

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Dunluce Elementary School

B3094A
Edmonton

Facility Details

Building Name: Dunluce Elementary School
Address: 11735 - 162 Avenue
Location: Edmonton

Building Id: B3094A
Gross Area (sq. m): 0.00
Replacement Cost: \$6,909,619
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: May 16 2006
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: \$1,107,150
5 year Facility Condition Index (FCI): 16.02%

General Summary:

This school for Grades K through 6 was originally built in Edmonton in 1978. It faces one street - 162 Avenue on the North. It is under the jurisdiction of Edmonton School District No.7.

The original 3116.3 square metres school was built in 1978. An addition of 824.14 square metres portables was built in 1984. The second addition of 161.06 square metres portable was installed in 2003. Total building area is 4101.53 square metres.

Both 1955 Original Building and 1959 Addition had modernization in 1999.

ABC Group A Division 2 - School. The building is one storey.

The 1978 Original Building is non-combustible and unsprinklered.

Structural Summary:

(1978) Original Building has concrete slab on grade on foundation walls on continuous concrete footing, concrete block and metal studs. Roof has inverted roofing on metal deck on OWSJ.

Overall structural system rating is acceptable.

Envelope Summary:

(1978) Original Building has inverted roofing, stucco, aluminum windows, metal doors and frames, fascia and prefinished metal soffit at Exits and Main Entrance.

Recommendations for future action include repair exterior stucco, repair exterior doors.

Overall envelope system rating is acceptable.

Interior Summary:

(1978) Original Building have suspended ceiling system with acoustic tiles, vinyl tile floor finish in Corridors; carpet in Administration, Library and Classrooms; ceramic wall tiles and ceramic tile flooring in Washrooms; whiteboards, chalkboards and projection screens in Classrooms.

Recommendations for future action include replace floor finishes, replace millwork, replace chalkboards with white boards, replace Corridor wood doors and frames, provide acoustic wall treatment in Music Room.

Overall interior system rating is acceptable.

Mechanical Summary:

The existing hot water heating system consisting of heating boilers, pumps, perimeter radiation & terminal units. The ventilation system Air handler meets ASHRAE 62-1989 standard and the present ventilation code requirements. Therefore, the existing heating and ventilation systems do not require modification.

The following are recommendations: Humidification boiler requires immediate replacement. All other systems are in acceptable condition - requiring routine maintenance at the end of their expected lifespan.

Overall, the mechanical system is in Acceptable condition.

Electrical Summary:

A 600A, 120/208V, 3 phase, 4 wire service has been provided for the school and is fed from an on-site pad mounted transformer. The switchboard is located in the electrical room and has spare capacity for the addition of future breakers. Lighting is provided by fluorescent fixtures utilizing T8 lamps and electronic ballasts. The fire alarm system is obsolete with spare parts no longer available and should be replaced. Overall, the electrical systems are in a good 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***

(1978) Original Building:

Perimeter Footing Classroom - 10x10x5mm HSS, 400x400mm foundation pedestal and 200mm concrete foundation wall on 40x300mm continuous concrete strip footing.

Perimeter Gymnasium Footing - 300m concrete foundation wall, 800x300mm continuous concrete strip footing.

Perimeter Footing (Mechanical Room 7) - 250mm concrete foundation wall, 400x300mm continuous concrete strip footing.

Interior Footing - Corridor - 200mm concrete foundation wall, 400x300mm continuous concrete strip footing.

Interior Footing (Resource Centre 30) - 200mm concrete foundation wall, 600x300mm continuous concrete strip footing.

Interior Footing (Administration Area) - 10x100x5mm HSS column, 40x400mm foundation post, 1200x1200x400mm pad footing.

Interior Footing (Early Child Studies 12) - 100x50mm HSS column, 30x300mm concrete pedestals, 900x900x300mm concrete pad footing .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	100	NOV-06

A1030 Slab on Grade*

100mm concrete slab, 150um polyethylene vapour barrier, compacted granular fill, 40 rigid insulation continuous at inside face of concrete foundation wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	100	NOV-06

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

(Classrooms, Administration Area) - 10x10x5mm HSS columns.

(Early Child Studies 12) - 100x50mm HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	100	NOV-06

B1010.05 Mezzanine Construction*

(Mezzanine over Early Childhood Studies 12) - 150mm concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	80	NOV-06

B1020.01 Roof Structural Frame*

North Sloped Metal Roof - metal sloped roofing, 50mm rigid roof insulation, 12.7mm gypsum board, 76mm steel deck, OWSJ.

(Mechanical Room 40) - 76mm steel deck, sloped 610mm OWSJ.

(Overhang at Entrance and Exit) - 76mm steel deck on W250x33.

(Gym 33) - 1210mm OWSJ @ 3100mm o.c.

(Resource Centre 30) - 1060mm OWSJ @ 3200mm o.c.

(Science 26) - 610mm OWSJ @ 3200mm o.c.

(Administration Area, Locker Room Area) - 460mm OWSJ @ 2100mm o.c.

(North and South Classrooms, Staff Lounge 13) - 610mm OWSJ.

(West Classrooms) - 730mm OWSJ @ 3200mm o.c.

(Corridor) - 76mm metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-06

B1020.04 Canopies*

(Gym 33 Overhang) - 150mm metal studs @ 400mm o.c. c/w 100x100x6mm angle bolted to concrete block wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

S2 ENVELOPE**B2010.01.06.03 Metal Siding****

Fascia (Administration area) - metal siding, 19mm metal furring channels/air space, 25mm rigid insulation, 12.7mm gypsum board, 150mm metal studs @400mm o.c., RSI 3.5 batt insulation, 100um polyethylene vapour barrier, 15.9mm type X gypsum board.

Fascia - (Gymnasium 33 over low roof) - metal siding, metal furring channels, 50mm rigid insulation, 300mm concrete block wall.

Fascia - (Mechanical Room 40 over low roof) -metal siding, metal furring channels, 50mm rigid insulation, 200mm concrete block wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

B2010.01.08 Cement Plaster (Stucco): Ext. Wall*

(Music 47, Stage 48, Classrooms 1, 2, 3, Girls Washroom 4) - Stucco, wire mesh, 19mm metal furring channels, air space / 25 rigid insulation, 12.7mm gypsum board, 150mm steel studs @400mm o.c., RSI 3.5 batt insulation, 100um polyethylene vapour barrier, 15.9mm type X gypsum board.

(Early Childhood Studies 12, Administration area, Staff Workroom) - Stucco, wire mesh, 19mm metal furring channels, air space / 25 rigid insulation, 12.7mm gypsum board, 150mm steel studs @400mm o.c., RSI 3.5 batt insulation, 100um polyethylene vapour barrier, 12.7mm type X gypsum board or vinyl clad gypsum board.

(Gym 33) - stucco, wire mesh, metal furring channel, 50mm rigid insulation, 300mm concrete block wall.

(Mechanical Room 40) - stucco, wire mesh, metal furring channel, 50mm rigid insulation, 200mm concrete block wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	75	NOV-06

Event: Repair stucco.**Concern:**

School has damaged stucco on West wall.

Recommendation:

Repair stucco.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,000	Medium

Updated: NOV-06

B2010.01.09 Expansion Control: Exterior Wall Skin*

School has expansion joints in stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	75	NOV-06

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

(Gymnasium 33) - 300mm concrete block wall.

(Mechanical Room 40, 7, Corridors, Locker Room area, Science 26, Lunch/Lounge 29, Library 39) - 200mm concrete block wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	100	NOV-06

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

(Music 47, Stage 48, Classrooms 1, 2, 3, Girls Washroom 4) - Stucco, wire mesh, 19mm metal furring channels, air space / 25 rigid insulation, 12.7mm gypsum board, 150mm steel studs @400mm oc, RSI 3.5 batt insulation, 100um polyethylene vapour barrier, 15.9mm type X gypsum board.

(Early Childhood Studies 12, Administration area, Staff Workroom) - metal siding, 19mm metal furring channels/air space, 25mm rigid insulation, 12.7mm gypsum board, 150mm metal studs @400mm o.c., RSI 3.5 batt insulation, 100um polyethylene vapour barrier, 15.9mm type X gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-06

B2010.06 Exterior Louvers, Grilles, and Screens*

School has metal louvres and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

B2010.09 Exterior Soffits*

Soffit - metal siding, building paper, 12.7mm gypsum board, 150mm steel studs @ 400mm o.c., RSI 3.5 batt insulation, 100um polyethylene vapour barrier, 12.7mm gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

B2020.03.02 Glazed Aluminum Curtain Wall

Window with lower panel - aluminum window, 3mm glasweld panel, 12.7mm fir plywood, 19mm rigid insulation, wood stud pony wall, 100um polyethylene vapour barrier, 12.7mm gypsum board, 12.7mm vinyl faced drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	NOV-06

B2020.04 Other Exterior Windows**

(Early Childhood Studies 12) - one 1400mm diameter double dome skydome c/w integral aluminum curb.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

B2030.01.02 Steel-Framed Storefronts**

Main Entrance, East & West Exits - metal framed storefronts with metal doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	30	NOV-06

Event: Repair steel framed storefronts.**Concern:**

Door paint peeled off.

Recommendation:

Repaint doors and frames. (approx 11 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,500	Medium

Updated: NOV-06

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)**

Original building (1978) has built-up bituminous roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

B3010.04.08 Membrane Roofing (Inverted/ Protected)**

Flat Roof (Gym and School) - gravel, 50mm rigid insulation, mopped roofing membrane, 12.7mm gypsum board, 75mm prefinished acoustic deck, OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

B3010.07 Sheet Metal Roofing**

North Roof - metal sloped roofing, 50mm rigid roof insulation, 12.7mm gypsum board, 75mm steel deck, OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

B3010.08 Flashing and Sheet Metal

Building has prefinished metal flashing.

Roof drains connect interior downspouts and underground sewage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

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

(Gym Storage 37) - cat ladder to roof and a metal hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

School has concrete block walls and metal stud partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

C1010.04 Interior Balustrades and Screens, Interior Railings*

(Mechanical Room 7) has a cat ladder c/w metal pipe railing to mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

C1010.05 Interior Windows*

(General Office 22, Classroom 3, 9, Administration area) - metal frame windows with wired glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

C1010.06 Interior Glazed Partitions and Storefronts*

(Interior Vestibule doors) have metal doors and sidelites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

C1020.01 Interior Swinging Doors**

Classrooms have wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	40	NOV-06

Event: Replace wood doors.**Concern:**

Some wood doors chipped.

Recommendation:

Replace wood doors and frames. (approx. 18 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$18,000	Medium

Updated: NOV-06

C1020.03 Interior Fire Doors*

(Mechanical Room 40, 7, Corridors) have 1.5 hour rated metal doors and metal frames.
 (Janitor 39) have 45 minute rated metal doors and metal frames.
 (Kitchen 42, Music Storage 47) has fire rated metal shutter over counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	50	NOV-06

Event: Repaint doors.**Concern:**

Door paints peeled off.

Recommendation:

Repaint metal doors and frames. (approx. 12 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,400	Medium

Updated: NOV-06

C1030.01 Visual Display Boards**

Classrooms have whiteboards, chalkboards and tackboards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	20	NOV-06

Event: Replace chalkboards.**Concern:**

Chalkboards are original.

Recommendation:

Replace chalkboards with whiteboards. (approx. 15 whiteboards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$15,000	Medium

Updated: NOV-06

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

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34) have prefinished metal toilet partitions.
 (Mens 25, Women 24) have prefinished toilet partitions.
 (Boys Shower 36, Girls Shower 34) have shower partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Lifecycle Replacement

Recommendation:

Replace prefinished toilet partitions. (approx. 16 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: NOV-06

C1030.08 Interior Identifying Devices*

All rooms have interior identifying name plates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	NOV-06

C1030.10 Lockers**

(Gym Teachers Shower 35) has 2 prefinished single tier metal lockers.
 (Boys Locker 36, Girls Locker 34) have 6 prefinished quadruple tier metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

C1030.14 Toilet, Bath, and Laundry Accessories*

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34, Gym Teacher 35, Early Childhood Studies 12 Washroom) have toilet accessories.
 (Boys Shower 36, Girls Shower 34, Gym Teacher 35) have shower accessories.
 (Mens 25, Women 24) have toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	NOV-06

C1030.17 Other Fittings*

West Exit has metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	10	NOV-06

C2010 Stair Construction*

(Early Childhood Studies 12) - a wood stair to Mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	100	NOV-06

C2020.06 Carpet Stair Finishes**

(Early Childhood Studies 12) - carpet on wood stair to Mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	10	NOV-06

Event: Replace carpet stair finishes**Recommendation:**

Replace the carpet finishes on one (1) stair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

Updated: NOV-06**C2020.08 Stair Railings and Balustrades***

(Early Childhood Studies 12) - wood stair handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

C2030.01 Ramp Construction*

(Music 47) - wood ramp c/w platforms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	100	NOV-06

C2030.02 Ramp Finishes*

(Music 47) - carpet on wood ramp and platforms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	NOV-06

Event: Failure Replacement**Concern:**

Carpet worn out.

Recommendation:

Replace carpet. (see C3020.08 -Carpet Flooring for the separate cost of the room)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,000	Medium

Updated: NOV-06

C3010.02 Wall Paneling**

(Staff Lounge 13) has wood wall panels.
(Gymnasium 33) has plywood wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace wood panels.**Recommendation:**

Replace 288m2 of wood paneling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$60,000	Low

Updated: NOV-06

C3010.04 Gypsum Board Wall Finishes*

Southwest (Early Childhood Studies) - 15.9mm type X gypsum board or 12.7mm gypsum board or 12.7mm vinyl clad gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	NOV-06

C3010.06 Tile Wall Finishes**

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34, Gym Teacher 35) have ceramic wall tiles.
 (Boys Shower 36, Girls Shower 34, Gym Teacher 35) have ceramic wall tiles.
 (Mens 25, Women 24) have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

Event: Replace tile wall finishes.**Recommendation:**

Replace 350m2 of tile wall finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

Updated: NOV-06

C3010.09 Acoustical Wall Treatment**

(Music 47) does not have acoustic wall treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	NOV-06

Event: Program Functional Upgrade**Recommendation:**

Provide acoustic wall treatment in music room (1982-south).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$20,000	Medium

Updated: NOV-06

C3010.11 Interior Wall Painting**

Building has painted gypsum board finishes and concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	10	NOV-06

Event: Repaint interior walls.**Recommendation:**

Re-paint interior walls (3500m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$100,000	Low

Updated: NOV-06

C3020.01.02 Paint Concrete Floor Finishes**

(MEC 7, 40) have painted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	10	NOV-06

Event: Repaint concrete floor finishes.**Concern:**

Paint peeled off.

Recommendation:

Repaint concrete floor. (approx. 105 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$5,250	Medium

Updated: NOV-06

C3020.02 Tile Floor Finishes**

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34, Gym Teacher 35) have ceramic tile flooring.
(Boys Shower 36, Girls Shower 34. Gym Teacher 35) have ceramic tile flooring.
(Mens 25, Women 24) have ceramic tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

Event: Replace tile flooring.**Recommendation:**

Replace ceramic tile flooring. (approx. 160 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$16,000	Low

Updated: NOV-06

C3020.04 Wood Flooring**

Gymnasium 33 has wood strip flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace wood flooring.

Recommendation:

Replace wood strip flooring. (approx. 490 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$98,000	Low

Updated: NOV-06

C3020.07 Resilient Flooring**

(Science 26, Science Prep 28, Resource 27, Audio-Visual Room, Gym Storage 31, 37, Custodian 41, Kitchen 42, Storage 59, Corridors) have vinyl tile flooring.
(Part of Early Childhood Studies, Classrooms 1, 3) have vinyl tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	NOV-06

Event: Replace resilient flooring.

Recommendation:

Replace vinyl tile flooring. (approx. 650 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$49,000	Low

Updated: NOV-06

C3020.08 Carpet Flooring**

(Administration area, Staff Lounge 13, Classrooms 1, 2, 3, 9, 10, 11, Library 30, Music 47, Stage 48) have carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1978	15	NOV-06

Event: Replace carpet flooring

Concern:

Classrooms' carpet is soiled and worn out.

Recommendation:

Replace carpet flooring. (approx. 1300 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$97,500	High

Updated: NOV-06

C3030.02 Ceiling Paneling (Wood)*

(Staff Lounge 13) has wood panel ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	60	NOV-06

C3030.04 Gypsum Board Ceiling Finishes*

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34, Gym Teacher 35) have gypsum board ceiling.
 (Boys Shower 36, Girls Shower 34. Gym Teacher 35) have gypsum board ceiling.
 (Mens 25, Women 24) have gypsum board ceiling.
 (Custodian 41, Storage 8) have gypsum board ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-06

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

(Corridors) - 12.7mm type X gypsum board on metal suspended system.
 (Classrooms and Administration area) have acoustic ceiling tile c/w suspended T-bar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

Event: Replace acoustic ceiling tiles.

Recommendation:

Replace acoustic ceiling tiles. (approx. 2500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$35,000	Low

Updated: NOV-06

C3030.07 Interior Ceiling Painting**

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34, Gym Teacher 35) have painted gypsum board ceiling.

(Boys Shower 36, Girls Shower 34, Gym Teacher 35) have painted gypsum board ceiling.

(Mens 25, Women 24) have painted gypsum board ceiling.

(Custodian 41, Storage 8) have painted gypsum board ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	20	NOV-06

C3030.09 Other Ceiling Finishes*

(Mechanical Rooms 7, 40, Gymnasium 33) have painted metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

S4 MECHANICAL**D2010.01 Water Closets****

Various washrooms - vitreous china flush tank and flush valve water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	35	NOV-06

D2010.02 Urinals**

Vitreous china stall urinals with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	35	NOV-06

D2010.03 Lavatories**

(1978) Various vitreous china wall hung - regular & handicapped accesible types.
(2002) Stainless steel countertop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	NOV-06

D2010.04 Sinks**

Single compartment, two compartment, triple compartment stainless steel - with & without drinking bubblers. Mop service sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace Sinks**Recommendation:**

Replace approximately 15 sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: NOV-06

D2010.05 Showers**

Institutional open shower rooms with individual vandal resistant heads and push button metering valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace Showers**Recommendation:**

Replace approximately 6 shower stations - heads & mixing valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: NOV-06

D2010.08 Drinking Fountains / Coolers**

Vitreous china, wall hung, single bubbler drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	35	NOV-06

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper domestic water piping - mainly solder joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	40	NOV-06

D2020.01.02 Valves: Domestic Water**

Various isolation gate and ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	40	NOV-06

D2020.01.03 Piping Specialties (Backflow Preventors)**

(1997) Backflow prevention devices on boiler make up water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	NOV-06

D2020.01.08 Hose Bibbs

Exterior, non-freeze, with key operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	NOV-06

D2020.02.06 Domestic Water Heaters**

Two gas fired domestic water heaters. A.O.Smith model BTRC120 110, 120 mbh input, 71 USGal capacity c/w Bell & Gossett, fractional HP recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	NOV-06

D2020.03 Water Supply Insulation: Domestic*

Fibreglass insulation on all domestic water piping. Jacketed in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	30	NOV-06

D2030.01 Waste and Vent Piping*

Mainly copper & cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	50	NOV-06

D2030.02 Waste Piping Specialties*

Floor drains and cleanouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	50	NOV-06

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping - hub & spigot joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	50	NOV-06

D2040.02.04 Roof Drains**

Conventional roof drains - various sizes - cast iron and shop fabricated, expanded metal strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

D3010.02 Gas Supply Systems*

(1978)(1982) Schedule 40 steel piping to boilers, furnaces and domestic water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	60	NOV-06

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

Insulated metal chimney from boiler, up through roof to weather cap. Serving steam humidification boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	NOV-06

D3020.02.01 Heating Boilers and Accessories: H.W.**

2 natural gas fired hydronic boilers. Teledyne Laars model HL1466 DN 0, 1466 mbh input each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	NOV-06

D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler**

Insulated metal chimney up through roof to weather cap. Combustion air duct serving all gas fired appliances in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace Chimneys (&Comb. Air): H.W. Boiler

Recommendation:

Replace main heating boiler chimney, breeching.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: NOV-06

D3020.02.03 Water Treatment: H. W. Boiler*

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

D3020.03.02 Chimneys (&Comb. Air): Furnace*

Insulated metal chimney up to weather cap on roof. Serving duct furnaces in original 1978 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

D3020.04.01 Fuel-Fired Duct Heaters**

(2002) Music room duct furnaces - Two Engineered Air model HX350-8-EAL.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	NOV-06

D3040.01.01 Air Handling Units: Air Distribution**

Canadian Blower Gymnasium supply & return fans (in NE Mechanical room) c/w pumped heating coils. Main school Air handler - Dunham Bush model HHU-215

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace Air Handling Units

Recommendation:

Replace 2 air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: NOV-06

D3040.01.04 Ducts: Air Distribution*

Sheet metal supply & return in ceiling and underfloor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Various square ceiling supply, sidewall supply, drum louvres, linear supply & return grilles & louvres throughout school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	30	NOV-06

D3040.03.01 Hot Water Distribution Systems**

Main heating pumps - Armstrong, 1.5 HP motor. Schedule 40 steel piping, insulated. Air handling unit coil pumps - Bell & Gossett.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	40	NOV-06

D3040.04.01 Fans: Exhaust**

Various washroom exhaust fans, kiln exhaust fan, residential style range hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace exhaust fans**Recommendation:**

Replace approximately 6 exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$7,500	Low

Updated: NOV-06

D3040.04.03 Ducts: Exhaust*

Sheet metal in ceiling. Kiln, washroom, kitchen exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

D3040.04.05 Air Outlets and Inlets: Exhaust*

Washroom exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	30	NOV-06

D3050.03 Humidifiers**

Weil McLain steam humidification boiler. Currently unused.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	25	NOV-06

Event: Replace steam humidification boiler**Concern:**

Steam boiler has not been used for some time. Chemical feed system has been disconnected. There is no humidification system in the school.

Recommendation:

Replace boiler and make humidification system operational.

Consequences of Deferral:

Potentially poor comfort conditions within the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$15,000	High

Updated: NOV-06

D3050.05.02 Fan Coil Units**

Force flow heaters at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace Fan Coil Units**Recommendation:**

Replace approximately 6 force flow units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: NOV-06

D3050.05.03 Finned Tube Radiation**

Perimeter finned tube radiation throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	40	NOV-06

D3050.05.06 Unit Heaters**

Hydronic unit heaters in mechanical room. Combustion air mixing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: Replace Unit Heaters**Recommendation:**

Replace approximately 2 unit heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: NOV-06

D3060.02.03 Pneumatic and Electric Controls

Honeywell duplex controls air compressor with Hankison refrigerated air dryer. Pneumatic control of perimeter radiation, terminal heating units and air handlers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	NOV-06

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Portable dry chemical fire extinguishers throughout building on wall mounting brackets. Regularly inspected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	30	NOV-06

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

An FPE 2 section switchboard has been provided, rated at 600A, 120/208V, 3 phase wire, and fed underground from an on-site pad mounted transformer that is located on the south side of the property. The switchboard is located in the electrical room. It is complete with a 600 main breaker. A surge suppressor has been provided. All feeder breakers have been well identified and there is ample spare capacity in the distribution section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	40	NOV-06

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

Branch circuit panels are located in the classroom wings and in service rooms. Panel boards are approximately 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	NOV-06

D5010.07.02 Motor Starters and Accessories**

Individual wall mounted motor starters have been provided. Starters are complete with pilot lights and selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	NOV-06

D5020.01 Electrical Branch Wiring*

All branch wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	50	NOV-06

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting control is provided by line voltage switches. All areas are locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	NOV-06

D5020.02.02.02 Interior Florescent Fixtures**

Surface mounted and recessed mounted fixtures have been provided. Fixtures are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	NOV-06

D5020.02.03.01 Emergency Lighting Built-in*

Selected lights around the school are fed from an on-site emergency engine-generator set and these lights act as emergency lights. All paths and points of egress are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	35	NOV-06

D5020.02.03.03 Exit Signs*

Exit signs are of the energy efficient, LED type. Exit lights have been provided over each required exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	NOV-06

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted H.P. Sodium have been provided all around the building. Fixtures are rated at 150 Watt with some at 100 Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	NOV-06

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

Exterior lighting is controlled by photo cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	NOV-06

D5030.01 Detection and Fire Alarm**

Fire alarm system is the product of Edwards, Model 6500. It is a hard wired system that is zoned and is complete with heat detectors, smoke detectors, pull stations, and bells. No strobes have been provided. Main control panel is located in the mechanical with a remote annunciator in the school entrance vestibule. The system is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1979	25	NOV-06

Event: Repalce fire alarm system

Concern:

Fire alarm system is obsolete and not supported by the manufacturer any more. System does not meet present day building code (no strobes). Spare parts are no longer available

Recommendation:

Replace the system with a new system reflecting current technology and in compliance with present day building codes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$35,000	High

Updated: NOV-06

D5030.02.02 Intrusion Detection**

Magnum MA 3000 system has been provided. It is complete with motion sensors, door contacts and key pads. System is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	NOV-06

D5030.04.01 Telephone Systems**

Telephone service is underground and it terminates in the supply room off the administration area. A Nortel Meridian telephone system has been provided with a phone set in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	NOV-06

D5030.04.03 Call Systems**

The call system is the product of Bogen Multicom 2000 and is located in the supply room off the administration area. It is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided in each class room and in the corridors. A music centre in interfaced with the call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	NOV-06

D5030.04.04 Data Systems**

Cat 5e data cabling has been provided throughout the school. Data outlets have been provided in each of the classrooms and in the administration areas. The network is located in the supply room off the administration area, and is complete with a data rack containing the patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	NOV-06

D5030.06 Television Systems*

Cable TV service has been provided for the school. The terminal board is located in a room off the library. A TV outlet has been provided in the library and the science lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	20	NOV-06

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

An emergency engine generator set has been provided. It is natural gas fired and is the product of Kato Light. It is rated at 15 kw and is complete an automatic transfer switch, and a battery charger. The generator supplies power to selected lights, fire alarm system, and selected mechanical equipment during a power outage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	NOV-06

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.05.03 Display Cases**

(Corridor near Janitor 39) has display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	NOV-06

E1020.02 Library Equipment*

(library 30) has book shelves, study carrels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

E1020.07 Laboratory Equipment*

(Infirmary Washroom) has eye wash station.
(Custodian 41) has eye wash station.
(Science Preparation Room 28) has a kiln c/w exhaust fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

E1090.02 Solid Waste Handling Equipment*

(Mechanical Room 7) has incinerator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

E1090.04 Residential Equipment*

(Kitchen 42) has microwaves, range c/w exhaust hood, fridge, freezer, cooler, dishwasher.
(Staff Lounge 13) has microwaves, range c/w exhaust hood, fridge, dishwasher.
(Custodian 41, Classroom 5, 10, Science 26, RR 27) have microwaves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(Gymnasium 33) has suspended basketball backstops, wall mounted fixed basketball backstops, curtain divider.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	15	NOV-06

E2010.02 Fixed Casework (Classroom Millwork)**

All classrooms have original millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	35	NOV-06

Event: Replace classroom millwork.**Concern:**

All classrooms have original millwork.

Recommendation:

Replace millwork. (approx. 100 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$100,000	Medium

Updated: NOV-06

E2010.02 Fixed Casework (Reception Counter)**

(library 30, General Office 23) have receptionist counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	NOV-06

Event: Replace receptionist counters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,000	Low

Updated: NOV-06

E2010.02 Fixed Casework (Vanities)**

(Boys 6, Girls 4, Gentlemen 15, Ladies 14, Boys Locker 36, Girls Locker 34, Gym Teacher 35, Early Childhood Studies 12 Washroom) have vanities.

(Mens 25, Women 24) have vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	35	NOV-06

Event: Replace vanities.**Recommendation:**

Replace vanities. (approx. 20 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Low

Updated: NOV-06

E2010.03.01 Blinds**

(All classrooms and Administration area) have vertical blind over windows.
 (Corridor windows) have vertical blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

Event: **Replace blinds.**

Recommendation:

Replace vertical blinds. (approx. 12 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: NOV-06

E2010.03.06 Curtains and Drapes**

(stage 38) has curtain and track.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

F1010.02.04 Portable and Mobile Buildings* (1982 - South)

(1982) Portable- South for four classrooms:

- SBS roofing
- metal siding
- Metal fascia
- prefinished metal capping
- roof drains connecting to interior downspouts
- sliding aluminum windows c/w wired mesh on outside
- wood floor assembly
- vertical blind
- acoustic ceiling ties and panels
- exterior wood door and wood frame
- interior prefinished wall panels
- Two Classrooms have both carpet and vinyl tile finishes.
- Two Classrooms have carpet finishes.
- tackboards and projection screen
- chalkboards and whiteboards
- millwork
- Corridor has vinyl tile finishes.
- Corridor has acoustic ceiling panels c/w T-bar system

Mechanical systems (each classroom):

- Heating & ventilation provided by Palm Air Furnace connected to supply diffusers at window sill. Condition: 4 (acceptable)
- Linear supply diffusers at window sills. Condition: 4 (acceptable)
- Ductwork - supply, return. Condition: 4 (acceptable).
- Gas lines to furnace. Condition: 4 (acceptable).
- Chimneys - metal, up to weather cap on roof. Condition: 4 (acceptable).
- Controls - low voltage to wall mounted thermostat. Condition: 4 (acceptable).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	0	NOV-06



Event: Repair Exterior metal siding and fascia

Concern:

Exterior metal siding and fascia requires replacement

Recommendation:

Replace 150m2 of exterior metal siding and fascia.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$50,000	High

Updated: NOV-06

Event: Replace Ceiling Tile

Recommendation:

Replace ceiling tile in classroom and corridors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,000	High

Updated: NOV-06

Event: Replace flooring

Recommendation:

Replace carpet and vinyl flooring (165 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$41,500	High

Updated: NOV-06

Event: Replace wood doors

Concern:

Exterior and interior wood doors and their hardware require replacement

Recommendation:

Replace nine (9) wood doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,000	High

Updated: NOV-06

Event: Replace wood paneling

Concern:

Wood panels above and below windows require replacement.

Recommendation:

Replace wood paneling above and below 8 windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,000	High

Updated: NOV-06

F1010.02.04 Portable and Mobile Buildings* (2003 -Southeast)

(2003) Free standing Portable for one classroom:

- Built-up roofing
- metal siding
- Metal fascia
- prefinished metal capping
- roof drains connecting to interior downspouts
- PVC windows c/w top hung unit and wired mesh on outside
- wood floor assembly
- vertical blind
- acoustic ceiling ties and panels
- exterior wood door and metal frame
- interior prefinished wall panels
- Classroom has both carpet and vinyl tile finishes.
- tackboards and projection screen
- chalkboards and whiteboards
- millwork
- Corridor has vinyl tile finishes.
- Corridor has acoustic ceiling panels c/w T-bar system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	NOV-06



Event: Repair exterior metal siding and fascia

Recommendation:

Replace metal siding and fascia (50 metres long)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$20,000	High

Updated: NOV-06

Event: Replace Ceiling panels

Recommendation:

Replace ceiling tiles in corridor and classroom, approximately 350 tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,000	High

Updated: NOV-06

Event: Replace built-up roofing

Recommendation:

Replace 165m2 of built-up roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,500	Low

Updated: NOV-06

Event: Replace interior and exterior door

Recommendation:

Replace exterior wood door and interior wood door (2 doors total).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,000	High

Updated: NOV-06

Event: Replace windows (5)

Recommendation:

Replace approx. 5 windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,500	High

Updated: NOV-06

F1010.02.04 Portable and Mobile Buildings* (1982 -West)

(1982) Portable- West for four classrooms:

- Built-up roofing
- metal siding
- Metal fascia
- prefinished metal capping
- roof drains connecting to interior downspouts
- sliding aluminum windows c/w wired mesh on outside
- wood floor assembly
- vertical blind
- acoustic ceiling ties and panels
- exterior wood door and metal frame
- interior prefinished wall panels
- All Classrooms have both carpet and vinyl tile finishes.
- tackboards and projection screen
- chalkboards and whiteboards
- millwork
- Corridor has vinyl tile finishes.
- Corridor has acoustic ceiling panels c/w T-bar system

Mechanical systems (each classroom):

- Heating & ventilation provided by Palm Aire Furnace connected to supply diffusers at window sill. Condition: 4 (acceptable)
- Linear supply diffusers at window sills. Condition: 4 (acceptable)
- Ductwork - supply, return. Condition: 4 (acceptable).
- Gas lines to furnace. Condition: 4 (acceptable).
- Chimneys - metal, up to weather cap on roof. Condition: 4 (acceptable).
- Controls - low voltage to wall mounted thermostat. Condition: 4 (acceptable).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	25	NOV-06

Event: Repair exterior metal siding and fascia

Recommendation:

Replace 150m2 of exterior metal siding and fascia.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$50,000	High

Updated: NOV-06

Event: Replace built-up roofing

Recommendation:

Replace 415m2 of roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$41,500	High

Updated: NOV-06

Event: Replace ceiling panels

Recommendation:

Replace ceiling panels in classroom and corridor (350 tiles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,000	High

Updated: NOV-06

Event: Replace doors

Recommendation:

Replace nine (9) exterior and interior wood doors and hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,000	High

Updated: NOV-06

Event: Replace flooring

Recommendation:

Replace carpet and vinyl flooring, approximately 415m2.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$41,500	High

Updated: NOV-06

Event: Replace wood paneling

Recommendation:

Replace wood panels below and above windows for 8 windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,000	High

Updated: NOV-06

F1010.02.04 Portable and Mobile Buildings* (Mech-2003)

Heating & ventilation provided by Lennox Furnace connected to supply diffusers at window sill. Condition: 3 (marginal)

- Linear supply diffusers at window sills. Condition: 4 (acceptable)
- Ductwork - supply, return. Condition: 4 (acceptable).
- Gas lines to furnace. Condition: 4 (acceptable).
- Chimneys - metal, up to weather cap on roof. Condition: 4 (acceptable).
- Controls - low voltage to wall mounted thermostat. Condition: 4 (acceptable).
- Fire extinguisher - wall mounted dry chemical. Condition: 4 (acceptable).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2003	0	NOV-06

Event: Failure Replacement

Concern:

Heat exchanger and/or controls have failed.

Recommendation:

Replace furnace with new.

Consequences of Deferral:

Lack of heat in portable classroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$7,500	Unassigned

Updated: NOV-06

F2020.01 Asbestos*

Asbestos Building Material Survey Report Dunluce Elementary School dated November 22, 2001 prepared by PHH Environmental Ltd. relating to mechanical elbow mud, duct insulation, domestic elbow mud, spray texture on wall, ceiling tiles, floor tiles, drywall joint compound.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-06

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance**

Building has a concrete curb cut at sidewalk at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	NOV-06

K4010.02 Barrier Free Entrances

Building does not have handicapped access at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	NOV-06

Event: **Provide automatic door access.**

Concern:

Building does not have handicapped access at front entrance.

Recommendation:

Provide automatic door access at front entrance. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$20,000	Medium

Updated: NOV-06

K4010.03 Barrier Free Interior Circulation

Building has Corridors wide enough for wheelchairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	NOV-06

K4010.04 Barrier Free Washrooms

(Mens 25, Women 24) have handicapped washroom units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	NOV-06

RECAPP Facility Evaluation Report



Dunluce Elementary School

S3094
Edmonton

Facility Details

Building Name: Dunluce Elementary School
Address:
Location: Edmonton

Building Id: S3094
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: May 16 2006
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: \$200,400
5 year Facility Condition Index (FCI): 0%

General Summary:

School faces one public street - 162 Avenue on the North side of school site.

Bus loading and pick up zone is along 162 Avenue. Asphalt parking lot for staff is located on the West side. Grass is on the East and South sides of the school buildings. Lawn is on the North side. Mature trees along the Northeast and Northwest sides of the site.

Domestic water, sanitary sewer, storm sewer and natural gas connected to mains in adjacent street. Connections presumed to be original (1978). No significant problems reported nor observed.

Parking lot has energized parking stalls.

Recommendations for future action include regrade around the building.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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.

S7 SITE**G1030.04 Slope Protection and Erosion Control**

Negative grading around the perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	NOV-06



Event: Regrade around building.

Concern:

(1978) - soil settled along the perimeter of building.

Recommendation:

Provide new grade around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,000	Medium

Updated: NOV-06

G2010.05 Roadway Curbs and Gutters*

Public asphalt road has curbs and gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

G2020.02.02 Flexible Paving Parking Lots(Asphalt)**

School has asphalt paving parking lot on the East side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	10	NOV-06

Event: Replace asphalt parking lot**Recommendation:**

Replace asphalt parking lot (72m x 13m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$140,400	Low

Updated: NOV-06

G2020.06.01 Traffic Barriers*

Parking lot has metal guide rails along the East side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

G2020.06.02 Parking Bumpers*

Parking lot has concrete bumpers along the East side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

G2020.06.03 Parking Lot Signs*

Parking lot has signages.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

G2030.04 Rigid Pedestrian Pavement (Concrete)**

School has concrete sidewalks at front entrance and to the Northwest Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	15	NOV-06

Event: Replace concrete sidewalk**Recommendation:**

Replace concrete sidewalk (204m x 1.8m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: NOV-06

G2040.03 Athletic and Recreational Surfaces**

School has basketball court c/w asphalt pavement on the South side; playground c/w sand on the Northwest side; soccer field c/w grass on the South side. Playground has slides, swings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

Event: Replace athletic and recreational surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: NOV-06

G2040.05 Site and Street Furnishings*

School has bicycle racks along the West wall of 1982 Portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	15	NOV-06

G2040.06 Exterior Signs*

School has exterior signage on North wall.

A free standing wood signage was installed on the Northwest boulevard lawn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	NOV-06

G2040.08 Flagpoles*

School Main Entrance has one flagpole on the front lawn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	NOV-06

G2050.04 Lawns and Grasses*

School has lawn strip along the North walls.
School has grass on the East and South sides.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	15	NOV-06

G2050.05 Trees, Plants and Ground Covers*

School has trees on Northeast and Northwest corners of front lawn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	10	NOV-06

G3010.02 Site Domestic Water Distribution*

Incoming 100mm domestic water service from main in adjacent street (162 Avenue).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant on NE corner of property - fed from main in adjacent street (162 Avenue).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

G3020.01 Sanitary Sewage Collection*

Main outgoing sanitary sewer to city mains in adjacent street (162 Avenue).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

G3030.01 Storm Water Collection*

Storm water collected from roof drains is discharged to city mains in the adjacent street (162 Avenue).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

G3060.01 Gas Distribution*

Natural gas service from main in 162 Avenue, to meter in meter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	NOV-06

G4010.04 Car Plugs-ins*

Rail mounted car plug-in receptacles have been provided for staff use. Receptacles are time and temperature controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	NOV-06