

RECAPP Facility Evaluation Report

Calgary School District #19



Elbow Park Elementary School

B2620A

Calgary

Facility Details

Building Name: Elbow Park Elementary School
Address: 721 - 38 Avenue S. W.
Location: Calgary

Building Id: B2620A
Gross Area (sq. m): 2,230.00
Replacement Cost: \$5,979,522
Construction Year: 1919

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: October 1 2010
Evaluator Name: Meaghen Dersken

Total Maintenance Events Next 5 years: **\$1,521,868**
5 year Facility Condition Index (FCI): **25.45%**

General Summary:

A historical placard at the front on the building indicates original construction was in 1926, as opposed to 1919 indicated on the floor plans and AVS database provided to Golder.

Elbow Park Elementary School is a K-6 School with an enrollment of 222 students registered in the 2010-2011 school year.

The original 1922 m2 two storey building, with basement, was constructed in 1926.
 A 1-storey 345 m2 addition was constructed in 1972.
 Two portable classrooms with a combined floor area of 158 m2 were added in 1997.
 The total gross floor area of the school is reported to be approximately 2425 m2.

The building is generally in acceptable overall condition.

Structural Summary:

The building consists of cast-in-place concrete foundations. The original building has two basement areas under the south portion of the building and crawl spaces under the remainder of this section.
 The superstructure is constructed from a combination of cast-in-place concrete, load bearing brick masonry and stud frame (wood) construction.
 The 1972 Addition is constructed with concrete masonry block walls and open web steel joists supporting a metal roof deck.

Cracking on load-bearing interior walls was observed in the northwest classroom on the second floor of the 1926 Section. A structural review should be undertaken to determine the appropriate and most economical repair options.

The building structure is generally in acceptable condition.

Envelope Summary:

The exterior walls are clad primarily of masonry brick.
 The exterior windows were upgraded to aluminum sealed double pane window units in approximately 2000. The wood windows in the library were not replaced and remain original 1926 construction.
 All exterior entrance and utility doors were upgraded to hollow metal and steel frames with new hardware in approximately 2009. The original (1926) wood main entrance doors remain.
 All roofs were replaced in 2009. Sloped roof sections have asphalt shingles and flat roof sections have a modified bituminous (SBS) membrane with granular surface capsheet and flashing.

The building envelope is generally in acceptable condition overall.

Interior Summary:

The majority of the interior flooring consists of vinyl tile and sheet vinyl resilient floor systems. The library and gymnasium have wood flooring; all stairs are finished with hardened rubber; and, the main office and upper meeting room flooring consists of carpet.
 Interior walls consist mainly of painted hardboard or plaster.
 Ceiling finishes include acoustic tile glued to hardboard surface and suspended T-bar ceilings with in-laid acoustic tile in the computer lab, main office and stage area.
 Interior entrance doors are painted hollow metal in steel frames with a small glass insert installed in 2010.
 All interior doors are original stained wood in wood frames with standard hardware.

Interior finishes are generally in acceptable condition.

Mechanical Summary:

Domestic water distribution is copper and waste water piping (storm and sanitary) is cast iron.
 Domestic hot water is provided by a 33.3 Imp. gal John Wood natural gas-fired water heater located in the boiler room.
 Heating is provided by two Bryan steam boilers located in the boiler room supplying perimeter finned tube radiation and convectors.
 Fire protection is provided by standpipes and hoses present in corridors of the school.

The mechanical systems are generally in acceptable condition overall.

Electrical Summary:

The electrical supply is fed underground from utility-owned pole-mounted transformers to the main distribution switchboard (200 A, 120/208V, 3 phase service). The main distribution panel provides power to other sub-panels that serve the various sections of the building.

The lighting in the building is primarily fluorescent lighting with T-12 fixtures. The various main floor storage rooms, basement storage and crawl space service tunnels are lit using incandescent fixtures.

Exterior lighting around the school is provided by wall-mounted high intensity discharge lighting and incandescent pendant fixtures. Emergency lighting in the school is provided by battery packs with integral and remote heads. Exit signage is by LED fixtures.

The fire protection system is a Notifier fire alarm system. Intrusion alarming is provided by a Regency / Silent Knight keyed alarm system with motion sensors throughout.

The electrical system is in acceptable condition.

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations***

Foundations appear to be cast-in-place ("CIP") concrete strip footings, spread footings, and foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1926	0	MAR-11

A1030 Slab on Grade*

Original building has concrete slab on grade in the boiler room and basement storage areas. Concrete slab on grade is also present in 1972 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

A2020 Basement Walls (& Crawl Space)*

Basement and crawl space walls are constructed of a combination of CIP concrete and brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

B1010.01 Floor Structural Frame (Building Frame)*

The original building main floor and second floor have suspended structural CIP concrete floors supported on concrete and masonry columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

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

Interior walls are assumed to consist of load bearing brick masonry and CIP concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1926	0	MAR-11

Event: Conduct Structural Repairs (Rough Estimate)

Concern:

Cracking was observed in the interior load bearing wall in the second floor northwest classroom in the 1926 Section.

Recommendation:

Perform structural repairs. Results of the study are required in order to determine repair options and more accurate estimates, therefore, an "order of Magnitude" estimate has been provided here in.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$150,000	Medium

Updated: MAR-11

Event: Conduct a Structural Review

Concern:

Cracking on load-bearing interior walls of original structure was identified.

Recommendation:

Conduct a structural review to determine the appropriate and most economical repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$3,500	Medium

Updated: MAR-11

B1010.03 Floor Decks, Slabs, and Toppings*

Floor slabs and toppings in the original building are constructed from concrete and wood. Floors repairs identified in the 2005 Facility Evaluation Report have since been corrected. No further issue remains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

B1010.09 Floor Construction Fireproofing*

Non-combustible concrete floors throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

B1010.10 Floor Construction Firestopping*

Original building has penetrations in basement boiler room and storage areas that are not sealed with firestopping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

Event: Seal Penetrations Through Fire Rated Assemblies

Concern:

Penetrations in basement ceiling not sealed.

Recommendation:

Seal all penetrations in the ceiling of basement with ULC approved firestopping material.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,100	Low

Updated: MAR-11

B1010.11 Other Floor Construction*

Wood floor of the stage is presumed to be supported on a structural wood frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

B1020.01 Roof Structural Frame*

Original building has a heavy timber frame supporting plank wood roof sheathing.
The 1972 Addition has a combination of structural steel joists and wood joists both supporting metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

B1020.06 Roof Construction Fireproofing*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* -1926 Section

Original building is clad in brick veneer.

Appears mortar throughout has been repaired within the last 5 years. Previously reported "damaged mortar" is no longer a concern.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* -1972 Addition

The majority of the 1972 Addition is clad in brick to match the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

The north elevation of the 1972 Addition is clad with exposed concrete masonry units ("CMU").

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1972 Addition

Polyurethane joint sealers are present at all exterior joints, around windows, doors and vents throughout the 1972 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	20	MAR-11

Event: Replace Original Joint Sealant (~40 m)

Concern:

Based on observation, joint sealers appear to have reached or exceeded their end of life.

Recommendation:

Replace joint sealant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,500	Low

Updated: MAR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2000**

Polyurethane joint sealers are present at all exterior joints and around windows of the 1926 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-11

Event: Replace Joint Sealers Around Windows (~226 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,800	Unassigned

Updated: MAR-11

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2008**

Polyurethane joint sealers are present around all doors in the 1926 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	MAR-11

Event: Replace Joint Sealant Around Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,000	Unassigned

Updated: MAR-11

B2010.01.13 Paints (& Stains): Exterior Wall**

Painted CMU on both elevations at the breezeway between the 1926 Section and 1972 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	MAR-11

Event: Paint Exterior Walls (~125 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,500	Unassigned

Updated: MAR-11

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

Exterior walls are a combination of CIP concrete and concrete masonry unit wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

B2010.02.03 Masonry Units: Ext. Wall Const.*

Exterior walls are a combination of CIP concrete and CMU.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Metal grilles and louvres are provided on the exterior in the air handling unit room and under the corner windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)**

All windows in original building, with the exception of the library, have been replaced with aluminum framed double pane glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-11

Event: Replace Aluminum Windows (~50 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$57,700	Unassigned

Updated: MAR-11

B2020.01.01.05 Wood Windows (Glass & Frame)**

Original wood framed, single pane lead windows in Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	35	MAR-11

Event: Replace Library Windows (~13 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,800	Unassigned

Updated: MAR-11

B2030.01.02 Steel-Framed Storefronts: Doors**

Steel framed doors with small glass insert at all entrances except main north entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	30	MAR-11

Event: Replace Entrance Doors (~6 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$14,700	Unassigned

Updated: MAR-11

B2030.01.10 Wood Entrance Door**

Main north entrance is likely original and stained solid wood.

NOTE TO AI REVIEWER: WE ARE UNABLE TO CHANGE OR DELETE THE PREPOPULATED FAILURE REPLACEMENT ACTION. THIS ACTION IS CONFIRMED AS HAVING BEEN COMPLETED. REFER TO B2030.01.02. ONLY LCR ACTION FOR FRONT ENTRANCE DOOR DATED 2014 IS RELELVENT.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	30	MAR-11

Event: Completed 2010 - Replace wood entrance doors with HM doors and hardware

Concern:

Exterior doors on the building perimeter were observed to have damaged and deteriorated finishes, including minor damage to wood surfaces. Beyond design life and low energy efficiency.

Recommendation:

Replace all wooden entrance doors with HM doors and hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$54,768	Medium

Updated: MAR-11

Event: Replace Wood Entrance Door (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$40,000	Unassigned

Updated: MAR-11

B2030.02 Exterior Utility Doors**

Steel framed utility doors at the Boiler Room exit and the south emergency exit from the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	40	MAR-11

Event: Replace Utility Doors (~4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2050	\$3,600	Unassigned

Updated: MAR-11

B3010.01 Deck Vapor Retarder and Insulation*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-11

B3010.02.01.01 Asphalt Shingles**

Sloped roof surfaces of original building have an asphalt shingle roof assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	MAR-11

Event: Replace Asphalt Roof (~667 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$30,600	Unassigned

Updated: MAR-11

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)**

SBS roofing installed on all flat roof sections of both the original structure and the 1972 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	MAR-11

Event: Replace SBS Roofing (~800 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$146,900	Unassigned

Updated: MAR-11

B3010.08.02 Metal Gutters and Downspouts**

Metal downspouts and eavestrough present to drain storm water from pitched roofs and scuppers to lower roof levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	MAR-11

Event: Replace Downspouts and Gutters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$1,000	Unassigned

Updated: MAR-11

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

Soil vents, roof vents and roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	0	MAR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior fixed partitions are generally wood framed with plaster or drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-11

C1010.03 Interior Operable Folding Panel Partitions**

Accordion style pocket door / partition at front of stage in 1972 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace Accordion Partition (~16 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$22,000	Unassigned

Updated: MAR-11

C1010.05 Interior Windows*

Single pane metal frame windows at the main office and in the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1926	0	MAR-11

C1010.06 Interior Glazed Partitions and Storefronts*

Interior glazed partitions and storefront doors in southwest and southeast main floor corridor at stairwells in the 1926 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1926	0	MAR-11

Event: Upgrade Doors to Fire Rated Assemblies (8 doors)

Concern:

Corridor not separated from stairwell egress by a fire rated assembly.

Recommendation:

Upgrade existing storefront doors to ULC-approved fire rated assemblies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$19,500	Low

Updated: MAR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Solid stained wood doors with standard hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

C1020.03 Interior Fire Doors*

Solid wood doors present at entry to basement storage areas.
Metal wrapped door provided to boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1926	0	MAR-11

Event: Install Corridor Doors (4 units)

Concern:

Fire rated doors assemblies not provided at top of stair well in second floor corridor.

Recommendation:

Install ULC approved and stamped fire rated door assemblies in second floor corridor at stairwell locations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2011	\$9,800	Low

Updated: MAR-11

Event: Upgrade Doors to Fire Rated Assemblies (~3 units)

Concern:

ULC-approved, fire rated doors are not provided to boiler room, and basement storage areas.

Recommendation:

Replace with ULC-approved and stamped fire rated door assemblies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$2,700	Low

Updated: MAR-11

C1020.04 Interior Sliding and Folding Doors*

Wood sliding doors on closet in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

C1030.01 Visual Display Boards - SMART Boards**

SMART Boards were installed within the past 1 to 3 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	MAR-11

Event: Replace SMART Boards (~7 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$52,500	Unassigned

Updated: MAR-11

C1030.01 Visual Display Boards - Tack & White Boards**

Wall mounted metal framed cork boards, tack boards, and white boards in corridors, offices, and classrooms throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-11

Event: Replace Tackboards (~35 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$24,100	Unassigned

Updated: MAR-11

Event: Replace Whiteboards (~22 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,500	Unassigned

Updated: MAR-11

C1030.02 Fabricated Compartments (Toilets/Showers)**

Painted wood partitions are present in student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	30	MAR-11

Event: Replace Wood Partitions (~9 compartments)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: MAR-11

C1030.06 Handrails*

Painted metal handrail and railing on stairs to back stage in 1972 Addition.
 Painted metal wall mounted handrails in stairways of original building.
 Painted metal railing on either side of the stairs to the upper meeting room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

C1030.08 Interior Identifying Devices*

Interior signage, wall mounted emergency egress plans etc. throughout building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

C1030.12 Storage Shelving*

Wooden and metal storage shelving in storage areas, and classrooms throughout.
 Classrooms, corridors, and boot room have coat storage shelves and/ or hooks, and metal boot/shoe racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Mirrors, liquid soap dispensers, waste containers, paper towel and toilet paper dispensers in all washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

C2010 Stair Construction*

Stairs in original building and in the stage area of the 1972 Addition are wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

C2020.05 Resilient Stair Finishes**

Stairs to stage and second floor of the 1926 Section have hardened rubber flooring on treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-11

Event: Replace Rubber Stair Treads (~23 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,000	Unassigned

Updated: MAR-11

C2020.06 Carpet Stair Finishes**

Stairs to meeting room from second floor are finished with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-11

Event: Replace Carpet on Stairs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,200	Unassigned

Updated: MAR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

Concrete wall finishes in some basement storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

C3010.06 Tile Wall Finishes**

Ceramic wall tile present at back splashes of mop sinks and around urinals in student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	MAR-11

Event: Replace Ceramic Wall Tile (~8 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$2,200	Unassigned

Updated: MAR-11

C3010.09 Acoustical Wall Treatment**

Acoustic wall panels present in the library and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-11

Event: Replace Acoustic Wall Panels (~47 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,500	Unassigned

Updated: MAR-11

C3010.11 Interior Wall Painting*

Painted plaster and gypsum board throughout building sections.
Painted concrete in basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	0	MAR-11

Event: Repaint Concrete

Concern:

Paint peeling on concrete walls in basement mechanical room.

Recommendation:

Repaint concrete walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Medium

Updated: MAR-11

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete floors are present in the basement areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-11

C3020.04 Wood Flooring**

Hardwood flooring present in the Library of the 1926 Section; wood flooring in the gymnasium and stage in the 1972 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace Wood Flooring (~489 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$116,400	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - Sheet Vinyl**

Sheet vinyl flooring present in classrooms, staff room, and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-11

Event: Replace Sheet Vinyl Flooring (~905 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$76,400	Unassigned

Updated: MAR-11

C3020.07 Resilient Flooring - Vinyl Tile**

Vinyl tile flooring present in library office, computer room, corridors, student washrooms, and basement washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-11

Event: Replace Vinyl Tile Flooring (~397 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,100	Unassigned

Updated: MAR-11

C3020.08 Carpet Flooring**

Carpet flooring is present in the upper meeting room and a small area of the main floor northwest classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	MAR-11

Event: Replace Carpet (~50 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,500	Unassigned

Updated: MAR-11

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Concrete ceiling finishes in basement storage are exposed concrete and unpainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)**

T-bar ceiling grid with acoustic tile present in the library office, computer lab, main administration offices, gym storage room and stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-11

Event: Replace Acoustic Ceiling Tiles (~156 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,300	Unassigned

Updated: MAR-11

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - Adhered Tile**

Acoustic ceiling tile glued to gypsum board or plaster in all classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

Event: Replace Ceiling Tile (~400 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,500	Unassigned

Updated: MAR-11

C3030.07 Interior Ceiling Painting*

Painted plaster, gypsum and textured ceilings in corridors and upper meeting room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-11

S4 MECHANICAL

D2010.04 Sinks** - Janitor Sinks

Two wall-mounted enamel iron service sinks and two floor-mounted hardened plastic service sinks in janitor storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace Janitor Service Sinks (4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,900	Unassigned

Updated: MAR-11

D2010.04 Sinks** - Stainless Steel Service Sinks

Three stainless steel sinks are located in various storage rooms and the staff room in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-11

Event: Replace Stainless Steel Sinks (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$4,600	Unassigned

Updated: MAR-11

D2010.08 Drinking Fountains/Coolers**

There are approximately 3 vitreous china drinking fountains in the building, one of which is inoperable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	35	MAR-11

Event: Replace China Fountains (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,300	Unassigned

Updated: MAR-11

Event: Replace Inoperable Fountain (1 unit)

Concern:

China drinking fountain is marked as "Not Working".

Recommendation:

Replace inoperable fountain with a working model.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,700	Low

Updated: MAR-11

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

13 vitreous china flush tank toilets.
 1 tankless toilet with proximity sensor flush valve.
 3 wall-mounted vitreous china urinals with dump tank fixtures.
 6 vitreous china lavatories and two stainless steel lavatories with standard trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	MAR-11

Event: Replace 14 Flush Tank Toilets, 3 Urinals, and 8 China Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$63,700	Unassigned

Updated: MAR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Galvanized steel water main with copper distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D2020.01.02 Valves: Domestic Water**

Isolation valves on domestic water distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-11

Event: Replace Isolation Valves (~18 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,200	Unassigned

Updated: MAR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

There are backflow prevention devices on the irrigation line, domestic water line, boiler water line and fire suppression system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-11

Event: Replace Backflow Preventors (~8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$25,000	Unassigned

Updated: MAR-11

D2020.02.06 Domestic Water Heaters**

John Wood natural gas-fired 33.3 Imp. gal. domestic water heater (22.7gal/hr).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	MAR-11

Event: Replace Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$1,900	Unassigned

Updated: MAR-11

D2020.03 Water Supply Insulation: Domestic*

Domestic distribution lines are mostly uninsulated where observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

Event: Insulate Domestic Water Lines (~1900 m)

Concern:

Domestic hot water lines are mostly uninsulated and waste energy due to radiation losses.

Recommendation:

Insulate domestic hot water distribution lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2012	\$19,000	Low

Updated: MAR-11

D2030.01 Waste and Vent Piping*

Cast iron waste water (storm and sanitary) piping is connected to the City collection sewers. ABS (plastic) soil vents extending above the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D2030.02.04 Floor Drains*

A drain which connects to a sump is located in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D2040.01 Rain Water Drainage Piping Systems*

Roof drains convey water to interior rainwater leaders which drain to storm water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D2040.02.04 Roof Drains*

Roof drains with cast aluminum strainers connect to the internal rainwater leaders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	0	MAR-11

D3010.02 Gas Supply Systems*

Natural gas line to boiler and hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D3020.01.01 Heating Boilers & Accessories: Steam**

Two natural gas-fired Bryan steam boilers are located in the boiler room, each with an output capacity of 1032mbh.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-11

Event: Replace Steam Boilers (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$61,200	Unassigned

Updated: MAR-11

D3020.01.03 Chimneys (& Comb. Air): Steam Boilers**

The boiler breeching is connected to the original masonry chimney. Combustion air supply consists of original sheet metal natural draft ducting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-11

Event: Replace Boiler Chimney and Comb. Air (~10 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$6,600	Unassigned

Updated: MAR-11

D3020.01.04 Water Treatment: Steam Boilers*

The boiler water is treated using a manual chemical pot feeder system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-11

D3030.08 Other Refrigeration Systems*

Three swamp coolers are present in the restricted space accessible from the main corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D3040.01.01 Air Handling Units: Air Distribution**

A Trane air handling unit ("AHU") provides fresh air to the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace AHU

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,300	Unassigned

Updated: MAR-11

D3040.01.04 Ducts: Air Distribution*

Non-insulated low-volume sheet metal ducting throughout service tunnels, basement storage and bulkheads. Balance of ducts are concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Original grilled diffusers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D3040.02 Steam Distribution Systems: Piping/Pumps**

Original black pipe distribution piping in crawl space service tunnels.
Electric motors on circulation pumps. Mostly original steam traps with random replacements due to attrition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-11

Event: Replace the Steam Distribution Piping (~2425 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$225,600	Unassigned

Updated: MAR-11

D3040.04.01 Fans: Exhaust**

Two mushroom-type exhaust fans are present on the rooftop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	MAR-11

Event: Replace Exhaust Fans (~2425 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$38,900	Unassigned

Updated: MAR-11

D3040.04.03 Ducts: Exhaust*

Non-insulated low-volume sheet metal ducting connects grilles and exhaust equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Grilled exhaust inlets are original to each section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D3050.01.01 Computer Room Air Conditioning Units**

A ceiling-mounted air conditioning unit is present in the computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-11

Event: Replace Computer Room A/C (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$18,200	Unassigned

Updated: MAR-11

D3050.05.01 Convectors**

Convectors are located adjacent to entrances, in storage rooms, offices and stairwells throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-11

Event: Replace 18 Convectors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,200	Unassigned

Updated: MAR-11

D3050.05.02 Fan Coil Units**

One fan coil unit is present in the boiler room of the lower level of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace Fan Coil Unit (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,500	Unassigned

Updated: MAR-11

D3050.05.03 Finned Tube Radiation**

Steam finned-tube radiators are installed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-11

Event: Replace Finned Tube Radiators (~2425 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$112,900	Unassigned

Updated: MAR-11

D3060.02.02 Pneumatic Controls**

Original pneumatic system with Brunner compressor and air dryer in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-11

Event: Replace Pneumatic Controls (~2425 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,200	Unassigned

Updated: MAR-11

D4010 Sprinklers: Fire Protection*

A wet-pipe fire sprinkler system is installed in the stage area of the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D4020 Standpipes*

Original standpipe and hoses in cabinets throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall-mounted fire extinguishers are located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

A utility-owned pole-mounted transformer was present on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-11

D5010.03 Main Electrical Switchboards (Main Distribution)**

The main electrical service is a 200A, 120/208 Volts, 3 Phase system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-11

Event: Replace Main Electrical Switchboard (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$45,600	Unassigned

Updated: MAR-11

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

8-12-24-30-42-60 circuit panelboards throughout the school. Most are near capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace Electrical Panelboards (6 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$29,300	Unassigned

Updated: MAR-11

D5010.07.02 Motor Starters and Accessories**

Stand alone Allen-Bradley starters where required throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace Motor Starters (12 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,000	Unassigned

Updated: MAR-11

D5020.01 Electrical Branch Wiring*

The electrical wire in the building is standard wire in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Line voltage switches throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent fixtures in service tunnels, storage and utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

The school has a combination of hanging and flush-mounted obsolete T-12 lights and magnetic ballasts throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-11

Event: Replace T-12 with T-8 Fixtures (~2425 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$211,700	Unassigned

Updated: MAR-11

D5020.02.02.03 Interior Metal Halide Fixtures*

Metal halide fixtures are installed in the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs and remote heads installed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-11

Event: Replace Emergency Lighting Battery Packs (7 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$8,300	Unassigned

Updated: MAR-11

D5020.02.03.03 Exit Signs*

Exit signs are newer LED fixtures installed adjacent to various exits and stairwells in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Pendant incandescent fixtures provided at entries and exits from original school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High pressure sodium light fixtures are installed at various locations around the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)*

Exterior lighting is controlled by photocell and timer control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

D5030.01 Detection and Fire Alarm**

The building has a Notifier AFP-200 fire alarm panel installed near the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-11

Event: **Replace Detection and Fire Alarm System (~2425 m2/gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$66,700	Unassigned

Updated: MAR-11

D5030.02.02 Intrusion Detection**

The intrusion detection system consists of a Silent Knight / Regency system with motion detectors located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-11

Event: **Replace Panel and 7 Sensors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$6,800	Unassigned

Updated: MAR-11

D5030.03 Clock and Program Systems*

Simplex master clock integrated with PA system in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-11

D5030.04.01 Telephone Systems*

Meridian system integrated with PA system. Handsets are located in each classroom. Provides internal / external calling, paging and intercom functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-11

D5030.04.04 Data Systems*

Fibre service installed. Cat 5 cable throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-11

D5030.04.05 Local Area Network Systems*

LAN system is installed throughout the school. Wireless WiFi installed throughout in 2009/2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-11

D5030.05 Public Address and Music Systems**

Bogen PA system integrated with telephone system. Speakers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-11

Event: Replace Bogen PA Console

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,400	Unassigned

Updated: MAR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Metal and wooden moveable shelving, desks, chairs, computers, check out desk, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11

E1020.03 Theater and Stage Equipment*

Stage curtains and various theatrical equipment stored back stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Wall mounted basketball nets, fixed climbing equipment, and miscellaneous program equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-11

E2010.02 Fixed Casework**

Built-in original wooden shelving and cabinets are present throughout classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	35	MAR-11

Event: Replace Fixed Casework (~2425 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$222,300	Unassigned

Updated: MAR-11

E2010.03.01 Blinds**

Horizontal blinds present in classrooms and staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-11

Event: Replace Blinds (~40 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$4,300	Unassigned

Updated: MAR-11

E2020.04 Moveable Multiple Seating*

Moveable lunch tables and benches are present in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-11

F1010.02.04 Portable and Mobile Buildings**

Two portable classrooms were added to the northeast of the original building in 1997; however, based on available information, the portables were likely originally manufactured circa early to mid 1960s.

Building Envelope:

Exterior cladding consists of metal vertical siding with a wood siding skirt. The roof assembly is not original and consists of low sloping modified bituminous membrane (SBS) roofing (circa 2009). Windows consist of original operable metal frame and glass with metal exterior cages. Entrance doors are newly installed (2008) painted wood. The building envelope is in acceptable overall condition.

Interiors:

Flooring consists of carpet circa 1997 in one and sheet vinyl flooring circa 2006 with an area carpet in the second portable. Walls are painted gypsum board. The ceilings consist of acoustic ceiling tiles glued to gypsum substrates. Visual display boards include tackboards, white boards and digital SMART Boards.

Mechanical Systems:

The portable classrooms are outfitted with "Change Air" packaged heating and cooling unit (circa 2006) in each classroom. Furnaces are provided with combustion air via a fresh air intake grill installed on the side of the building. Combustion air is exhausted via an exhaust vent located on top of the building.

Electrical: Power is fed from the main building into the distribution panelboards located in each portable classroom. Data, telephone, intercom and fire alarm systems are integrated with the main building systems. Fluorescent T-12 strip lighting and illuminated exit signs are present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-11

Event: Replace Electrical Systems (~158 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$35,000	Unassigned

Updated: MAR-11

Event: Replace Interior Finishes - Sheet Vinyl Flooring (~86 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$7,300	Unassigned

Updated: MAR-11

Event: Replace Mechanical Systems (2 Furnaces)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$4,800	Unassigned

Updated: MAR-11

Event: Replace Remaining Exterior Finishes (~158 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$23,500	Unassigned

Updated: MAR-11

Event: Replace Remaining Interior Finishes (~158 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$19,500	Unassigned

Updated: MAR-11

Event: Replace SBS Roofing (~192 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$35,300	Unassigned

Updated: MAR-11

S8 FUNCTIONAL ASSESSMENT

K3010.04 Power Supply & Electrical Outlets*

No surge suppression provided for electronic devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

Event: Install System-Based Surge Suppressor (1 unit)

Concern:

No surge suppression provided for electronic devices. Heavy reliance on use of power bars on extension chords for SMART Boards and computer stations.

Recommendation:

Install a system-based surge suppressor on the main power supply.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$3,500	Medium

Updated: MAR-11

K4010.01 Barrier Free Route: Parking to Entrance*

A designated handicap parking stall is not provided in the north parking lots. No barrier free access path from municipal sidewalks or parking areas is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

Event: Provide Barrier Free Access Pathway and Parking Stall

Concern:

No barrier free access path is provided to the building. Parking areas do not have designated handicap parking stalls.

Recommendation:

Provide wheelchair ramp to an accessible entrance and provide a wheelchair van parking stall with international signage and pavement markings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$1,900	Low

Updated: MAR-11

K4010.02 Barrier Free Entrances*

None provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

Event: Install Power Assisted Door Openers (1 set of doors)

Concern:

No barrier free entrance provided.

Recommendation:

Upgrade at least one exterior entrance door with power assisted door openers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$7,500	Low

Updated: MAR-11

K4010.03 Barrier Free Interior Circulation*

Horizontal pathways are sound and of sufficient width to allow wheelchair passage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

Event: Install Wheelchair Lifts (2 units)

Concern:

No barrier free access between floors or the stage.

Recommendation:

Provide attendant wheelchair elevator between floors and a wheelchair lift at the stage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$103,800	Low

Updated: MAR-11

Event: Provide Lever-type Handsets (~12 units)

Concern:

Interior doors use standard doorknobs.

Recommendation:

Provide at least one lever type handset per student accessible area (i.e. classrooms, library, etc.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$3,000	Low

Updated: MAR-11

K4010.04 Barrier Free Washrooms*

No barrier free washroom or stall provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

Event: Provide a Universal Barrier Free Washroom

Concern:

No barrier free washroom or stall provided.

Recommendation:

Provide at least one universal barrier free washroom in the building for staff and students.

The staff washroom located near the boot room can easily be converted to a barrier free washroom facility once barrier free access to this area of the building is provided.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$8,500	Low

Updated: MAR-11

K4030.01 Asbestos*

Asbestos management plan in place and survey completed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

Event: Continue Asbestos Management Program

Concern:

Asbestos has been proven present in some building materials.

Recommendation:

Continue asbestos management program with periodic update surveys.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$6,500	Medium

Updated: MAR-11

K4030.03 Mercury*

Flourescent lamps contain small amounts of mercury vapour.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

K4030.04 Mould*

No visible mould identified.

The facility operator reported past issues with water leaks and mould in the basement and crawl spaces but the issue has been repaired and no recurring leaks or mould development have been reported. It is recommended to periodically inspect the area for any recurring problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-11

K4030.09 Other Hazardous Materials*

Petroleum based products, paints, and solvents are present throughout facility operator rooms. All products are kept in appropriate containers and areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1926	0	MAR-11

K5010 Reports and Studies*

Elbow Park Elementary School was evaluated on October 1, 2010 by Golder Associates Ltd.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-11



Elbow Park - Main Floor Plan (2000)