2,653
Vinyl Composite Tile Standard Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Long Term	08/08/2014	1,718
Water Heater - Electric Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Long Term	08/08/2017	3,653
Water Treatment System Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Long Term	08/08/2017	27,676
Windows - Metal Renewal	B2020-Exterior Windows	Beyond Useful Life	3- Long Term	08/08/2014	22,080
Windows - Wood Renewal	B2020-Exterior Windows	Beyond Useful Life	3- Long Term	08/08/2014	24,683
Wood Partitions					
Washrooms Renewal	C1030-Fittings	Beyond Useful Life	3- Long Term	08/08/2014	9,534
Branch Wiring Devices - Insufficient Quantity of Receptacles	D5021-Branch Wiring Devices	Capacity/Design	4- Recommended	-	15,178
Distribution Systems - HVAC Ductwork Dirty	D3040-Distribution Systems	Air and Water Quality	4- Recommended	-	3,540
Distribution Systems - Ventilation System Not Installed	-	Air and Water Quality	4- Recommended	-	3,118

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Roof Access Hatch Lacking	-	Modernization	4- Recommended	-	9,556
Electrical Conduits - Fire Stopping Not Installed	D5012-Low Tension Service and Dist.	Building Code	5- Does Not Meet Current Codes / Standards	-	1,783
Exterior Doors - Automatic Door Openers Lacking at Entry	B2030-Exterior Doors	Accessibility	5- Does Not Meet Current Codes / Standards	-	13,408
Fire Safety Plan Not Visible	-	Building Code	5- Does Not Meet Current Codes / Standards	-	651
Interior Doors - Hardware Not Accessible	C1020-Interior Doors	Accessibility	5- Does Not Meet Current Codes / Standards	-	8,448
Various Mechanical Deficiencies	D2010-Plumbing Fixtures	Building Code	5- Does Not Meet Current Codes / Standards	-	437
Fire Protection - Sprinkler Piping - No Seismic Restraint	D40-Fire Protection	OFC's	6- Non Structural Seismic Vulnerability	-	1,727
Non-Seismic Luminaire - Corridors	D5022-Lighting Equipment	OFC's	6- Non Structural Seismic Vulnerability	-	4,246
				Total	770,648

SYSTEM LIST

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Asset Size: 917 SM

Asset Replacement Value: 1,463,659

System	System Name	Lifetime	SCI	Renewal	Renewal Cost	Replacement Cost
				FY		
A-Substructure	Concrete Column Footings	75	0.00	2044	1,426	22,820
A-Substructure	Foundation Wall and Footings - Crawlspace	75	0.00	2044	5,959	95,349
B10-Superstructure	Flat Roof Assembly - Wood Beams and Decking	75	0.00	2044	8,722	139,555
B10-Superstructure	Floor Assembly - Wood Joists and Subfloor	75	0.00	2044	2,030	32,475
B10-Superstructure	Flat Roof Assembly - Wood Framing (Covered Play Area)	75	0.00	2044	802	12,832
B1015-Exterior Stairs and Fire Escapes	Exterior Stairs - Wood	20	0.00	2021	14,173	12,654
B1015-Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	0.00	2019	9,824	7,859
B2010-Exterior Walls	Wood Siding on Framing	50	0.00	2019	52,679	95,780
B2020-Exterior Windows	Windows - Metal	30	1.25	2014	22,080	17,664
B2020-Exterior Windows	Windows - Wood	30	1.25	2014	24,683	19,746
B2030-Exterior Doors	Door Assembly - Double	30	1.25	2014	12,780	10,224
B2030-Exterior Doors	Door Assembly - Single	30	1.25	2014	19,821	15,857
B30-Roofing	Scuppers and Downspouts	25	0.00	2024	8,664	6,931
B30-Roofing	SBS Modified Bitumen Membrane	20	1.25	2014	144,565	115,652
C1010-Partitions	GWB on Wood Stud	50	0.00	2019	12,137	19,419
C1010-Partitions	Demountable Partitions - Vinyl Clad	20	0.00	2021	45,129	36,103
C1010-Partitions	Plywood on Stud	50	0.00	2019	37,608	60,172
C1010-Partitions	Glazed Partition Openings - DM	50	0.00	2062	11,815	9,452
C1020-Interior Doors	Swinging Doors Wood and Metal	50	0.00	2019	104,648	83,718
C1030-Fittings	Wood Partitions Washrooms	40	1.25	2014	9,534	7,627
C1035-Identifying Devices	Signage (Room Numbering and Identification)	10	1.25	2014	4,271	3,417
C3010-Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	1.25	2018	12,702	10,161
C3020-Floor Finishes	Linoleum Sheet Goods	25	1.25	2014	51,396	41,117

System	System Name	Lifetime	SCI	Renewal FY	Renewal Cost	Replacement Cost
C3020-Floor Finishes	Epoxy Flooring	50	0.00	2019	7,918	6,335
C3020-Floor Finishes	Carpeting - Broadloom	10	1.25	2014	54,272	43,418
C3020-Floor Finishes	Vinyl Composite Tile Standard	10	1.25	2014	1,718	1,375
C3030-Ceiling Finishes	Painted Finish	10	0.00	2020	7,939	6,351
C3030-Ceiling Finishes	GWB Taped and Finished	30	0.00	2021	13,240	10,592
C3030-Ceiling Finishes	Suspended ACT	20	0.00	2021	13,232	10,586
D2010-Plumbing Fixtures	Restroom Fixtures	30	0.00	2029	22,466	17,973
D2010-Plumbing Fixtures	Classroom Sinks	30	0.00	2029	7,091	5,672
D2010-Plumbing Fixtures	Classroom Sinks - 1969	30	1.25	2018	11,818	9,454
D2010-Plumbing Fixtures	Custodial Sink - 1999	30	0.00	2029	4,558	3,646
D2010-Plumbing Fixtures	Restroom Fixtures - 1969	30	1.25	2014	17,611	14,089
D2010-Plumbing Fixtures	Custodial Sink	30	1.25	2014	4,725	3,780
D2020-Domestic Water Distribution	Water Dist Complete	30	1.12	2013	18,662	16,589
D2020-Domestic Water Distribution	Water Heater - Electric	10	1.12	2017	3,653	3,262
D2020-Domestic Water Distribution	Water Treatment System	18	1.12	2017	27,676	24,710
D2030-Sanitary Waste	Sanitary Waste - Gravity Disch	50	0.00	2019	27,562	22,049
D2090-Other Plumbing Systems	Oil Supply for Bldg	40	0.00	2039	7,375	5,900
D2090-Other Plumbing Systems	Air Compressor	20	0.00	2019	6,677	6,359
D3040-Distribution Systems	Exhaust System - General Building	25	1.25	2013	3,216	2,573
D3040-Distribution Systems	Distribution Ductwork - Furnaces	40	0.00	2021	64,943	51,954
D3040-Distribution Systems	Exhaust System - Residential Type	15	1.25	2013	2,055	1,644
D3050-Terminal and Package Units	Furnaces - Oil Fired	25	0.00	2028	32,672	26,138
D3060-Controls and Instrumentation	Electric Controls	20	0.00	2023	17,165	13,732
D40-Fire Protection	Fire Extinguishers	30	0.00	2029	340	324
D40-Fire Protection	Wet Sprinkler System	35	0.00	2034	52,429	41,943
D4011-Sprinkler Water Supply	Reservoir Tank - Fire Water	35	1.25	2018	66,779	53,424

System	System Name	Lifetime	SCI	Renewal FY	Renewal Cost	Replacement Cost
D5012-Low Tension Service and Dist.	Panelboards, Feeders and Disconnects - 120/240V	30	1.25	2014	22,715	18,172
D5012-Low Tension Service and Dist.	Main Electrical Service - 200A 120/240V	30	1.25	2014	10,970	8,776
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	1.25	2014	11,685	9,348
D5022-Lighting Equipment	Lighting - Interior	20	0.00	2031	31,046	24,837
D5022-Lighting Equipment	Lighting - Exterior	20	1.25	2014	3,793	3,035
D5031-Public Address and Music Systems	Public Address System	20	1.25	2014	12,234	9,787
D5033-Telephone Systems	Telephone System	20	1.06	2014	10,121	9,525
D5035-Television Systems	Television System	15	1.25	2014	2,653	2,123
D5036-Clock and Program Systems	Clock System	10	1.25	2014	11,594	9,275
D5037-Fire Alarm Systems	Fire Alarm System	20	1.29	2014	21,119	16,895
D5038-Security and Detection Systems	Security System	10	1.25	2014	12,135	9,708
D5039-Local Area Networks	LAN System	15	1.06	2014	13,349	12,563
D5092-Emergency Light and Power Systems	Exit Signs	10	1.25	2017	4,403	3,523
D5092-Emergency Light and Power Systems	Emergency Lighting	10	1.25	2017	6,998	5,598
E-Equipment and Furnishings	Casework - Elementary School	30	1.25	2014	50,048	40,038
Total:					1,340,100	1,463,659

REQUIREMENT CROSTAB

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Requirement Crosstab by Category and Priority

Category and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Accessibility	0	0	0	0	21,856	0	21,856
Air and Water Quality	0	0	0	6,658	0	0	6,658
Beyond Useful Life	0	23,933	683,901	0	0	0	707,834
Building Code	0	0	0	0	2,871	0	2,871
Capacity/Design	0	0	0	15,178	0	0	15,178
Life Safety	722	0	0	0	0	0	722
Modernization	0	0	0	9,556	0	0	9,556
OFC's	0	0	0	0	0	5,973	5,973
Total	722	23,933	683,901	31,392	24,727	5,973	770,648

Requirement Crosstab by Category and System

Category and System Group	Exterior Enclosure	Interior Construction and Conveyance	Plumbing System	HVAC System	Fire Protection	Electrical System	Equipment and Furnishings	Not Applicable	Total
Accessibility	13,408	8,448	0	0	0	0	0	0	21,856
Air and Water Quality	0	0	0	3,540	0	0	0	3,118	6,658
Beyond Useful Life	223,929	133,893	84,145	5,271	66,779	143,769	50,048	0	707,834
Building Code	0	0	437	0	0	1,783	0	651	2,871
Capacity/Design	0	0	0	0	0	15,178	0	0	15,178
Life Safety	0	0	0	0	0	722	0	0	722
Modernization	0	0	0	0	0	0	0	9,556	9,556
OFC's	0	0	0	0	1,727	4,246	0	0	5,973
Total	237,337	142,341	84,582	8,811	68,506	165,698	50,048	13,325	770,648

Requirement Crosstab by System and Priority

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	722	0	143,769	15,178	1,783	4,246	165,698
Equipment and Furnishings	0	0	50,048	0	0	0	50,048
Exterior Enclosure	0	0	223,929	0	13,408	0	237,337
Fire Protection	0	0	66,779	0	0	1,727	68,506
HVAC System	0	5,271	0	3,540	0	0	8,811
Interior Construction and Conveyance	0	0	133,893	0	8,448	0	142,341
Not Applicable	0	0	0	12,674	651	0	13,325
Plumbing System	0	18,662	65,483	0	437	0	84,582
Total	722	23,933	683,901	31,392	24,727	5,973	770,648

REQUIREMENT DETAIL

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Priority: 1- Immediate

Requirement Name	Exit Signs - Egress Door Missing Pullstation		
Linked System	Fire Alarm Systems	Inspection Date	08/08/2011
Prime System	D5037-Fire Alarm Systems	Finish Date	-
Category	Life Safety	Status	Open
Inspector	Kam Khattra	Actual Cost	0
Action Date	08/08/2012	Estimated Cost	722

REQUIREMENT DESCRIPTION

The exit door A does not have a pull station installed close to the door as per BCBC 3.2.4.16.1).

PHOTOS

ACTION DESCRIPTION

Install a pullstation close to Door A.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LELEJ	Electricians	8.00	hour	70.56	564
AD40909100550	Manual pull station	1.00	Ea.	157.85	158
				Subtotal:	722
				Adjustment Factor:	1.0000
				Total:	722

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 2- Short Term

Asset Number: 106308

Requirement Name	Exhaust System - General Building Renewal		
Linked System	Distribution Systems	Inspection Date	08/08/2011
Prime System	D3040-Distribution Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2013	Estimated Cost	3,216

REQUIREMENT DESCRIPTION

Auto generated renewal for Exhaust System - General Building. System Description: The HVAC ventilation system includes rooftop exhaust fan.

PHOTOS



Exhaust System - General Building Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exhaust System - General Building Renewal	1.00	Ea.	3,216.20	3,216
				Subtotal:	3,216
				Adjustment Factor:	1.0000
				Total:	3,216

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 2- Short Term

Asset Number: 106308

Requirement Name	Exhaust System - Residential Type Renewal		
Linked System	Distribution Systems	Inspection Date	08/08/2011
Prime System	D3040-Distribution Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2013	Estimated Cost	2,055

REQUIREMENT DESCRIPTION

Auto generated renewal for Exhaust System - Residential Type. System Description: HVAC ventilation system includes residential type exhaust fans located in the building.

PHOTOS



Exhaust System - Residential Type Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exhaust System - Residential Type Renewal	1.00	Ea.	2,054.85	2,055
				Subtotal:	2,055
				Adjustment Factor:	1.0000
				Total:	2,055

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 2- Short Term

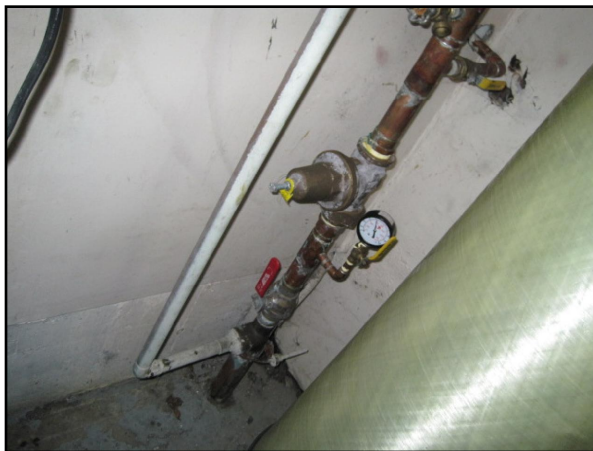
Asset Number: 106308

Requirement Name	Water Dist Complete Renewal		
Linked System	Domestic Water Distribution	Inspection Date	08/08/2011
Prime System	D2020-Domestic Water Distribution	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2013	Estimated Cost	18,662

REQUIREMENT DESCRIPTION

Auto generated renewal for Water Dist Complete. System Description: The building domestic water system includes a main water supply line entering in the mechanical furnace room with associated distribution piping. Water is feed from a water well, located in the pump house (outside).

PHOTOS



Water Dist Complete Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Dist Complete Renewal	1.00	Ea.	18,662.39	18,662
				Subtotal:	18,662
				Adjustment Factor:	1.0000
				Total:	18,662

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

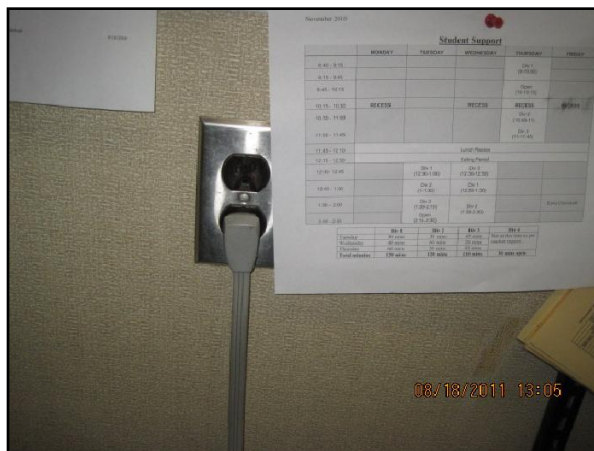
Asset Number: 106308

Requirement Name	Branch Wiring - Equipment & Devices Renewal		
Linked System	Branch Wiring Devices	Inspection Date	08/08/2011
Prime System	D5021-Branch Wiring Devices	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	11,685

REQUIREMENT DESCRIPTION

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. The system is aged beyond the BOMA life expectancy of 30 years and replacement should be planned.

PHOTOS



Branch Wiring - Equipment Devices Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Branch Wiring - Equipment & Devices Renewal	1.00	Ea.	11,684.78	11,685
				Subtotal:	11,685
				Adjustment Factor:	1.0000
				Total:	11,685

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Carpeting - Broadloom Renewal		
Linked System	Floor Finishes	Inspection Date	08/08/2011
Prime System	C3020-Floor Finishes	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	54,272

REQUIREMENT DESCRIPTION

Auto generated renewal for Carpeting - Broadloom. System Description: Floor finishes include medium priced carpeting and base. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Carpeting - Broadloom Renewal

Carpeting - Broadloom Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Carpeting - Broadloom Renewal	1.00	Ea.	54,272.07	54,272
				Subtotal:	54,272
				Adjustment Factor:	1.0000
				Total:	54,272

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Casework - Elementary School Renewal		
Linked System	Equipment and Furnishings	Inspection Date	08/08/2011
Prime System	E-Equipment and Furnishings	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	50,048

REQUIREMENT DESCRIPTION

Auto generated renewal for Casework - Elementary School. System Description: The building includes typical classroom, library, kitchen, administration and office casework for an elementary school. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Casework - Elementary School Renewal
Casework - Elementary School Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Casework - Elementary School Renewal	1.00	Ea.	50,048.01	50,048
				Subtotal:	50,048
				Adjustment Factor:	1.0000
				Total:	50,048

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Classroom Sinks - 1969 Renewal		
Linked System	Plumbing Fixtures	Inspection Date	08/08/2011
Prime System	D2010-Plumbing Fixtures	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2018	Estimated Cost	11,818

REQUIREMENT DESCRIPTION

Auto generated renewal for Classroom Sinks - 1969. System Description: The plumbing fixtures include sinks, located in the classrooms.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Classroom Sinks - 1969 Renewal	1.00	Ea.	11,817.63	11,818
				Subtotal:	11,818
				Adjustment Factor:	1.0000
				Total:	11,818

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Clock System Renewal		
Linked System	Clock and Program Systems	Inspection Date	08/08/2011
Prime System	D5036-Clock and Program Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	11,594

REQUIREMENT DESCRIPTION

Auto generated renewal for Clock System. System Description: The building has a Simplex clock system that includes master control station, clocks, wire, fittings. The system is aged beyond the BOMA life expectancy of 10 years and replacement should be planned.

PHOTOS



Clock System Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Clock System Renewal	1.00	Ea.	11,593.52	11,594
				Subtotal:	11,594
				Adjustment Factor:	1.0000
				Total:	11,594

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Custodial Sink Renewal		
Linked System	Plumbing Fixtures	Inspection Date	08/08/2011
Prime System	D2010-Plumbing Fixtures	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	4,725

REQUIREMENT DESCRIPTION

Auto generated renewal for Custodial Sink. System Description: The plumbing fixtures include wall hung custodial sink.

PHOTOS



Custodial Sink Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Custodial Sink Renewal	1.00	Ea.	4,724.58	4,725
				Subtotal:	4,725
				Adjustment Factor:	1.0000
				Total:	4,725

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Door Assembly - Double Renewal		
Linked System	Exterior Doors	Inspection Date	08/08/2011
Prime System	B2030-Exterior Doors	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	12,780

REQUIREMENT DESCRIPTION

Auto generated renewal for Door Assembly - Double. System Description: Exterior doors include double-leaf doors and frames with standard hardware.

PHOTOS



Door Assembly - Double Renewal

Door Assembly - Double Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Door Assembly - Double Renewal	1.00	Ea.	12,779.93	12,780
				Subtotal:	12,780
				Adjustment Factor:	1.0000
				Total:	12,780

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Door Assembly - Single Renewal		
Linked System	Exterior Doors	Inspection Date	08/08/2011
Prime System	B2030-Exterior Doors	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	19,821

REQUIREMENT DESCRIPTION

Auto generated renewal for Door Assembly - Single. System Description: Exterior doors include single-leaf door and frames with standard hardware.

PHOTOS



Door Assembly - Single Renewal

Door Assembly - Single Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Door Assembly - Single Renewal	1.00	Ea.	19,821.15	19,821
				Subtotal:	19,821
				Adjustment Factor:	1.0000
				Total:	19,821

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Emergency Lighting Renewal		
Linked System	Emergency Light and Power Systems	Inspection Date	08/08/2011
Prime System	D5092-Emergency Light and Power Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2017	Estimated Cost	6,998

REQUIREMENT DESCRIPTION

Auto generated renewal for Emergency Lighting. System Description: The emergency lighting system includes self-contained battery packs and lights with both remote and unit mounted heads.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Emergency Lighting Renewal	1.00	Ea.	6,998.11	6,998
				Subtotal:	6,998
				Adjustment Factor:	1.0000
				Total:	6,998

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Exit Signs Renewal		
Linked System	Emergency Light and Power Systems	Inspection Date	08/08/2011
Prime System	D5092-Emergency Light and Power Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2017	Estimated Cost	4,403

REQUIREMENT DESCRIPTION

Auto generated renewal for Exit Signs. System Description: The school has LED exit signs and includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exit Signs Renewal	1.00	Ea.	4,403.13	4,403
				Subtotal:	4,403
				Adjustment Factor:	1.0000
				Total:	4,403

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Fire Alarm System Renewal		
Linked System	Fire Alarm Systems	Inspection Date	08/08/2011
Prime System	D5037-Fire Alarm Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	21,119

REQUIREMENT DESCRIPTION

Auto generated renewal for Fire Alarm System. System Description: The building is provided a fire alarm system that includes Edwards 6500 master control panel, annunciator, manual pull stations, smoke detectors, heat detectors, and audible bell and visual alarms. The system is aged beyond the BOMA life expectancy of 20 years and replacement should be planned.

PHOTOS



Fire Alarm System Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Fire Alarm System Renewal	1.00	Ea.	21,119.08	21,119
				Subtotal:	21,119
				Adjustment Factor:	1.0000
				Total:	21,119

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	LAN System Renewal		
Linked System	Local Area Networks	Inspection Date	08/08/2011
Prime System	D5039-Local Area Networks	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	13,349

REQUIREMENT DESCRIPTION

Auto generated renewal for LAN System. System Description: The building includes local area network wiring Cat5/Cat5e and RJ-45 Terminations. Ethernet equipment such as routers and switches is considered owner equipment, hence, is excluded here. The system is approaching the end of BOMA life expectancy of 15 years and replacement should be planned.

PHOTOS



LAN System Renewal

-



LAN System Renewal

-

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for LAN System Renewal	1.00	Ea.	13,348.57	13,349
				Subtotal:	13,349
				Adjustment Factor:	1.0000
				Total:	13,349

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Lighting - Exterior Renewal	
Linked System	Lighting Equipment	Inspection Date 08/08/2011
Prime System	D5022-Lighting Equipment	Finish Date -
Category	Beyond Useful Life	Status Open
Inspector	System Renewal	Actual Cost 0
Action Date	08/08/2014	Estimated Cost 3,793

REQUIREMENT DESCRIPTION

Auto generated renewal for Lighting - Exterior. System Description: Exterior lighting consists of wall mounted and under canopy HID fixtures. The system is aged beyond the BOMA life expectancy of 20 years and replacement should be planned.

PHOTOS



Lighting - Exterior Renewal

-



Lighting - Exterior Renewal

-

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Lighting - Exterior Renewal	1.00	Ea.	3,793.48	3,793
				Subtotal:	3,793
				Adjustment Factor:	1.0000
				Total:	3,793

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Linoleum Sheet Goods Renewal		
Linked System	Floor Finishes	Inspection Date	08/08/2011
Prime System	C3020-Floor Finishes	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	51,396

REQUIREMENT DESCRIPTION

Auto generated renewal for Linoleum Sheet Goods. System Description: Floor finishes include areas of linoleum and or marmoleum sheet goods flooring and related base. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Linoleum Sheet Goods Renewal

Linoleum Sheet Goods Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Linoleum Sheet Goods Renewal	1.00	Ea.	51,395.99	51,396
				Subtotal:	51,396
				Adjustment Factor:	1.0000
				Total:	51,396

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Main Electrical Service - 200A 120/240V Renewal		
Linked System	Low Tension Service and Dist.	Inspection Date	08/08/2011
Prime System	D5012-Low Tension Service and Dist.	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	10,970

REQUIREMENT DESCRIPTION

Auto generated renewal for Main Electrical Service - 200A 120/240V. System Description: The building includes a typical electrical service, which includes incoming feeders, 200A main disconnect, disconnects, CT section, and metering. The system is aged beyond the BOMA life expectancy of 30 years and replacement should be planned.

PHOTOS



Main Electrical Service - 200A 120/240V Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Main Electrical Service - 200A 120/240V Renewal	1.00	Ea.	10,969.85	10,970
				Subtotal:	10,970
				Adjustment Factor:	1.0000
				Total:	10,970

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Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal		
Linked System	Wall Finishes	Inspection Date	08/08/2011
Prime System	C3010-Wall Finishes	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2018	Estimated Cost	12,702

REQUIREMENT DESCRIPTION

Auto generated renewal for Painted Finish - Average (1 Coat Prime - 2 Coats Finish). System Description: Interior wall finishes include standard paint finish.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	1.00	Ea.	12,701.83	12,702
				Subtotal:	12,702
				Adjustment Factor:	1.0000
				Total:	12,702

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Panelboards, Feeders and Disconnects - 120/240V Renewal		
Linked System	Low Tension Service and Dist.	Inspection Date	08/08/2011
Prime System	D5012-Low Tension Service and Dist.	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	22,715

REQUIREMENT DESCRIPTION

Auto generated renewal for Panelboards, Feeders and Disconnects - 120/240V. System Description: The electrical distribution system includes 100 and 200 amp panelboards, disconnects and associated equipment. The system is aged beyond the BOMA life expectancy of 30 years and replacement should be planned.

PHOTOS



Panelboards, Feeders and Disconnects - 120/240V Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Panelboards, Feeders and Disconnects - 120/240V Renewal	1.00	Ea.	22,714.65	22,715
				Subtotal:	22,715
				Adjustment Factor:	1.0000
				Total:	22,715

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Public Address System Renewal		
Linked System	Public Address and Music Systems	Inspection Date	08/08/2011
Prime System	D5031-Public Address and Music Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	12,234

REQUIREMENT DESCRIPTION

Auto generated renewal for Public Address System. System Description: The public address system includes a Dukane master console, speakers, conduit and shielded wiring. The system is aged beyond the BOMA life expectancy of 20 years and replacement should be planned.

PHOTOS



Public Address System Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Public Address System Renewal	1.00	Ea.	12,233.79	12,234
				Subtotal:	12,234
				Adjustment Factor:	1.0000
				Total:	12,234

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Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Reservoir Tank - Fire Water Renewal		
Linked System	Sprinkler Water Supply	Inspection Date	08/08/2011
Prime System	D4011-Sprinkler Water Supply	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2018	Estimated Cost	66,779

REQUIREMENT DESCRIPTION

Auto generated renewal for Reservoir Tank - Fire Water. System Description: The system includes a reservoir water storage tank for fire water.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Reservoir Tank - Fire Water Renewal	1.00	Ea.	66,779.49	66,779
				Subtotal:	66,779
				Adjustment Factor:	1.0000
				Total:	66,779

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Restroom Fixtures - 1969 Renewal		
Linked System	Plumbing Fixtures	Inspection Date	08/08/2011
Prime System	D2010-Plumbing Fixtures	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	17,611

REQUIREMENT DESCRIPTION

Auto generated renewal for Restroom Fixtures - 1969. System Description: The restroom fixtures include vitreous china water closets and lavatories.

PHOTOS



Restroom Fixtures - 1969 Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Restroom Fixtures - 1969 Renewal	1.00	Ea.	17,611.31	17,611
				Subtotal:	17,611
				Adjustment Factor:	1.0000
				Total:	17,611

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	SBS Modified Bitumen Membrane Renewal		
Linked System	Roofing	Inspection Date	08/08/2011
Prime System	B30-Roofing	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	144,565

REQUIREMENT DESCRIPTION

Auto generated renewal for SBS Modified Bitumen Membrane. System Description: The building's insulated roof is finished with an SBS Granulated Bitumen Membrane type. The cost estimate includes rigid insulation.

PHOTOS



SBS Modified Bitumen Membrane Renewal

SBS Modified Bitumen Membrane Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for SBS Modified Bitumen Membrane Renewal	1.00	Ea.	144,564.68	144,565
				Subtotal:	144,565
				Adjustment Factor:	1.0000
				Total:	144,565

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Security System Renewal		
Linked System	Security and Detection Systems	Inspection Date	08/08/2011
Prime System	D5038-Security and Detection Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	12,135

REQUIREMENT DESCRIPTION

Auto generated renewal for Security System. System Description: The school is equipped with a security system which monitors access and unauthorized entry with keypads, motion detectors and alarm monitoring audible sound systems. The system includes Legend100 control panel. The system is aged beyond the BOMA life expectancy of 10 years and replacement should be planned.

PHOTOS



Security System Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Security System Renewal	1.00	Ea.	12,135.01	12,135
				Subtotal:	12,135
				Adjustment Factor:	1.0000
				Total:	12,135

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Signage (Room Numbering and Identification) Renewal		
Linked System	Identifying Devices	Inspection Date	08/08/2011
Prime System	C1035-Identifying Devices	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	4,271

REQUIREMENT DESCRIPTION

Auto generated renewal for Signage (Room Numbering and Identification). System Description: The building has way finding signage which typically includes door numbers, names and graphics. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Signage (Room Numbering and Identification) Renewal

Signage (Room Numbering and Identification) Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Signage (Room Numbering and Identification) Renewal	1.00	Ea.	4,270.86	4,271
				Subtotal:	4,271
				Adjustment Factor:	1.0000
				Total:	4,271

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Telephone System Renewal		
Linked System	Telephone Systems	Inspection Date	08/08/2011
Prime System	D5033-Telephone Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	10,121

REQUIREMENT DESCRIPTION

Auto generated renewal for Telephone System. System Description: The school has Nortel telephone system that includes cabling, RJ-11 Terminations and BX-panels. The system is aged beyond the BOMA life expectancy of 20 years and replacement should be planned.

PHOTOS



Telephone System Renewal



Telephone System Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Telephone System Renewal	1.00	Ea.	10,120.68	10,121
				Subtotal:	10,121
				Adjustment Factor:	1.0000
				Total:	10,121

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Television System Renewal		
Linked System	Television Systems	Inspection Date	08/08/2011
Prime System	D5035-Television Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	2,653

REQUIREMENT DESCRIPTION

Auto generated renewal for Television System. System Description: The television system includes demarcation, master control station, wall outlets, conduits, and cables. Minor distribution was observed. The system is aged beyond the BOMA life expectancy of 15 years and replacement should be planned.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Television System Renewal	1.00	Ea.	2,653.25	2,653
				Subtotal:	2,653
				Adjustment Factor:	1.0000
				Total:	2,653

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Vinyl Composite Tile Standard Renewal		
Linked System	Floor Finishes	Inspection Date	08/08/2011
Prime System	C3020-Floor Finishes	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	1,718

REQUIREMENT DESCRIPTION

Auto generated renewal for Vinyl Composite Tile Standard. System Description: Floor finishes include areas of standard VCT flooring and related base. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Vinyl Composite Tile Standard Renewal

Vinyl Composite Tile Standard Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Vinyl Composite Tile Standard Renewal	1.00	Ea.	1,718.25	1,718
				Subtotal:	1,718
				Adjustment Factor:	1.0000
				Total:	1,718

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Water Heater - Electric Renewal		
Linked System	Domestic Water Distribution	Inspection Date	08/08/2011
Prime System	D2020-Domestic Water Distribution	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2017	Estimated Cost	3,653

REQUIREMENT DESCRIPTION

Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by an electric water heater rated 3000 watts/184 litres, located in the furnace room.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Heater - Electric Renewal	1.00	Ea.	3,653.43	3,653
				Subtotal:	3,653
				Adjustment Factor:	1.0000
				Total:	3,653

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Water Treatment System Renewal		
Linked System	Domestic Water Distribution	Inspection Date	08/08/2011
Prime System	D2020-Domestic Water Distribution	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2017	Estimated Cost	27,676

REQUIREMENT DESCRIPTION

Auto generated renewal for Water Treatment System. System Description: Water treatment system for well water is located in the mechanical furnace room.

PHOTOS

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Treatment System Renewal	1.00	Ea.	27,675.64	27,676
				Subtotal:	27,676
				Adjustment Factor:	1.0000
				Total:	27,676

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Windows - Metal Renewal		
Linked System	Exterior Windows	Inspection Date	08/08/2011
Prime System	B2020-Exterior Windows	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	22,080

REQUIREMENT DESCRIPTION

Auto generated renewal for Windows - Metal. System Description: The building includes metal framed exterior units with non-insulating glass. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Windows - Metal Renewal

Windows - Metal Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Windows - Metal Renewal	1.00	Ea.	22,080.19	22,080
				Subtotal:	22,080
				Adjustment Factor:	1.0000
				Total:	22,080

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

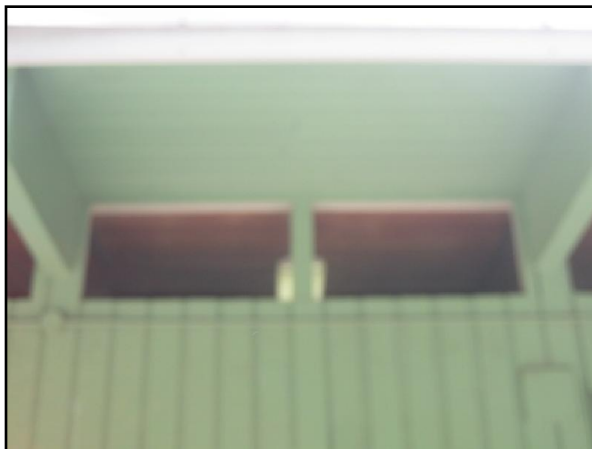
Asset Number: 106308

Requirement Name	Windows - Wood Renewal		
Linked System	Exterior Windows	Inspection Date	08/08/2011
Prime System	B2020-Exterior Windows	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	24,683

REQUIREMENT DESCRIPTION

Auto generated renewal for Windows - Wood. System Description: The building includes wood framed exterior units with non-insulating glass. System quantities are estimated for budgetary purposes only. Actual replacement quantities are subject to site verification by others.

PHOTOS



Windows - Wood Renewal

Windows - Wood Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Windows - Wood Renewal	1.00	Ea.	24,682.63	24,683
				Subtotal:	24,683
				Adjustment Factor:	1.0000
				Total:	24,683

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Wood Partitions Washrooms Renewal		
Linked System	Fittings	Inspection Date	08/08/2011
Prime System	C1030-Fittings	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	9,534

REQUIREMENT DESCRIPTION

Auto generated renewal for Wood Partitions Washrooms. System Description: The washrooms are equipped with floor mounted painted wood toilet partitions.

PHOTOS



Wood Partitions Washrooms Renewal

Wood Partitions Washrooms Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Wood Partitions Washrooms Renewal	1.00	Ea.	9,533.80	9,534
				Subtotal:	9,534
				Adjustment Factor:	1.0000
				Total:	9,534

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 4- Recommended

Asset Number: 106308

Requirement Name	Branch Wiring Devices - Insufficient Quantity of Receptacles		
Linked System	Branch Wiring Devices	Inspection Date	08/08/2011
Prime System	D5021-Branch Wiring Devices	Finish Date	-
Category	Capacity/Design	Status	Open
Inspector	Kam Khattra	Actual Cost	0
Action Date	-	Estimated Cost	15,178

REQUIREMENT DESCRIPTION

The number of branch circuits and receptacles is insufficient in some of the rooms and multi-outlet extensions were observed.

PHOTOS



Branch Wiring Devices - Insufficient Quantity of Receptacles

ACTION DESCRIPTION

Provide additional circuits in the classrooms.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LELE CJ	Electricians	40.00	hour	70.56	2,822
LHEL PJ	Helpers Average (5 trades)	40.00	hour	46.80	1,872
LPOR DJ	Painters, Ordinary	8.00	hour	52.25	418
LPLAS J	Plasterers	8.00	hour	55.89	447
AD50201250520	Receptacle duplex 120 V grounded, 15 A with box, plate, 3/4" EMT & wire	44.00	Ea.	218.60	9,618
				Subtotal:	15,178
				Adjustment Factor:	1.0000
				Total:	15,178

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 4- Recommended

Asset Number: 106308

Requirement Name	Distribution Systems - HVAC Ductwork Dirty		
Linked System	Distribution Systems	Inspection Date	08/08/2011
Prime System	D3040-Distribution Systems	Finish Date	-
Category	Air and Water Quality	Status	Open
Inspector	Sukhjot Sidhu	Actual Cost	0
Action Date	-	Estimated Cost	3,540

REQUIREMENT DESCRIPTION

Observed during the assessment were many supply and exhaust diffusers were coated with dust and dirt. Ductwork cleaning is recommended.

PHOTOS



Distribution Systems - HVAC Ductwork Dirty

-



Distribution Systems - HVAC Ductwork Dirty

-



Distribution Systems - HVAC Ductwork Dirty

ACTION DESCRIPTION

Clean all supply, return and the exhaust ductwork throughout the building. Repaired as necessary and rebalance all ductwork after cleaning.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCLABJ	Common Building Laborers	16.00	hour	49.14	786
U019313150820	Ductwork, rectangular, clean, 6" x 12" (max)	100.00	L.F.	3.12	312
U019313150830	Ductwork, rectangular, clean, 8" x 16" (max)	100.00	L.F.	4.16	416
U019313150920	Ductwork, round, clean, 6"	100.00	L.F.	2.45	245
U013113200140	Field personnel, field engineer, maximum	0.25	Week	2,441.25	610
LSHEEJ	Sheet Metal Workers	16.00	hour	73.17	1,171
				Subtotal:	3,540
				Adjustment Factor:	1.0000
				Total:	3,540

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 4- Recommended

Asset Number: 106308

Requirement Name	Distribution Systems - Ventilation System Not Installed	Inspection Date	08/08/2011
Linked System	Not Applicable	Finish Date	-
Prime System	-	Status	Open
Category	Air and Water Quality	Actual Cost	0
Inspector	Sukhjot Sidhu	Estimated Cost	3,118
Action Date	-		

REQUIREMENT DESCRIPTION

The electrical room does not have any exhaust ventilation system installed. Installation of one would improve work place safety and indoor air quality.

PHOTOS



Distribution Systems - Ventilation System Not Installed

ACTION DESCRIPTION

Install exhaust fan for the electrical room.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LELECJ	Electricians	8.00	hour	70.56	564
U233423106550	Fans, propeller exhaust, V belt drive, residential, whole house, ceiling/wall, 115 V, 17,025 CFM, 1/2 H.P., 54" x 54"	1.00	Ea.	1,458.66	1,459
U024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	109.86	110
U024119190910	Selective demolition, rubbish handling, dumpster, alternate pricing method, delivery, average for all sizes, cost to be added to demolition cost.	1.00	Ea.	107.18	107
LSHEEJ	Sheet Metal Workers	12.00	hour	73.17	878

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Subtotal:	3,118
Adjustment Factor:	1.0000
Total:	3,118

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 4- Recommended

Asset Number: 106308

Requirement Name	Roof Access Hatch Lacking	Inspection Date	08/08/2011
Linked System	Not Applicable	Finish Date	-
Prime System	-	Status	Open
Category	Modernization	Actual Cost	0
Inspector	Peter Polet	Estimated Cost	9,556
Action Date	-		

REQUIREMENT DESCRIPTION

The existing roofs at this facility lack a proper roof access hatch. Installation of a roof access hatch is recommended to provide safe access to the roof for facilities maintenance staff.

PHOTOS

ACTION DESCRIPTION

Retain consultant to specify materials and determine appropriate location for a roof access hatch. Supply labour, equipment and materials for the installation of a roof access hatch.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCARPJ	Carpenters	24.00	hour	62.24	1,494
U090505100240	Ceiling demolition, gypsum board, on suspension system, remove	25.00	S.F.	1.12	28
U013113200100	Field personnel, field engineer, minimum	1.00	Week	1,653.75	1,654
RB30131200500	Flashing repairs, 2 S.F. per sq. repaired, modified bitumen/thermoplastic	25.00	S.F.	4.19	105
U055133130020	Ladder, shop fabricated, steel, 20" W, bolted to concrete, incl cage	15.00	V.L.F.	116.32	1,745
RB30131200300	Minor thermoplastic membrane repairs, 2% of roof area	5.00	Sq.	355.04	1,775
RC30331070010	Repair gypsum board ceiling - (2% of ceilings)	1.00	C.S.F.	489.50	490
U077233100540	Roof Hatches, with curb, 1" fiberglass insulation, galvanized steel curb & cover, 2'-6" x 3'-0"	1.00	Ea.	995.21	995
LROFCJ	Roofers, Composition	16.00	hour	57.92	927
U024119200300	Selective demolition, dump charges, typical urban city, rubbish only, includes tipping fees only	1.00	Ton	93.79	94
U070505100870	Selective demolition, thermal and moisture protection, insulation removal, rigid board	25.00	B.F.	0.11	3
U070505104320	Selective demolition, thermal and moisture protection, roofing, single ply membrane, attached at seams	5.00	Sq.	38.31	192

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Code	Description	Quantity	Unit	Unit Cost	Total Cost
U060505106090	Selective demolition, wood framing, sheathing, 1/2", from roof	25.00	S.F.	0.58	15
U050505100370	Selective metals demolition, manufactured or fabricated specialty item, 81 - 120 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	1.00	Ea.	42.10	42
				Subtotal:	9,556
				Adjustment Factor:	1.0000
				Total:	9,556

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Priority: 5- Does Not Meet Current Codes /
Standards

Requirement Name	Electrical Conduits - Fire Stopping Not Installed		
Linked System	Low Tension Service and Dist.	Inspection Date	08/08/2011
Prime System	D5012-Low Tension Service and Dist.	Finish Date	-
Category	Building Code	Status	Open
Inspector	Kam Khattra	Actual Cost	0
Action Date	-	Estimated Cost	1,783

REQUIREMENT DESCRIPTION

The electrical conduits in electrical room 1319 do not have fire stopping installed as required by BCBC 2006 Section 3.1.9.1.

PHOTOS



Electrical Conduits - Fire Stopping Not Installed

ACTION DESCRIPTION

Install fire stopping for the electrical conduits in the electrical room 1319.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCARPJ	Carpenters	8.00	hour	62.24	498
U078413100810	Firestopping, construction joints, floor slab to concrete/masonry partition, flat joint	4.00	L.F.	30.63	123
U078413100200	Firestopping, metallic piping, insulated, through walls, 2" dia	2.00	Ea.	59.47	119
U078413100210	Firestopping, metallic piping, insulated, through walls, 4" dia	8.00	Ea.	74.59	597
LPLASJ	Plasterers	8.00	hour	55.89	447
				Subtotal:	1,783
				Adjustment Factor:	1.0000

Total: 1,783

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Priority: 5- Does Not Meet Current Codes /
Standards

Requirement Name	Exterior Doors - Automatic Door Openers Lacking at Entry		
Linked System	Exterior Doors	Inspection Date	08/08/2011
Prime System	B2030-Exterior Doors	Finish Date	-
Category	Accessibility	Status	Open
Inspector	Peter Polet	Actual Cost	0
Action Date	-	Estimated Cost	13,408

REQUIREMENT DESCRIPTION

The entrance doors do not have automatic door openers installed in accordance with BC Building Code Article 3.8.2.17.

PHOTOS



Exterior Doors - Automatic Door Openers Lacking at Entry

Exterior Doors - Automatic Door Openers Lacking at Entry

ACTION DESCRIPTION

Provide automatic door openers at the handicap access doors.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50102301200	Branch installation 600 V, including EMT conduit and THW wire, 15 A	500.00	L.F.	5.95	2,975
LCARPJ	Carpenters	16.00	hour	62.24	996
U087113101500	Door hardware, automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, incl. motion sensor, 12 V control box, motor	1.00	Opng.	7,646.31	7,646
U087113101750	Door hardware, automatic openers, commercial, for handicap actuator buttons (2), incl. 12 V DC wiring, add	1.00	Pr.	762.38	762
LSKWKJ	Skilled Workers Average (35 trades)	16.00	hour	64.31	1,029

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Subtotal:	13,408
Adjustment Factor:	1.0000
Total:	13,408

SD No. 68 1. DM - Nanaimo-Ladysmith -- SOUTH WELLINGTON ELEMENTARY

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Priority: 5- Does Not Meet Current Codes /
Standards

Requirement Name	Fire Safety Plan Not Visible	Inspection Date	08/08/2011
Linked System	Not Applicable	Finish Date	-
Prime System	-	Status	Open
Category	Building Code	Actual Cost	0
Inspector	Peter Polet	Estimated Cost	651
Action Date	-		

REQUIREMENT DESCRIPTION

A fire safety plan for the building was not visible during the field assessment. Retention of a fire safety plan is required as per National Fire Code of Canada, Article 3.8.2.5. It is recommended that a fire safety plan be provided in a prominent, secure location near the main entrance of the building.

PHOTOS

ACTION DESCRIPTION

Provide a fire safety plan in a prominent, secure location near the main entrance to the building.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U013113200260	Field personnel, superintendent, average	0.20	Week	3,255.00	651
				Subtotal:	651
				Adjustment Factor:	1.0000
				Total:	651

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Priority: 5- Does Not Meet Current Codes /
Standards

Requirement Name	Interior Doors - Hardware Not Accessible		
Linked System	Interior Doors	Inspection Date	08/08/2011
Prime System	C1020-Interior Doors	Finish Date	-
Category	Accessibility	Status	Open
Inspector	Peter Polet	Actual Cost	0
Action Date	-	Estimated Cost	8,448

REQUIREMENT DESCRIPTION

The knob door hardware in the facility does not conform to the requirements of the 2006 British Columbia Building Code section 3.3.1.13.10)c) as the door handles require tight grasping or twisting of the wrist to operate.

PHOTOS



Interior Doors - Hardware Not Accessible

Interior Doors - Hardware Not Accessible

ACTION DESCRIPTION

Provide lever type hardware on all doors for student and public use. Assume 30 doors.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCARPJ	Carpenters	30.00	hour	62.24	1,867
U087120600015	Door hardware, entrance locks, cylinder, grip handle, deadlocking latch	30.00	Ea.	219.36	6,581
				Subtotal:	8,448
				Adjustment Factor:	1.0000
				Total:	8,448

Asset Name: SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

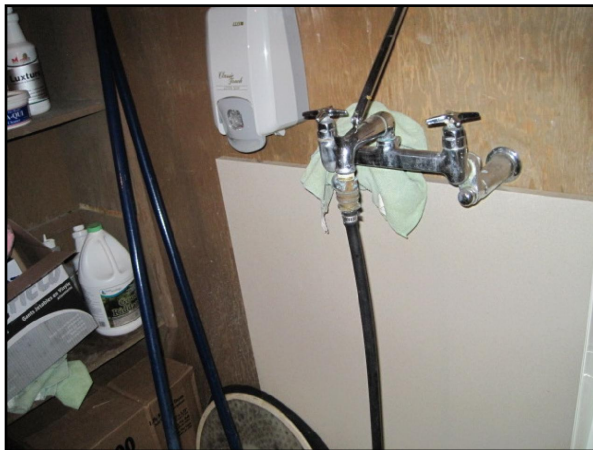
Priority: 5- Does Not Meet Current Codes /
Standards

Requirement Name	Various Mechanical Deficiencies		
Linked System	Plumbing Fixtures	Inspection Date	08/08/2011
Prime System	D2010-Plumbing Fixtures	Finish Date	-
Category	Building Code	Status	Open
Inspector	Sukhjot Sidhu	Actual Cost	0
Action Date	-	Estimated Cost	437

REQUIREMENT DESCRIPTION

- 1) CNFC section 6.2.1.1 refers to NFPA Chapter 10 for installation of fire extinguishers. According to NFPA Chapter 10 Section 7.2.4.3 monthly inspection of fire extinguishers should be conducted and initials of the person performing the inspection shall be recorded.
- 2) The custodial sinks do not have back-siphonage protection as required by 2006 BCBC Section 7.6.2.2.

PHOTOS



Various Mechanical Deficiencies

-



Various Mechanical Deficiencies

-

ACTION DESCRIPTION

Repair mechanical deficiencies.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LPLUMJ	Plumbers	2.00	hour	75.65	151
LSKWKJ	Skilled Workers Average (35 trades)	2.00	hour	64.31	129
U221119502030	Vacuum breaker, anti-siphon non-continuous pressure type, hot or cold water, bronze body, 125 psi - 210Deg. F, 1/4" size	2.00	Ea.	78.67	157
				Subtotal:	437
				Adjustment Factor:	1.0000
				Total:	437

Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 6- Non Structural Seismic
Vulnerability

Asset Number: 106308

Requirement Name	Fire Protection - Sprinkler Piping - No Seismic Restraint		
Linked System	Fire Protection	Inspection Date	08/08/2011
Prime System	D40-Fire Protection	Finish Date	-
Category	OFC's	Status	Open
Inspector	Sukhjot Sidhu	Actual Cost	0
Action Date	-	Estimated Cost	1,727

REQUIREMENT DESCRIPTION

The sprinkler piping in the classrooms is not seismically restrained to prevent falling. When rated per National Standard of Canada - CAN/CSA - S832-06 entitled "Seismic Risk Reduction of Operational and Functional Components of Building", these sprinkler piping had a risk index score of 20.4000.

PHOTOS



Fire Protection - Sprinkler Piping - No Seismic Restraint

ACTION DESCRIPTION

Anchor sprinkler piping to the wall/ceiling structure using designated and tested anchors per the requirements of 2006 BCBC 4.1.8.17, Section 8, Earthquake Load and Effects, Non-Structural Components. Anchor points should not be slotted.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U051223400476	Angle framing, structural steel, 3"x3"x3/8", field fabricated, incl cutting & welding	12.00	L.F.	43.12	517
U013113200120	Field personnel, field engineer, average	0.30	Week	2,152.50	646
U220529109070	Pipe / duct, hanger / support, wire cutter, wire cable support system	12.00	Ea.	46.97	564
				Subtotal:	1,727
				Adjustment Factor:	1.0000
				Total:	1,727

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Asset Name: SOUTH WELLINGTON
ELEMENTARY
Priority: 6- Non Structural Seismic
Vulnerability

Asset Number: 106308

Requirement Name	Non-Seismic Luminaire - Corridors		
Linked System	Lighting Equipment	Inspection Date	08/08/2011
Prime System	D5022-Lighting Equipment	Finish Date	-
Category	OFC's	Status	Open
Inspector	Kam Khattra	Actual Cost	0
Action Date	-	Estimated Cost	4,246

REQUIREMENT DESCRIPTION

Light fixtures, especially recessed type, in the corridors are not seismically secured.

PHOTOS



Non-Seismic Luminaire - Corridors

ACTION DESCRIPTION

Light fixtures are required to be securely tied to the building structure. Lenses are also required to be seismically clipped.

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LELECEJ	Electricians	24.00	hour	70.56	1,693
U265113100420	Fixture hangers, flexible, 1/2" diameter, 12" long	40.00	Ea.	63.82	2,553
				Subtotal:	4,246
				Adjustment Factor:	1.0000
				Total:	4,246

ASSET DETAILS

Asset Name: Site-SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

STATISTICS

FCI Cost:	64,308	FCI:	0.13
Total Requirement Cost:	64,308	RI:	0.13

Current Replacement Value	502,038	Address1	1536 MORDEN RD RR 4
Size	1 Each	Address2	-
Year Constructed	1969	City	NANAIMO
Year Renovated	1996	State	-
Commission Date	-	Zip/Postal Code	V9X 1S2
Decommission Date	-	Architect	-
Ownership	School District Owned	Historical Category	-
Floors	-	Construction Type	-
Type	Site Structures/Furnishings/Appurtenances	Use	-

Description

ARCHITECTURAL

General

The South Wellington Elementary School, Asset Number 106308, is in the British Columbia Ministry of Education's Nanaimo School District Number 68 and is located at 1536 Morden Road, RR 4, Nanaimo, B.C., V9X 1S2. The school site includes general landscaping, vehicle parking, playing fields, basketball court, modular playground equipment, retaining walls and site fencing.

The site size is listed as 1.20 hectares in area. The legal description is; P.I.D. 006-308-376, Lot 4, Section 11, Range 7, Cranberry District, Plan 3153

MECHANICAL

Plumbing

The site includes main water supply line with associated valves and distribution piping. The water is feed from the water well, located in the pump house.

A septic system with holding tanks and pumps serving the school is located on the property line.

An underground oil storage tank is located on the property line.

Pump house

A diaphragm booster pump with chlorine tank for well water and an electric cabinet unit is located in the pump house.

ELECTRICAL

No electrical systems are found on the site.

REQUIREMENTS

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Underground Oil Tank - Steel Renewal	G3063-Fuel Storage Tanks	Beyond Useful Life	2- Short Term	08/08/2013	35,963
Water Supply Piping Renewal	G3010-Water Supply	Beyond Useful Life	3- Long Term	08/08/2016	21,565
Water Well Renewal	G3013-Well Systems	Beyond Useful Life	3- Long Term	08/08/2014	6,781
				Total	64,309

SYSTEM LIST

Asset Name: Site-SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Asset Size: 1 Each

Asset Replacement Value: 502,038

System	System Name	Lifetime	SCI	Renewal		Renewal Cost	Replacement Cost
				FY			
E10-Equipment	Goal Posts - Soccer	25	0.00	2021		2,916	2,333
G2010-Roadways	Roadway - Gravel	25	0.00	2021		7,505	12,008
G2020-Parking Lots	Parking Lot - Gravel - Vehicle	25	0.00	2021		7,978	12,764
G2030-Pedestrian Paving	Asphalt Play Area	25	0.00	2021		16,266	26,026
G2030-Pedestrian Paving	Stairs (Concrete)	40	0.00	2036		5,754	4,603
G2040-Site Development	Concrete Retaining Wall	40	0.00	2036		3,134	20,894
	1800mm						
G2041-Fences and Gates	Perimeter Fencing/Gate	20	0.00	2021		67,790	54,232
	(Chain Link)						
G2047-Playing Fields	Sports Field - Soccer/Football	25	0.00	2021		66,830	106,929
G2047-Playing Fields	Playground Equipment	25	0.00	2021		101,183	80,946
G2047-Playing Fields	Asphalt Basketball Court with	25	0.00	2021		12,929	20,687
	Hoops						
G2049-Miscellaneous Structures	Metal Pumphouse	30	0.00	2026		22,681	18,145
G2055-Planting	Landscaping	50	0.00	2019		4,884	7,814
G3010-Water Supply	Water Supply Piping	30	1.13	2016		21,565	19,169
G3013-Well Systems	Water Well	30	0.50	2014		6,781	13,561
G3026-Septic Tanks	Septic System	50	0.00	2019		91,447	73,157
G3063-Fuel Storage Tanks	Underground Oil Tank - Steel	25	1.25	2013		35,963	28,770
Total:						475,605	502,038

REQUIREMENT CROSTAB

Asset Name: Site-SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Requirement Crosstab by Category and Priority

Category and Priority	2- Short Term	3- Long Term	Total
Beyond Useful Life	35,963	28,346	64,309
Total	35,963	28,346	64,309

Requirement Crosstab by Category and System

Category and System Group	Site	Total
Beyond Useful Life	64,309	64,309
Total	64,309	64,309

Requirement Crosstab by System and Priority

System Group and Priority	2- Short Term	3- Long Term	Total
Site	35,963	28,346	64,309
Total	35,963	28,346	64,309

REQUIREMENT DETAIL

Asset Name: Site-SOUTH WELLINGTON
ELEMENTARY

Asset Number: 106308

Priority: 2- Short Term

Requirement Name	Underground Oil Tank - Steel Renewal		
Linked System	Fuel Storage Tanks	Inspection Date	08/08/2011
Prime System	G3063-Fuel Storage Tanks	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2013	Estimated Cost	35,963

REQUIREMENT DESCRIPTION

Auto generated renewal for Underground Oil Tank - Steel. System Description: An underground oil storage tank is located on the property line.

PHOTOS



Underground Oil Tank - Steel Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Underground Oil Tank - Steel Renewal	1.00	Ea.	35,962.84	35,963
				Subtotal:	35,963
				Adjustment Factor:	1.0000
				Total:	35,963

Asset Name: Site-SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Water Supply Piping Renewal		
Linked System	Water Supply	Inspection Date	08/08/2011
Prime System	G3010-Water Supply	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2016	Estimated Cost	21,565

REQUIREMENT DESCRIPTION

Auto generated renewal for Water Supply Piping. System Description: The site includes main water supply line with associated valves and distribution piping. The water is feed from the water well, located in the pump house.

PHOTOS



Water Supply Piping Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Supply Piping Renewal	1.00	Ea.	21,564.74	21,565
				Subtotal:	21,565
				Adjustment Factor:	1.0000
				Total:	21,565

Asset Name: Site-SOUTH WELLINGTON
ELEMENTARY
Priority: 3- Long Term

Asset Number: 106308

Requirement Name	Water Well Renewal		
Linked System	Well Systems	Inspection Date	08/08/2011
Prime System	G3013-Well Systems	Finish Date	-
Category	Beyond Useful Life	Status	Open
Inspector	System Renewal	Actual Cost	0
Action Date	08/08/2014	Estimated Cost	6,781

REQUIREMENT DESCRIPTION

Auto generated renewal for Water Well. System Description: System includes water well located in the pump house that supplies domestic water to the facility.

PHOTOS



Water Well Renewal

ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Well Renewal	1.00	Ea.	6,780.71	6,781
				Subtotal:	6,781
				Adjustment Factor:	1.0000
				Total:	6,781

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