

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Greenview Elementary School

B3139A
Edmonton

Facility Details

Building Name: Greenview Elementary Sch
Address: 5904 - 38 Avenue
Location: Edmonton

Building Id: B3139A
Gross Area (sq. m): 0.00
Replacement Cost: \$7,170,141
Construction Year: 0

Evaluation Details

Evaluation Company: VFA Canada Corporation
Evaluation Date: September 13 2006
Evaluator Name: David S. Greeley, P.Eng.

Total Maintenance Events Next 5 years: **\$1,861,100**
5 year Facility Condition Index (FCI): **25.96%**

General Summary:

Built in 1980, Greenview Elementary School is located at 5904 - 38th Avenue, Edmonton, Alberta, T6L 3P5. It contains 3149.82 square meters in occupied floor space in the main school, all on one floor. Portable classrooms have been added (attached in 1980 & 1982 and called Pods) adding 419.2 and 407.8 square meters respectively bringing the total square meters to 3976.84. In 1989/1990, six portable classrooms were added (not attached to the main building but sitting behind the building on the north side) bringing the total occupied floor space for the entire site up to 4,485.23 square meters.

One of the Edmonton Public Schools located in District seven, currently there are 475 students enrolled at Greenview Elementary School, from kindergarten to grade six.

The main entrance to Greenview Elementary School is located on its southern facade facing 38th Avenue. One additional entrance is located on its southern facade, two on its eastern facade, and one on its back or northern facade.

Structural Summary:

The Greenview Elementary School has a concrete slab on grade foundation substructure with perimeter strip footings and thickened slab footings at interior bearing points.

The superstructure of Greenview Elementary School consists of load bearing concrete block exterior walls supporting steel beams and open web steel joists carrying a metal roof deck.

The six portable classroom trailers at Greenview Elementary School are built with wood frame walls sitting on a steel base frame. The steel base frame sits on pressure treated wood foundation pads.

Structurally the facility is in acceptable condition.

Envelope Summary:

The exterior wall envelope on Greenview Elementary School consists of masonry face brick veneer, concealed air space, rigid insulation with vapor retarder (assumed by assessor), and loadbearing concrete masonry block (CMU). The upper perimeter of the exterior walls has a "mansard-style" roof clad with vertical standing seam metal siding.

The attached Pods are wood frame in construction and are clad externally with flush, vertical metal panel siding and wood panel trim. Metal standing seam siding covers the perimeter of the Pods along the top of the exterior walls.

Windows are typically sealed double glazed aluminum slider units. Windows are covered with expanded metal mesh to prevent vandalism. Exterior doors are typically metal paneled doors with metal frames and glazing. Windows in the portable classrooms are a combination of vinyl clad, sealed double pane units and aluminum sliders.

The roofs on Greenview Elementary School appear original and consist of tar and gravel built up roofing membranes. There are eighteen domed topped roofing drains with interior drain leaders. The parapet height around the roof ranges from a low of 150mm to a high of 300mm and is flashed with repainted metal flashing. Access to the roof was via a

door from the mezzanine storage level in the gymnasium. A set of four square skylights sit on the roof above the library space below.

Roofs on the Pods are flat and covered with tar and gravel built up roofing membrane.

Roofs on the portables are flat, shed-style with rolled roofing coverings.

It is recommended that a new roof be installed on the Greenview Elementary School. In addition, wood entrance doors and exterior wood wall panels are recommended for replacement. Overall, the envelope is in acceptable condition.

Interior Summary:

The interior ceiling finishes in Greenview Elementary School are generally acoustical tile and painted gypsum wallboard. The gymnasium has an exposed ceiling composed of open web steel joists and painted metal roof deck.

Floor finishes in Greenview Elementary School are generally resilient vinyl composite tile (VCT) and carpet flooring. Strip wood flooring can be found in the gymnasium and ceramic flooring can be found in washrooms.

Interior wall finishes in Greenview Martin Elementary School are generally painted concrete masonry units and painted gypsum wallboard. Ceramic tile can be found on the walls in the washrooms.

There is one staircase leading from the first floor to the upper mezzanine mechanical room.

The interior of the six portable classrooms consists of carpet flooring, suspended acoustical ceiling tiles and a vinyl covered wallboard wall finish.

New flooring, acoustical ceiling tiles and casework are recommended. Overall interior rated as marginal to acceptable.

Mechanical Summary:

Mechanical systems for this building include two gas fired 1.2 MMBTU hot water boilers which provide heating hot water to air handlers, perimeter finned tube radiation, and unit heaters in service areas. Individual gas fired furnaces are utilized in pod and portable classrooms. Air distribution is by overhead ductwork and ceiling plenum return. The HVAC system is controlled remotely by pneumatic and DDC controls, with the exception of the pods and portable classrooms which are controlled locally with electric and electronic thermostats. The HVAC systems are generally in good condition overall.

Water distribution is by copper piping throughout, and the boiler make up is protected by a backflow preventer. Sanitary and storm drainage is by internal cast iron piping. DHW is provided by two 120,000 gas fired DHW heaters. The plumbing is in good condition overall.

Issues to be addressed include adding cooling for the computer area and removing the abandoned in place humidification system.

Electrical Summary:

Electrical systems in this building are overall in acceptable condition. The electrical service the building is provided is 120/208 Volt, 3 phase 4 wire with 800 Amp capacity. The fire alarm system has no strobes on audio devices. The fluorescent lighting is T12 style with magnetic ballasts. There is an Onan natural gas 15.6KVA (43amps @ 120/208volts) generator which provides emergency power to various hall and classroom fixtures.

Recommend replacement of the lighting system, as well as emergency battery packs located throughout the building when life-cycle replacement is warranted. Upgrade of the fire alarm system to one that includes audio/visual indicators is recommended when life-cycle replacement is warranted.. Installation of GFCI type receptacles near all sinks should be completed for code a safety purposes.

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

A1030 Slab on Grade*

The school has a concrete slab on grade foundation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B1010.01 Building Frame

The building structural frame consists of load bearing CMU construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B1010.02 Structural Interior Walls Supporting Roof

Interior structural walls are concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B1010.05 Mezzanine Construction*

Mezzanine construction consists of concrete floor construction with concrete masonry unit load bearing walls. The roof of the mezzanine consists of steel beams and metal roof decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	80	MAR-07

B1010.07 Exterior Stairs**

Both wood and metal exterior stairs onsite (used at portables).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07



B1020.01 Roof Structural Frame*

Open web steel joists and steel beams supporting metal roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B1020.04 Canopies*

There is a metal clad canopy over the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	50	MAR-07



B1020.06 Roof Construction Fireproofing*

Foamed in place fireproofing can be found throughout rated assembly penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

The school has clay brick cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	75	MAR-07

B2010.01.06.03 Metal Siding**

There is prefinished metal siding around the top portion of the first floor exterior perimeter walls and clads the upper mezzanine exterior walls in their entirety in a mansard configuration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

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

Exterior wall construction consists of concrete masonry units clad with clay brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

B2010.09 Exterior Soffits*

The soffit beneath the entry canopy is finished strip panelling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

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

Windows are typically sealed double glazed aluminum slider units. Windows are covered with expanded metal mesh to prevent vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

B2030.01.10 Wood Entrance Door**

Exterior doors are typically wood paneled doors with metal frames and glazing. Service doors are metal paneled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	MAR-07

Event: Replace Exterior Entrance Doors

Concern:

The exterior doors to Greenview Elementary School are worn and a continuing source of maintenance effort.

Recommendation:

Replace all exterior entrance doors at Greenview Elementary School. Total number of doors to replace: five sets of double exit doors.

Consequences of Deferral:

Continuing maintenance, increase energy usage are consequences of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$19,100	High

Updated: MAR-07

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

The school has an asphaltic built up flat roofing system. The upper roof (over the mezzanine mechanical room) also has an asphaltic built up flat roofing system. Some ponding evident.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

Event: Replace Built Up Roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$265,900	Low

Updated: MAR-07



B3020.01 Skylights - Greenview Elementary School B3139A**

There are four domed shaped skylights on the roof top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07



Event: Replace Rooftop Skylights (Four)

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

Updated: MAR-07

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

Lower roof access is via a wall installed roof hatch. Upper roof access is via a roof top installed roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

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

Generally interior fixed partitions are painted concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

Event: Investigate CMU Cracking**Concern:**

There is longitudinal cracking in the interior CMU fixed partition between rooms 11 (staff) and 12 (ECS). Crack has a gap width of 3 to 6mm.

Recommendation:

Retain a consulting engineering specialist to examine the cracking and report on causes with recommended repair methods.

Consequences of Deferral:

Continuing deterioration of the structural capacity of the facility at this location is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$8,500	High

Updated: MAR-07

**Event: Repair Masonry Cracking****Concern:**

There is longitudinal cracking in the interior CMU fixed partition between rooms 11 (staff) and 12 (ECS). Crack has a gap width of 3 to 6mm.

Recommendation:

With the recommended repairs provided by the consulting engineering specialist, repair the problem. A budgeted amount of \$10,000.00 has been included in the investigation estimate to conduct recommended repairs which may include removal of any site, frost susceptible soils and the improvement of site drainage.

Consequences of Deferral:

Continuing deterioration of the structural capacity of the facility at this location is a consequence of deferral.

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

Updated: MAR-07

C1020.01 Interior Swinging Doors**

Painted, hollow core panel interior swing doors with metal frame assemblies and knob hardware are typical in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

C1020.03 Interior Fire Doors*

Rated and labeled interior fire rated door and frame assemblies can be found within the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

C1030.01 Visual Display Boards**

Chalk, white and tack boards are the predominant visual display devices in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

Event: Replace Visual Display Boards 1980 Main Bldg

Recommendation:

Replace visual display boards in main 1980 original school. Assume six classrooms and two, sliding chalkboards, horizontal, two track, 1.2m x 3.6m, 2 sliding panels per classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$46,000	Low

Updated: MAR-07

C1030.02 Fabricated Compartments(Toilets/Showers) - Greenview Elementary School B3139A**

Prefinished toilet partitions are of hollow metal construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	MAR-07

Event: Replace Toilet Partitions

Concern:

The toilet and urinal partitions in the boys and girls washrooms are worn, some with operational issues.

Recommendation:

Replace partitions in boys and girls washrooms in the facility. Assume 12 toilet partitions and 4 urinal partitons.

Consequences of Deferral:

Continued operational concerns with partitons is a consequence of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$13,500	Medium

Updated: MAR-07

C1030.06 Handrails*

Hand rails are typically painted pipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

C1030.08 Interior Identifying Devices*

Generally, painted signs on doors provide interior identity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07



C1030.12 Storage Shelving*

Storage shelving throughout the facility is typically finished wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet accessories typically have a stainless steel or chrome finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

C2010 Stair Construction*

Precast unfinished concrete stairs lead to the mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

C2020.08 Stair Railings and Balustrades*

Stair hand rail is painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

C3010.06 Tile Wall Finishes**

Ceramic wall tile can be found in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

C3010.11 Interior Wall Painting**

Interior wall partitions are finished with paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	MAR-07

Event: Repaint Interior Walls 6400m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$44,300	Low

Updated: MAR-07

C3020.02 Tile Floor Finishes**

Ceramic tile floor finishes can be found in washroom spaces within the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

C3020.04 Wood Flooring**

The gym has varnished strip wood flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	MAR-07

Event: Refinish Wood Floor in Gym 506m2**Concern:**

The wood strip flooring in the gymnasium of Greenview Elementary school is worn. The repeated placement and removal of lunch tables into the gym has damaged its finish.

Recommendation:

Refinish wood flooring.

Consequences of Deferral:

Deterioration of the visual integrity of the building is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$27,000	Medium

Updated: MAR-07

C3020.07 Resilient Flooring**

Vinyl composite tile flooring is used in areas such as classrooms, ECS, kitchen and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	20	MAR-07

Event: Replace VCT Flooring Kitchen & ECS(105m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$4,500	Low

Updated: MAR-07

Event: Replace VCT floor in corridors**Concern:**

The VCT/VAT flooring in the corridors of Greenview Elementary School is aged and worn.

Recommendation:

Plan for the replacement of the VCT/VAT tile in the corridors of Greenview Elementary School. Assume corridors C1, C2, C5, C6, C9, C10, C11 and C12. Total Area is 261.6 square meters.

A hazardous materials report for Greenview indicates asbestos containing materials may include the floor tile. An allowance for abatement has been included in the estimate (floor replacement estimate: \$12,283; abatement allowance estimate: \$29,041). Estimate does not include allowance for down time of the occupied floor space.

Consequences of Deferral:

The deterioration of the visual integrity of the building is one consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$41,400	Medium

Updated: MAR-07

C3020.08 Carpet Flooring**

Sheet carpeting is used throughout the classrooms in the school as a floor covering. Carpet showing evidence of wear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	15	MAR-07

Event: Replace Carpet in classrooms and offices

Concern:

The carpet in offices and classrooms showing signs of wear.

Recommendation:

Remove and replace the carpet in offices 1 through 10. Area is 128.8m2. \$9,000.00.

Remove and replace the carpet in classrooms 11, 43, 44, 54, and 58. Area is 529.8m2. \$29,800.00.

Remove and replace the carpet in classrooms 19, 20, and 21. Area is 223.8m2. \$13,700.00.

Remove and replace the carpet in classrooms 22, 23, and 24. Area is 222.3m2. \$13,600.00.

Replace the carpeting in the corridors of Greenview Elementary School. Corridors include C8, C7, and C4. Area estimate is 228.4 square meters. \$14,700.

Consequences of Deferral:

The deterioration of the visual integrity of Greenview Elementary School is a consequence of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$80,800	Medium

Updated: MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Portions of the occupied space in the facility has taped and painted gypsum board ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

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

The majority of the ceiling finish (except for washrooms and gym) is white colored suspended T-bar acoustical ceiling tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

Event: Replace Acoustical Tile Ceiling 3977m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$67,300	Low

Updated: MAR-07

S4 MECHANICAL

D2010.01 Water Closets**

Water closets are typically floor mounted tankless vitreous china with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-07

D2010.02 Urinals**

Urinals are typically floor mounted vitreous china with manual flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-07

D2010.03 Lavatories**

Lavatories are stainless steel counter mounted units with single temperature spring return faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-07

D2010.04 Sinks**

Classroom and hallway sink and drinking fountain combination units are stainless steel counter mounted units with high spout faucets. Mop sinks are typically floor mounted fiberglass units. Mop faucets are equipped with vacuum breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-07

D2010.05 Showers**

Showers in the locker rooms are wall mounted gang showers without partitions. However, the shower areas were being used for storage at the time of assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

Wall mounted vitreous china drinking fountains and sink mounted drinking fountain spouts are available in corridors and in some class rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	35	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water supply throughout is by copper piping supplied from a 3 inch main from the municipal water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

D2020.01.02 Valves: Domestic Water**

Brass globe and gate type valves used throughout and in fair condition overall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	40	MAR-07

D2020.02.06 Domestic Water Heaters**

DHW is provided by 2 AO Smith gas fired 120,000 BTU hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-07



D2020.03 Water Supply Insulation: Domestic*

Domestic water supply lines were insulated with fiberglass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D2030.01 Waste and Vent Piping*

Cast iron piping is used for sanitary and vent piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D2040.01 Rain Water Drainage Piping Systems*

Rain water is conveyed from the roof by internal cast iron storm drain lines and outflows to the municipal storm water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D2040.02.04 Roof Drains**

Roof drains throughout with leaf strainers in place and intact.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

D3010.02 Gas Supply Systems*

Natural gas enters the east side of the building from and is distributed to the furnaces and DHW heaters in the main building and portable buildings. The gas line is painted steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

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

2 gas fired Allied Engineering Model AA -1200M , 1.2MMBTU boilers provide heating hot water for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-07

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Lifecycle Replacement

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

Updated: MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Three Mark Hot model A8-8 air handlers with reheat coils service the gymnasium, music room, and general building. They are located in the mechanical room. Problems were noted with the air balance in the main portion of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Balance Air System**Concern:**

During the assessment, some areas of the main building had high air flow through the diffusers, while others seemed to get little.

Recommendation:

Perform an air balance of the HVAC system to ensure proper airflow throughout the building.

Consequences of Deferral:

Improper air flow, excessive supply air noise in some areas, insufficient airflow in others.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$5,000	Medium

Updated: MAR-07

Event: Replace Air Handlers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$150,000	Low

Updated: MAR-07

D3040.01.02 Fans: Air Distribution*

Supply fans are integral to the AHU system. Separate return air fans are located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air filter equipment is integral to the air handler and uses disposable medium efficiency air filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Ductwork is fabricated galvanized steel ductwork throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D3040.01.06 Air Terminal Units: Air Distribution (VAV Box)**

Mixing boxes appear to be working properly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$75,000	Low

Updated: MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Heating hot water is conveyed through the building by black iron pipe and is used for perimeter heat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

D3040.04.01 Fans: Exhaust**

Rooftop mounted exhaust fans are used for building and bathroom exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Replace 5 Roof Exhaust Fans

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

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

Currently there is no AC equipment to cool the computer room, and temperatures were elevated. A split DX system is recommended to maintain proper operating temperature for the computers and more comfortable temperatures for the students.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	MAR-07

Event: Add AC for Computer Room

Concern:

Computer room lacks AC.

Recommendation:

Install split DX AC unit for the computer room.

Consequences of Deferral:

Shortened computer life, and uncomfortable room temperatures for teachers and students.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$4,000	Medium

Updated: MAR-07

D3050.03 Humidifiers**

A steam boiler humidification system was not operational and partially disassembled during the time of the assessment. It was noted that the system has been abandoned and is not likely to be used in the future. System should be properly removed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	25	MAR-07

Event: Demo Humidifier

Concern:

Steam boiler is abanded in the mechanical room.

Recommendation:

Demo the boiler.

Consequences of Deferral:

Remaining components could degrade further, leak, or cause other unforeseen problems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$1,500	Medium

Updated: MAR-07



D3050.05.01 Convectors**

Wall convectors in entryways and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

D3050.05.02 Fan Coil Units**

Fan coil units located in the ceiling by exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Finned tube radiation is used around the perimeter of some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

D3060.02.03 Pneumatic and Electric Controls**

A combination of electronic and pneumatic controls are used throughout the building, pods and portable units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

**D4020 Standpipes***

Fire protection throughout the main portion of the building is by hose and standpipe system supplied by a 6" main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguisher, both water canister type and ABC chemical, are located conveniently throughout. Inspection tags are current.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	MAR-07

S5 ELECTRICAL**D5010.01 Main Electrical Transformers****

Underground service from utility transformer near southern corner of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

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

Canadian General Electric 1200 Amp rated 120/208 Volt, 3 phase 4 wire with 800 Amp main breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

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

Canadian General electric panels located through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Replace Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$109,000	Low

Updated: MAR-07

**D5010.07 Motor Control Centers (Motor Control)****

Klockner-Moeller Motor control center in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Replace Motor Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$17,800	Low

Updated: MAR-07

D5020.01 Electrical Branch Wiring*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

Event: Replace Receptacles with GFCI Type

Concern:

Certain receptacle location near wet areas such as sinks or water coolers are not ground fault protected.

Recommendation:

Replace outlets with GFCI style outlets.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$2,700	Unassigned

Updated: MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

Various fixtures including 2' x 4' 3-lamp, 1' x 4' 2-lamp, or 1' x 8' 2-lamp T-12 fluorescents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$213,000	Low

Updated: MAR-07



D5020.02.03.01 Emergency Lighting Built-in*

Various hall and classroom fixtures on emergency power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	MAR-07

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$34,000	Low

Updated: MAR-07**D5020.02.03.03 Exit Signs***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Fixtures mounted on the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

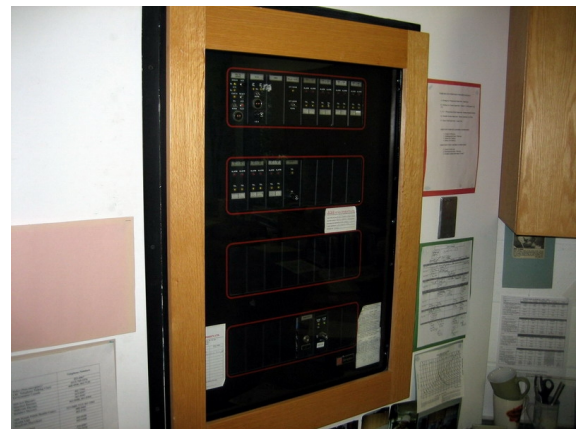
D5030.01 Detection and Fire Alarm**

Simplex system with 14 zones. No strobes on audible devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	MAR-07

Event: Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$192,000	Low

Updated: MAR-07

D5030.04.01 Telephone Systems**

Nortel Norstar phone server equipment. Interconnected with Bogen wall-mounted Multicom 2000 Administrative Communication System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-07

D5030.04.04 Data Systems**

Fiber optic feed from Alberta SuperNet. Switches and Category 5 wiring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-07

D5030.05 Public Address and Music Systems**

Bogen wall-mounted Multicom 2000 Administrative Communication System (designed for the needs of schools). It also provides master clock control and emergency call features including "911" emergency all-call for increased security and quick response. The Multicom 2000 system is microprocessor controlled and fully field-programmable for versatility and dependability.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	MAR-07

D5030.06 Television Systems*

CATV wiring to select areas; small amplifier in telecom room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-07

D5030.07 Other Communications and Security Systems*

Magnum Security 3000 with infrared motion detectors and key pad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-07

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

Onan natural gas 15.6KVA (43amps @ 120/208volts) generator in mechanical room (Various hall and classroom fixtures on emergency power).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E2010.02 Fixed Casework****

Fixed casework in the facility typically consists of painted wood construction upper and lower units having plastic laminate tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	35	MAR-07

Event: Replace Casework**Concern:**

The fixed casework in the following rooms: 11 (Staff), 49 (Classroom) and 58 (lunch) is at the end of its useful life. Replacement should be planned.

Recommendation:

Remove and replace the casework in the identified rooms. Assume 6.7 lineal meters of upper, 37.1 lineal meters of lower and counter top, and 2 sinks.

Consequences of Deferral:

Increasing maintenance and loss of visual integrity of the facility are consequences of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$56,100	Medium

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* 1980 and 1982 Pods

In 1980 and 1982, two portable additions (each including 4 classrooms) were added to the original 1980 building. The 1980 addition is situated on the northeastern side of the school and is identified as the 1980 Pod. It has 419 square meters of space. The 1982 addition is situated on the northwestern side of the school and is identified as the 1982 Pod. It has 408 square meters of space. Both Pods are attached to the original school building. The portables are steel frame base on pressure treated wood foundation, wood frame walls, combination of wood and metal cladding, vinyl windows with vandal screens, and flat built-up roof. Classrooms 25, 26, 28 and 29 are located in the 1980 Pod and classrooms 14, 15, 17 and 18 are located in the 1982 Pod. Interior flooring is a combination of VCT and carpet. Individual gas fired furnaces are utilized in each Pod classroom. Air distribution is by overhead ductwork and ceiling plenum return. The HVAC system is controlled locally with electric and electronic thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-07

Event: Refinish Exterior Doors 1980 and 1982 Pods

Concern:

The paint finish on the exterior doors at both Pods has failed, with the paint peeling and flaking.

Recommendation:

Strip and refinish the paint on the exterior doors to each Pod.

Consequences of Deferral:

Possible deterioration of the doors and loss of visual integrity of the facility are consequences of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,900	Medium

Updated: MAR-07



Event: Replace Carpet 1980 and 1982 Pods

Concern:

The carpet in the 1980 Pod classrooms is aged and worn.

The carpet in the 1982 Pod classrooms is aged and worn.

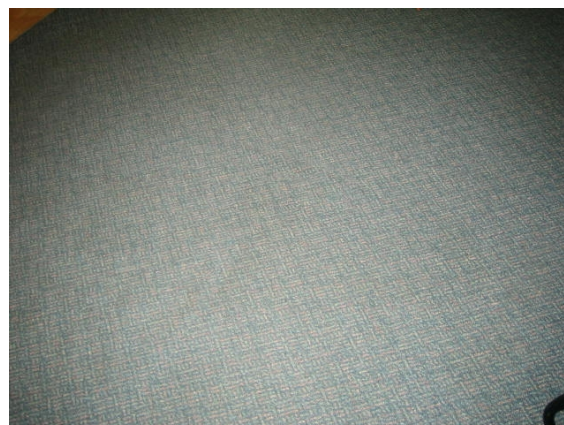
Recommendation:

Remove and replace the carpet in the classrooms in the 1980 Pod. Classrooms 25, 26, 28 and 29. Area assumed 75% (303.2) = 227.4m².

Remove and replace the carpet in the classrooms in the 1982 Pod. Classrooms 15, 16, 17 and 18. Area assumed 75% (311.2) = 233.4m².

Consequences of Deferral:

Consequence of deferral is the deterioration of the visual



integrity of the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$27,200	Medium

Updated: MAR-07

Event: Replace Casework 1980 and 1982 Pods(98 lin.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$120,200	Low

Updated: MAR-07



Event: Replace Exterior Wall Panels 1980 and 1982 Pods]

Concern:

The exterior painted wood wall panels beneath each window on both Pods have finishes which are peeling, cracking and splitting. In some instances, the wood is deteriorating. Immediate replacement warranted. The Pods include classrooms 14, 15, 17, 18, 25, 26, 28, and 29.

Recommendation:

Remove and replace the deteriorated wood wall panels. Assume 65 square meters of replacement and refinished panel.

Consequences of Deferral:

Immediate replacement is warranted to prevent envelope failure and the potential for water entry.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$24,900	Medium

Updated: MAR-07



Event: Replace VCT Flooring 1980 and 1982 Pods]

Concern:

The vinyl composite tile (VCT) in the four classrooms in the 1980 Pod is aged and worn.

The vinyl composite tile (VCT) in the four classrooms in the 1982 Pod is aged and worn.

Recommendation:

Replace the VCT/VAT flooring in the 1980 Pod classrooms

#25, 26, 28, and 29. Total area is assumed as 25%(303.2 m2) = 75.8 m2. A hazardous materials report for Greenview indicates ACM's may include the floor tile in the 80 Pod. An allowance for abatement has been included in the estimate (floor replacement estimate: \$4,331; abatement allowance estimate: \$18,935). Estimate does not include allowance for the down time for this occupied floor space.



Replace the VCT/VAT flooring in the 1982 Pod classrooms #14, 15, 17 and 18. Total area is assumed as 25%(311.2 m2) = 77.8 m2. A hazardous materials report for Greenview indicates asbestos containing materials may include the floor tile in the 82 Pod. An allowance for abatement has been included in the estimate (floor replacement estimate: \$4,759; abatement allowance estimate: \$20,319). Estimate does not include allowance for the down time for this occupied floor space.

Consequences of Deferral:

The deterioration of the visual integrity of the Pod is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$48,400	Medium

Updated: MAR-07

Event: Replace Visual Display Boards 1980 and 1982 Pods

Recommendation:

Replace visual display boards in main 1980 Pod Classrooms. Assume four classrooms and two, sliding chalkboards, horizontal, two track, 1.2m x 3.6m, 2 sliding panels per classroom.

Replace visual display boards in 1982 Pod Classrooms. Assume four classrooms and two, sliding chalkboards, horizontal, two track, 1.2m x 3.6m, 2 sliding panels per classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$64,000	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* Six Stand Alone Portables

In 1989/1990, six portable classrooms were added; not attached to the main building but sitting behind the building on the north side. The six portable classroom are built with wood frame walls sitting on a steel base frame. The steel base frame sits on pressure treated wood foundation pads. Cladding is a combination of metal and wood siding, windows are vinyl with vandal screens. Interior flooring is carpet.

The classrooms are numbered 184, 195, 196, 201, 209, and 266/ Individual gas fired furnaces are utilized in the portables. Air distribution is by overhead ductwork and ceiling plenum return. The HVAC system is controlled locally with electric and electronic thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	25	MAR-07

Event: Provide Ramp Access to Six Stand Alone Portables]

Concern:

Currently the six, stand alone portable classrooms do not have barrier free access.

Recommendation:

Provide barrier free access to six stand alone portables by constructing access ramps.

Consequences of Deferral:

Six stand alone portables are not barrier free.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$9,000	Medium

Updated: MAR-07

Event: Replace Carpet Flooring Six Stand Alone Portables

Recommendation:

Estimated area is 508 square meters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$28,800	Low

Updated: MAR-07

Event: Replace Electrical Panels

Concern:

FPE Stablok panels show deterioration and need replacement.

Recommendation:

Replace electrical panels with new

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$4,000	Unassigned

Updated: MAR-07

Event: Replace Visual Display Boards Six Stand Alone

Portables

Recommendation:

Replace visual display boards in six stand alone 89/90 portable classrooms. Assume six classrooms and two, sliding chalkboards, horizontal, two track, 1.2m x 3.6m, 2 sliding panels per classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$46,000	Low

Updated: MAR-07

Event: Replace and Add Exit Signs

Concern:

Some doors lack exit signs.

Recommendation:

Install exits in units where they are not currently.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$2,500	High

Updated: MAR-07

F2020.01 Asbestos*

A recent study of the ACM's in Greenview School entitled "Hazardous Materials Management Project - Asbestos Report Submission" dated 2000 reported that there were no existing condition identified within the building requiring immediate remedial action. Several areas were identified with ACM's recommended for inclusion in an asbestos management program to be established by Facilities Services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

F2020.04 Mould* - Greenview Elementary School B3139A

No visible signs of mould were seen in the facility during the assessment. Note: the assessment was considered nondestructive and nonevasive in nature and as such can not provide a definitive conclusion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-07

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

There are no obstructions or level-changes between the asphalt parking lot and the facility entrance adjacent the lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-07

**K4010.02 Barrier Free Entrances**

While there is no level change at entrances, they do not have automatic door openers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Install Power Assisted Door Opener**Concern:**

Entrance door has no power assisted automatic door opener for barrier free access.

Recommendation:

Install power assisted auto door opener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,900	Medium

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

No obstructions to interior circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-07

K4010.04 Barrier Free Washrooms

There are dedicated barrier free washrooms in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	MAR-07

RECAPP Facility Evaluation Report



Greenview Elementary School

S3139
Edmonton

Facility Details**Building Name:** Greenview Elementary Sch**Address:****Location:** Edmonton**Building Id:** S3139**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** VFA Canada Corporation**Evaluation Date:** September 13 2006**Evaluator Name:** Greeley, Michaud, Jackson**Total Maintenance Events Next 5 years:** **\$99,400****5 year Facility Condition Index (FCI):** **0%****General Summary:**

The Greenview Elementary School site is known as Greenview Park and is bounded on the south by 38th Avenue NW, on the north and west by 40th Avenue NW and by 57th Street NW on the east.

Greenview Park is generally a flat, grass surfaced parcel of land with trees sparsely located throughout. On its northeastern side is an outdoor ice rink, baseball diamond, and several athletic soccer playing fields. To the southeast is a sand surfaced playground.

Paved asphalt parking is located on the southeastern side of the facility and entrance is off of 38th Avenue NW.

General condition of the site is rated good.

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 Site Earthwork (Site Grading)***

No issues observed with site grading.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	MAR-07

G2010.05 Roadway Curbs and Gutters*

Roadway curbs and gutters are concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

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

Evidence of minor alligator cracking noted in flexible paved parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	MAR-07

Event: Replace Asphalt Paving Parking Lot(1800m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$54,800	Low

Updated: MAR-07

G2020.06.02 Parking Bumpers*

Painted metal bar railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-07



G2020.06.04 Pavement Markings*

Pavement markings limited to handicap parking stall marking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	MAR-07



Event: Apply Parking Lot Pavement Markings

Concern:

There are no pavement markings in the parking lot.

Recommendation:

Apply pavement markings in the parking lot. Assume 48 stalls.

Consequences of Deferral:

Inefficient use of parking space is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,000	Medium

Updated: MAR-07

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt surface around the school is well drained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	MAR-07



Event: Replace Asphalt Pedestrian Pavement(1100m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$19,500	Low

Updated: MAR-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete surfaces on site are well drained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	MAR-07

Event: Replace Concrete Pedestrian Pavement (300m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$24,100	Low

Updated: MAR-07

G2040.02 Fences and Gates**

Low, metal pipe rail fencing at various locations on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

Surrounding athletic field areas are grass surfaces. There is a seasonal, outdoor ice rink. Playground is sand surfaced. Asphalt pavement markings in pedestrian areas for recreation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	25	MAR-07



G2040.06 Exterior Signs*

The school has wood site sign at front entrance and metal cast signage on the exterior wall of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	MAR-07



G2040.08 Flagpoles*

There is a flag pole at the entrance of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	30	MAR-07

G2040.09 Covers and Shelters*

There is a wood construction gazebo on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	MAR-07



G2050.04 Lawns and Grasses*

Facility is surrounded by lawns and grasses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	15	MAR-07



G2050.05 Trees, Plants and Ground Covers*

Landscaping around the facility consists of mature trees and plantings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	10	MAR-07



G3010.02 Site Domestic Water Distribution*

Domestic water supply is conveyed to the building underground from the municipal water supply to the east side the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

G3010.03 Site Fire Protection Water Distribution*

The fire protection water is also supplied by the municipal water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

G3020.01 Sanitary Sewage Collection*

Sanitary sewage is carried to the municipal waste water treatment system by underground cast iron lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

G3030.01 Storm Water Collection*

Storm water management is by surface drainage. No collection systems were noted. A single culvert directs water underneath the main walkway to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07



G3060.01 Gas Distribution*

Natural gas is supplied from the public utility to the building via underground steel lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

G4010.02 Electrical Power Distribution Lines*

Overhead distribution lines to portable units are present. Data and TV and also run overhead.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

G4010.04 Car Plugs-ins*

There are parking lot electrical outlets on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	25	MAR-07

Event: Replace Receptacles with GFCI Type

Concern:

Receptacle locations for car plug-ins are not fault protected. Risk of shock when outlets in wet areas are not GFCI.

Recommendation:

Replace outlets with GFCI style outlets and weatherproof covers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$2,800	Medium

Updated: MAR-07

G4020.01 Area Lighting*

Site lighting is provided by building mounted HPS fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07