

# **RECAPP Facility Evaluation Report**

**Edmonton School District No. 7**



**Julia Kiniski School**

B3174A  
Edmonton

**Facility Details**

**Building Name:** Julia Kiniski School  
**Address:** 4304 - 41 Avenue  
**Location:** Edmonton

**Building Id:** B3174A  
**Gross Area (sq. m):** 4,131.10  
**Replacement Cost:** \$9,185,605  
**Construction Year:** 1985

**Evaluation Details**

**Evaluation Company:** Koliger Schmidt architect engineer  
**Evaluation Date:** June 15 2007  
**Evaluator Name:** Mario Macchione

**Total Maintenance Events Next 5 years:** **\$1,526,716**  
**5 year Facility Condition Index (FCI):** **16.62%**

**General Summary:**

This K-VI single storey 3,427.8m<sup>2</sup> school was constructed in 1985 , 4 portable units totaling 355m<sup>2</sup> were added in 1989 and in 1992 a wood framed addition of 361.374m<sup>2</sup> was attached to the west end of the school housing 4 classrooms, connecting corridor and 2 mechanical rooms.

The school's total student capacity is 575 and the current enrollment is 390 student.

**Structural Summary:**

This building's permanent construction (1985 and 1992) is built utilizing grade beams on piles foundation systems with a number of ground floors levels that came about from the site topography; concrete slab on grade with interior concrete stairs and ramps bridge these floor levels and provide wheelchair accessibility to the majority of the school. Sections of the classroom have sunken recessed reading pits, while others include mezzanines constructed with concrete filled steel decking on steel beam framing which is supported by steel columns. The 1985 building's superstructure comprises both masonry load bearing walls and steel columns, beams, trusses and open web steel joists (non-combustible construction) are used to form sloped roof sections and flat roof sections. The 1992 addition was constructed utilizing combustible materials for walls (38mmx140mm wood frame) and flat roof structures of metal deck on trus-joists). Install railings, additional sprinkler head and drywall wood supports and floor structure to code requirements (approximately 15m<sup>2</sup> floor area).

**Envelope Summary:**

The 1985 structure was constructed utilizing a masonry cavity wall rain screen principal with insulation within the wall cavity and vapour barrier on the warm side of the insulation. The 1992 structure utilizes a EIFS stucco with a peel and stick vapour barrier fixed to the building's exterior sheathing. The roofing for the 1985 structure comprises asphalt shingles on plywood (vented) rigid insulation on sloped steel roof structure. The flat roof area comprises the conventional built-up roofing on metal deck and steel structures. The 1992 addition has a granular finished SBS roofing system over rigid insulation on metal deck and trus-joist support framings. Doors and frames are thermally broken aluminum frames and aluminum doors (1985) at the main entrance while the other exterior entrance comprise insulated hollow metal doors in pressed steel frames.

The windows in the 1985 building are residential prefinished aluminum sliders (single glazed units) while the 1992 addition has aluminum windows with sealed glazed units. Generally the building envelope is in acceptable conditions; roofing approaching end of its expected life some cosmetic issues with the wood trims on the 1992 structure and spalling concrete parging at the base of the 1985 building). Re-roof flat roofs, replace asphalt shingles. Repair Brick face, stucco finish & wood trim. Remove dried and failed sealants at wall openings and roof transitions. Remove all wood trims and associated flashings, install building paper and flashings as required; install appropriate refinished metals and or stucco feature strips (approximately 400 linear meters).

**Interior Summary:**

Interior finishes include carpet, VCT, ceramic tiles, and hardwood flooring, painted drywall, glass block wall sections, sliding aluminum framed glass walls, and painted concrete block walls with painted exposed structures in most teaching areas and the gym, painted drywall ceilings is used in storage rooms, washrooms, dressing rooms and main entrance/library areas while suspended acoustic tile t-bar ceilings are used in the administration areas and corridors. Generally these finishes are in are in acceptable conditions. Carpet flooring is worn and has exceeded its expected life. Prefinished metal toilet and shower partitions, tackboards and whiteboards as well a featured clock and interior climbing structures, steel pipe hand railings, are in acceptable conditions; but approaching end of expected life. Millwork with plastic laminate countertops, blinds and curtains are in acceptable conditions; but approaching end of expected life. Replace floor coverings, ceramic wall finishes, handrails and barriers. Paint all interior drywall finished walls. Repair and

paint ceilings. Repair millwork. Install additional toilet facilities. Install glass panels to code and new fire doors. Construct new Storage space compliant with code. Repair Portables (lighting, fire alarms, exit signs, battery packs). Install barrier free access hardware.

### **Mechanical Summary:**

The school is heated with hot water boilers. The 1985 section of the school has two hot water boilers that feeds baseboard radiation, fan coil units, reheat coils and unit heaters. The 1992 addition has a glycol boiler to heat the four classrooms. The portables are heated with furnaces. The 1985 section of the school has two ventilation units, one for the classrooms and one for the gymnasium. The 1992 addition has its own ventilation unit. Domestic hot water is provided by two natural gas fired water heaters.

The mechanical systems are in acceptable condition.

### **Electrical Summary:**

800 Amp 120/208 volt three phase manufactured by Westinghouse, fed from an underground service. Main Distribution Panel is 1985 install, and is 50% full. Branch circuit panels are 80% full, and 1985 and 1992 install in the two sections of the school. Wiring is in conduit. Lighting fixtures have been upgraded to T8 lamps and electronic ballasts for interior areas in 5% of the school. HPS wall packs are used for exterior lighting. Lighting is switched using low voltage switches. Exterior lighting is controlled by photo cell. Emergency lighting is provided by central Lumacell emergency battery pack. Incandescent EXIT signs are located at required exits. Fire alarm system is inspected on annual basis. Bells are located in hallways and in Gym. Security system is operational. Clocks in school are 120 volt, controlled by a master clock. Telephone handsets are located in offices, classrooms and library. Intercom is tied to telephone handsets located in classrooms. Supernet is in school. Computer network and hardware is located in server room. Cat5 cabling is used. Projectors are in classrooms.

The following items will require replacement or upgrade:

Replace fluorescent light fixtures in school.

Upgrade fire alarm system.

Upgrade Exit signs.

Upgrade emergency lighting system.

Overall rating is Marginal.

**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 - 1985 Section\*

Grade beams on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### A1010 Standard Foundations - 1992 Addition\*

Grade beams on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	MAR-08

### A1030 Slab on Grade - 1985 Section\*

Slab on grade - throughout main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### A1030 Slab on Grade\*

Slab on grade floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	MAR-08

### A2020 Basement Walls (& Crawl Space) - 1985 Section\*

Concrete foundation wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### B1010.01 Floor Structural Frame (Building Frame) - 1985 Section\*

Concrete filled deck on steel beam framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1985 Section\*

Steel beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1992 Addition\***

Wood frame construction

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	100	MAR-08

**B1010.05 Mezzanine Construction - 1985 Section\***

Concrete filled steel deck on steel beams - reading areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**B1010.09 Floor Construction Fireproofing - 1985 Section\***

Building is sprinklered.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1985 Section\***

Firestopping appears to be in place.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**B1020.01 Roof Structural Frame - 1985 Section\***

Steel beams, trusses and joists.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**B1020.01 Roof Structural Frame - 1992 Addition\*****Trus-Joists**

<b>Rating</b>	<b>Installed</b>	<b>Design Life</b>	<b>Updated</b>
4 - Acceptable	1992	100	MAR-08



1992 section - roof structure

**B1020.06 Roof Construction Fireproofing - 1992 Addition\***

Building is sprinklered.

<b>Rating</b>	<b>Installed</b>	<b>Design Life</b>	<b>Updated</b>
4 - Acceptable	1992	50	MAR-08

**B1020.06 Roof Construction Fireproofing - 1985 Section\***

Building is sprinklered.  
A recent construction project comprises wood framed mezzanine.

<b>Rating</b>	<b>Installed</b>	<b>Design Life</b>	<b>Updated</b>
3 - Marginal	1985	0	MAR-08

**Event: Drywall Wood Framed Mezzanine****Concern:**

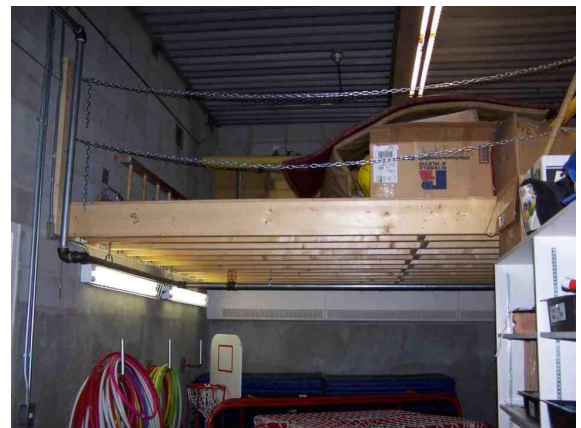
Exposed wood framing at this location and sprinkler flow coverage is not code compliant.

**Recommendation:**

Install railings, additional sprinkler head and drywall wood supports and floor structure to code requirements (approximately 15m<sup>2</sup> floor area).

<b>Type</b>	<b>Year</b>	<b>Cost</b>	<b>Priority</b>
Code Repair	2008	\$17,160	High

**Updated:** MAR-08



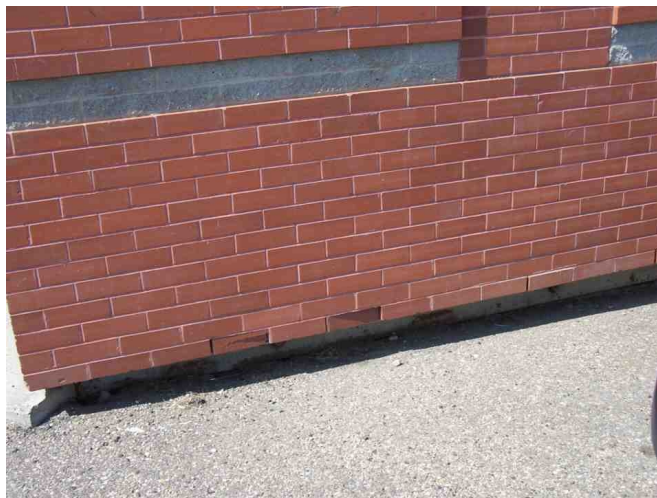
Wood framed mezzanine - recent construction.

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1985 Section\*

Majority of building faces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	75	MAR-08



Exterior facade- minor damage noted at sill at one location.

#### Event: Repair Brick Facade

##### **Concern:**

Abnormal amount of moisture is migrating to the brick face.

##### **Recommendation:**

Seal exposed brick parapet cap

Clean brick - efflorescence

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$17,160	Low

**Updated:** APR-08



Excessive efflorescence

### B2010.01.02.02 Concrete Block: Ext. Wall Skin - 1985 Section\*

Used for accent - minimal quantity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	75	MAR-08

**B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1992 Section\***

Stucco finish with wood trims.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	75	MAR-08



Stucco finish appears to be in good condition, but excessive wood rot is present at window sill and wood trims around the entire 1992 building.

**Event: Repair the 1992 Exterior Facade****Concern:**

Water is now permitted to enter behind the stucco finish which will in time contribute to premature stucco cracking/failure.

**Recommendation:**

Remove all wood trims and associated flashings, install building paper and flashings as required; install appropriate refinished metals and or stucco feature strips. (approximately 400 linear meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$28,600	High

**Updated:** MAR-08

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1985 Section\***

Control / expansion joints appears to be performing as designed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1985 Section\*\***

Sealant around door frames windows and various parapet and roof transitions (667 linear meters).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	MAR-08

**Event: Replace 667 linear meters Sealant - Wall Openings and Roof Elements****Concern:**

Remove dried and failed sealants.

**Recommendation:**

Remove dried and failed sealants at wall openings and roof transitions - Budget

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$22,880	High

**Updated:** MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1985 Section\***

No evidence of paint peeling-working as intended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1992 Addition\***

Peel and stick product.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1985 Section\***

Pre-finished metal louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**B2010.09 Exterior Soffits - 1985 Section\***

Pre-finished metal soffit at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



**B2020.01.01.02 Exterior Aluminum Windows - 1985 Section\*\***

Residential type sliding windows; single pane glazing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-08

**Event: Install 60 Bug Screens****Concern:**

Bug screens are damaged in many locations, while other windows no longer have bug screens.

**Recommendation:**

Remove damaged bug screens; install new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$11,440	Medium

**Updated:** MAR-08**Event: Replace 93 Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$319,176	Unassigned

**Updated:** MAR-08**B2030.01.01 Aluminum-Framed Storefronts: Doors - 1985 Section\*\***

Aluminum frame, with glazed inset panes, exterior entrance door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Entrance Doors - 1985 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$74,360	Unassigned

**Updated:** MAR-08

**B2030.02 Exterior Utility Doors - 1985 Section\*\***

Hollow metal doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**Event: Replace Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$28,600	Unassigned

**Updated:** MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1985 Section\***

No evidence of paint peeling-working as intended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1992 Addition\***

No evidence of paint peeling-working as intended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-08

**B3010.02.01.01 Asphalt Shingles - 1985 Section\*\***

Asphalt shingles at gym roof and other enclosed roof elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	25	MAR-08

**Event: Install 25 Year Asphalt Shingles (3,400m²)****Concern:**

Roof leaks at a number of locations; stained ceilings.

**Recommendation:**

Replace roofing (asphalt shingles).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$160,160	High

**Updated:** MAR-08

**B3010.04.01 Membrane Roofing - 1985 Section**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	25	MAR-08

**Event: Replace Built-up Roofing (1600m<sup>2</sup>)****Concern:**

Roof leaks; stained ceiling tiles.

**Recommendation:**

Re-roof flat roofs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$183,040	High

**Updated:** MAR-08

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1992 addition\*\***

SBS torched on roofing system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-08

**Event: Install Metal Flashings - 1992 Section****Concern:**

A number of exposed wood structural elements at roofing is left unprotected of the elements; badly weathered.

**Recommendation:**

Install pre-finished metal flashings to protect wood structure and components.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$11,440	High

**Updated:** MAR-08



Exposed wood left to weather; left unprotected future repairs costs will be greater.

**Event: Replace Bitumious Membrane Roofing - 1992 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$43,472	Unassigned

**Updated:** APR-08

**B3010.07 Prefinished Metal Roofing - 1985 Section\*\***

Pre-finished metal roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**B3010.08.02 Metal Gutters and Downspouts - 1985 Section\*\***

Pre-finished metal gutters and downspouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Gutters and Downspouts (~200 lin meters)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,724	Unassigned

**Updated:** MAR-08**B3020.01 Skylights\*\***

18 Skylights - framed and unframed units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-08

**Event: Replace Skylights**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$160,160	Unassigned

**Updated:** MAR-08**Event: Skylights- Repair/Rods and Sealants****Concern:**

Concern is that they are a possible means of intrusion for vandals. Some skylights do leak.

**Recommendation:**

Repair leaking skylights and make watertight.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$11,440	High

**Updated:** MAR-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1985 Section\***

Roof vents, chimneys.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



## S3 INTERIOR

### C1010.01.07 Framed Partitions (Stud) - 1985 (Metal Stud)

(92mm and 152mm) Metal framed drywall partitions with acoustic insulation..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	100	MAR-08

### C1010.01.07 Framed Partitions (Stud) - 1992 (Wood Stud)

(38mmX140mm )Wood framed drywall partitions with acoustic insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### C1010.03 Interior Operable Glass Panel Partitions - \*\*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

#### Event: Replace Interior Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,040	Unassigned

**Updated:** MAR-08

### C1010.04 Interior Balustrades and Screens, Interior Railings - \*

Painted metal pipe railings at stairs, ramps and ladders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

#### Event: Install Glass Panels ( 2 locations ~ 1.2 m² each)

##### **Concern:**

Platform and railings are not code complaint. Platforms are too high in areas requiring additional railing infill sections to prevent a 100mm sphere to pass.

##### **Recommendation:**

Install glass panels to code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$2,288	High

**Updated:** MAR-08



Platform rise is too high.

**C1010.05 Interior Windows - \***

Store front glassing at General Office, small viewing windows in some rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**C1010.07 Interior Partition Firestopping - \***

Found to be in compliance at time of site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**C1010.08 Other Partitions - Glass Block\***

Glass blocks used at the general office and in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**C1020.01 Interior Swinging Doors (& Hardware) - \***

Classrooms have solid core wood doors with pressed steel frames. Service rooms have hollow metal doors in pressed steel frames. Hardware is functioning properly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**C1020.03 Interior Fire Doors - \***

Double doors and frames separating the 1992 addition from the 1985 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Install Fire Rated Doors and Frame - 1992 Addition****Concern:**

Double doors and frames separating the 1992 addition from the 1985 building are not fire rated.

**Recommendation:**

Install new doors frame and hardware in compliance with code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$4,004	Medium

**Updated:** MAR-08

**C1030.01 Visual Display Boards - 1985 building\*\***

Whiteboards and tackboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	MAR-08

**Event: Replace 40 Whiteboards and Tackboards****Concern:**

Visual Display Boards have exceed life expectancy.

**Recommendation:**

Replace approximately 40 visual display boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$74,360	Low

**Updated:** APR-08

**C1030.01 Visual Display Boards 1992 Building\*\***

Whiteboards and tackboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-08

**Event: Replace 10 Whiteboards and Tackboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$18,304	Unassigned

**Updated:** MAR-08

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

Metal partitions in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Toilet Partitions**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,600	Unassigned

**Updated:** MAR-08

**C1030.08 Interior Identifying Devices - \***

Engraved plastic signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**C1030.12 Storage Shelving - \***

Open wood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



Open shelving

**C1030.14 Toilet, Bath, and Laundry Accessories - \***

Mirrors, soap dispensers, paper towel dispensers and toilet tissue holders in all washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**C3010.06 Tile Wall Finishes - 1985 Building\*\***

Washrooms and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**Event: Replace Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$114,400	Unassigned

**Updated:** MAR-08**C3010.09 Acoustical Wall Treatment - \*\***

Gymnasium and Music Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-08

**Event: Replace 170m<sup>2</sup> Gymnasium Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$97,240	Unassigned

**Updated:** MAR-08

**C3010.11 Interior Wall Painting - 1985 building\***

Paint wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	10	MAR-08

**Event: Paint All Interior Walls****Concern:**

Walls have become marked.

**Recommendation:**

Paint all interior drywall finished walls (480 linear meters - average height 4.2m) (approximate area 2000m<sup>2</sup>)

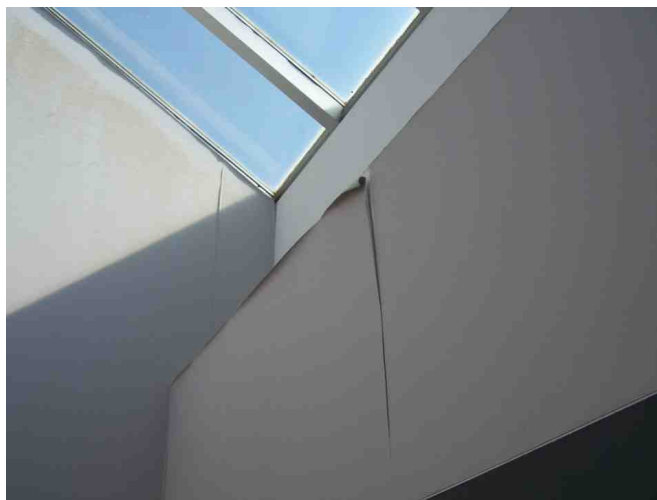
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$34,320	Medium

**Updated:** MAR-08

**C3010.12 Wall Coverings - \***

Wall coverings in skylight wells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	15	MAR-08



Wall coverings are de-laminating, damaged and stained.

**Event: Install New Wall Covers at Skylights****Concern:**

Wall coverings are de-laminating, damaged and stained.

**Recommendation:**

Remove wall coverings and install new (11 locations - 600m<sup>2</sup>).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$40,040	High

**Updated:** MAR-08



**C3020.01.02 Paint Concrete Floor Finishes - \***

Painted floor finishes in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	10	MAR-08

**Event: Paint Concrete Floors (150m<sup>2</sup>)****Concern:**

Concrete floor finishes are worn

**Recommendation:**

Paint concrete floors in the mechanical and service rooms (150m<sup>2</sup>)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$6,864	Low

**Updated:** MAR-08

**C3020.02 Tile Floor Finishes - 1985 Structure\*\***

Washrooms, Vestibules, and Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	50	MAR-08



Damaged flooring.

**Event: Replace Damaged Tile Flooring****Concern:**

Flooring tiles are damaged in a couple of rooms

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	High

**Updated:** MAR-08

**Event: Replace Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$62,920	Unassigned

**Updated:** MAR-08

**C3020.04 Wood Flooring - Gym\*\***

Hardwood floor in Gym (500m²).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Hardwood Flooring in Gym**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$160,160	Unassigned

**Updated:** MAR-08**C3020.07 Resilient Flooring - 1985 Structure\*\***

Corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	MAR-08

**Event: Replace 1530m² Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$148,720	Unassigned

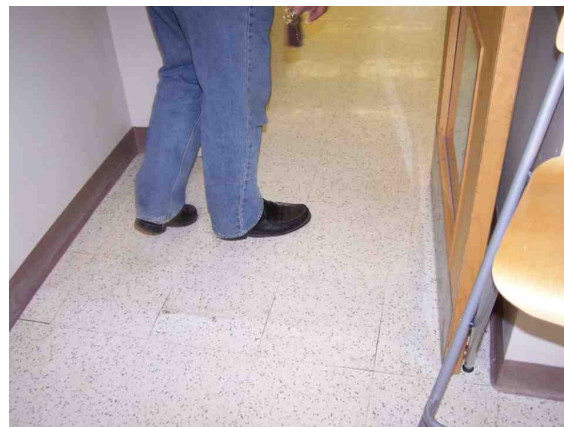
**Updated:** MAR-08**Event: Replace Flooring in Two Classrooms****Concern:**

Movement joints are visible displayed in two classrooms.

**Recommendation:**

Remove existing and install new sheet flooring (140m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$13,728	Medium

**Updated:** MAR-08

Lifting and damaged flooring.

**C3020.07 Resilient Flooring - 1992 Structure\*\***

Classrooms - partial area carpet/vinyl composite tile.  
Circulation - vinyl composite tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-08

**Event: Replace (~230m<sup>2</sup>) Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

**Updated:** MAR-08

**C3020.08 Carpet Flooring - 1985 Structure\*\***

Corridors / Library and Offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	15	MAR-08



Stamps accesses the library

**Event: Replace 350m<sup>2</sup> Corridor Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$34,320	Unassigned

**Updated:** MAR-08

**Event: Replace Carpet in Library and Offices (350m<sup>2</sup>)****Concern:**

Carpet is worn in the library areas and the office areas.

**Recommendation:**

Replace carpet at library, stamps and offices (350m<sup>2</sup>).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$34,320	Medium

**Updated:** MAR-08

**C3020.08 Carpet Flooring 1992 Structure\*\***

Classrooms - Carpet / Vinyl composite tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	MAR-08

**Event: Replace Carpet (~160m²) Floor Finish**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Unassigned

**Updated:** APR-08**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1992\*\***

T-bar ceiling system in corridors, and administration spaces - This building is sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-08

**Event: Replace 1995m² Susp.T-Bar - Lay-in-Tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$120,120	Unassigned

**Updated:** MAR-08**C3030.07 Interior Ceiling Painting - 1985\***

Painted exposed metal deck ceiling in classrooms and gymnasium.  
Drywall ceilings in library areas and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	MAR-08

**Event: Paint Ceilings (2500m²)****Concern:**

Ceilings are marked and stained.

**Recommendation:**

Paint all metal deck and drywall ceilings (2500m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$45,760	Medium

**Updated:** APR-08

## S4 MECHANICAL

### D2010.01 Water Closets

There are 24 flush valve water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-08

**Event:** Replace 24 Water Closets

**Recommendation:**

Replace 24 water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$34,663	Unassigned

**Updated:** APR-08

### D2010.02 Urinals

Urinals are wall hung, flush valve, vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	35	MAR-08

**Event:** Replace 5 Urinals

**Concern:**

Most of the urinals are cracked. The cracks provide a place for bacteria to grow.

**Recommendation:**

Replace all 5 urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$7,093	Medium

**Updated:** MAR-08



Crack at top of urinal.

### D2010.03 Lavatories -

There are 21 lavatories in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	MAR-08

**Event:** Replace 21 lavatories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$21,164	Unassigned

**Updated:** APR-08



**D2010.04 Sinks - \*\***

Stainless steel, single compartment classroom sinks(20).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace 20 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,440	Unassigned

**Updated:** MAR-08

**D2010.05 Showers - \*\***

The shower areas are used for storage and look like they haven't been used. There are two showers for the staff which are being used and are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace 6 Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,063	Unassigned

**Updated:** MAR-08

**D2010.08 Drinking Fountains / Coolers - \*\***

The drinking fountains are Halsey Taylor, floor mounted, pedestal, cast iron non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-08

**Event: Replace 3 drinking fountains.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$11,440	Unassigned

**Updated:** MAR-08

**D2010.09 Other Plumbing Fixtures - Mop Service Sinks\***

The service sinks are floor mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D2020.01.01 Pipes and Tubes: Domestic Water - \***

Domestic water piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D2020.01.03 Piping Specialties (Backflow Preventors) - \*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-08

**Event:** Replace backflow preventors (4 unconfirmed).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,728	Unassigned

**Updated:** MAR-08

**D2020.02.02 Plumbing Pumps: Domestic Water - \*\***

In-line domestic water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-08

**Event:** Replace Domestic Hot Water Recirculation Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,432	Unassigned

**Updated:** MAR-08

**D2020.02.06 Domestic Water Heaters - \*\***

Two John Wood water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-08
<u>Capacity Size</u>		<u>Capacity Unit</u>	
282		litre	

**Event:** Replace 2 water heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,521	Unassigned

**Updated:** MAR-08

**D2020.03 Water Supply Insulation: Domestic - \***

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**D2030.01 Waste and Vent Piping - \***

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**D2030.02.04 Floor Drains\***

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	50	MAR-08

**D2030.03.03 Sump Pumps**

Sump pump is in the crawl space below the Fan Room for the 1992 addition. The sump pump switch was still on winter mode. Ensure the switches are part of the regular building maintenance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	0	MAR-08

**D2040.01 Rain Water Drainage Piping Systems - \***

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**D2040.02.04 Roof Drains - \***

Cast iron dome type roof drains.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	40	MAR-08

**D3010.02 Gas Supply Systems - \***

The natural gas service is run across the roof of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	60	MAR-08

**Event: Replace Jacketing on the Natural Gas Piping****Concern:**

The jacketing on the natural gas piping is cracked. It should be replaced to prevent corrosion of the piping. The yellow jacket piping installed on the roof of the school is intended for below the ground installation. Exposure to the sun's UV rays has broken down the coating on the pipe.

**Recommendation:**

Replace all the natural gas piping on the roof with piping suited for above ground useage.



Typical natural gas pipe on the roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$57,200	Medium

**Updated:** MAR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - 1985 Section\*\***

There are two Raytherm hot water boilers model #1239 WTD.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-08

**Event: Replace Heating Boilers and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$87,516	Unassigned

**Updated:** MAR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - 1992 Section\*\***

The hot water heating boiler is a Raytherm model # 724 WTD-N.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-08

**Event: Replace Heating Boilers and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$34,320	Unassigned

**Updated:** APR-08

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler - 1985 Section\*\***

Replace the chimneys and combustion air. The boiler flues are tied together to one chimney. The combustion air has an unit heater with plywood at the bottom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Chimneys and Combustion Air**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$18,876	Unassigned

**Updated:** MAR-08

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler - 1992 Section\*\***

The 1992 boiler room has a combustion air duct with a force flow heater incorporated into it.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-08

**Event: Replace Chimneys and Combustion Air**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$8,008	Unassigned

**Updated:** APR-08

**D3020.02.03 Water Treatment: H. W. Boiler - 1985 Section\***

The water treatment system consists of a chemical pot feeder. Replace the water treatment at the same time as the boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**D3020.02.03 Water Treatment: H. W. Boiler - 1992 Section\***

The water treatment system consists of a chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-08

**D3040.01.01 Air Handling Units: Air Distribution - AS-1\*\***

AS-1 is a Haakon unit that supplies the classrooms. The classrooms are stuffy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Remove Humidification Media****Concern:**

The humidifiers are not being used. The section of humidification media in the air handling units collects impurities and increases the static pressure of the system.

**Recommendation:**

Remove the humidification media in the air handling unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Medium

**Updated:** MAR-08

**Event: Repair Damper on the Side of AS-1****Concern:**

The damper on the side of AS-1 is damaged.

**Recommendation:**

Repair the damper.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Medium

**Updated:** APR-08



Damaged damper.

**Event: Replace Air Handling Unit AS-1**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$114,400	Unassigned

**Updated:** MAR-08

**D3040.01.01 Air Handling Units: Air Distribution - AS-2\*\***

AS-2 is a Haakon unit that supplies the gym and office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Remove Humidification Media****Concern:**

The humidifiers are not being used. The section of humidification media in the air handling units collects impurities and increases the static pressure of the system.

**Recommendation:**

Remove the humidification media in the air handling unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Medium

**Updated:** APR-08



Abandoned humidification media in AS-2.

**Event: Replace Air Handling Unit AS-2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$114,400	Unassigned

**Updated:** APR-08

**D3040.01.01 Air Handling Units: Air Distribution - Classroom Addition\*\***

The air handling unit for the addition supplies air to four classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-08

**Event: Replace air handling units.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$57,200	Unassigned

**Updated:** APR-08



**D3040.01.03 Air Cleaning Devices:Air Distribution - \***

Disposable flat filters are extremely dirty.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2006	0	MAR-08

**Event:** Replace filters in the air handling units.

**Concern:**

The air filters are extremely dirty.

**Recommendation:**

Replace the filters in all the air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,144	Medium

**Updated:** APR-08

**D3040.01.04 Ducts: Air Distribution - \***

Ductwork is both rectangular and round sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**Event:** Install Supply Ductwork and Diffusers - Classrooms

**Concern:**

The air is presently being supplied at the corridor wall and returned on that same wall. The classrooms air is stale and warm because the air is being short circuited.

**Recommendation:**

Add supply air ductwork and diffusers to the centre of the classrooms so the air can be distributed to the classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$13,728	Medium

**Updated:** MAR-08



Classroom supply air grilles. The return air is typically behind the valance (has the alphabet on it in this photo).

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

The classrooms have VAV boxes for individual air volume control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event:** Replace air terminal units (16 units unconfirmed).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$54,798	Unassigned

**Updated:** APR-08

**D3040.01.07 Air Outlets & Inlets:Air Distribution - \***

There are round diffusers, linear grilles, rectangular grilles and egg-crate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D3040.03.01 Hot Water Distribution Systems - \*\***

The hot water heating system consists of copper piping distribution to perimeter radiation, re-heat coils, force flow heaters and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**Event:** Replace hot water heating distribution system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$297,440	Unassigned

**Updated:** MAR-08

**D3040.04.01 Fans: Exhaust - \*\***

The exhaust air system consists of in-line cabinet fans and roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Provide Kiln with a Separate Exhaust Fan****Concern:**

The exhaust for the kiln is tied into the central exhaust for the area. It seems to be exhausting very little air, when the kiln is operating there will be an excessive heat build up in the workroom.

**Recommendation:**

Provide the kiln with its own roof mounted exhaust fan with a manual on/off switch.



Kiln has an existing exhaust hood but inadequate exhaust.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$1,945	Medium

**Updated:** MAR-08

**Event: Provide a Roof Top Exhaust Fan - Server Room****Concern:**

The existing server room was not designed to be a server room. The room is over heated, this has the potential to overheat the equipment.

**Recommendation:**

Provide a roof mounted exhaust fan to remove the heat from the server room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$1,945	Medium

**Updated:** APR-08

**Event: Replace Roof Mounted and In-Line Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,584	Unassigned

**Updated:** MAR-08

**D3040.04.03 Ducts: Exhaust - \***

Galvanized steel, low velocity ductwork in ceiling space up to roof mounted fans or roof hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D3040.04.05 Air Outlets and Inlets: Exhaust - \***

The exhaust fan inlets are egg-grate grilles and the outlets are roof hoods for the in-line fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D3050.02 Air Coils - \*\***

There are duct mounted heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace air coils.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,377	Unassigned

**Updated:** MAR-08

**D3050.03 Humidifiers 1992 Section \*\***

Nortec humidifier in use for the 1992 addition. The humidification in the air handling units AS-1 And AS-2 has been abandoned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-08

**Event: Replace Humidifier**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,576	Unassigned

**Updated:** MAR-08

**D3050.05.02 Fan Coil Units - \*\***

There are fan coil units at the entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Entrance Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,760	Unassigned

**Updated:** MAR-08

**D3050.05.03 Finned Tube Radiation - \*\***

Perimeter radiation with wall mounted enclosures. The radiation in the reading pits in the classrooms have bumper pads on them. In some cases the pads are loose and block the air flow through the cabinets. Steps should be taken to ensure air can flow in the bottom of the cabinets and out the top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**Event: Replace Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$140,712	Unassigned

**Updated:** MAR-08

**D3050.05.06 Unit Heaters\*\***

There is an unit heater in the mechanical room and two in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace unit heaters.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,440	Unassigned

**Updated:** APR-08

**D3060.02.02 Pneumatic Controls - \*\***

Pneumatic controls for the HVAC system c/w controls compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

**Event: Replace control system with BMCS system.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$114,400	Unassigned

**Updated:** APR-08

**D4010 Sprinklers: Fire Protection - \***

The school is sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	60	MAR-08

**D4030.01 Fire Extinguisher, Cabinets and Accessories - \***

Fire Extinguisher, Cabinets and Accessories are in place.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	30	MAR-08

## S5 ELECTRICAL

### D5010.03 Main Electrical Switchboards (Main Distribution) - \*\*

800 Amp 120/208 volt three phase main breaker manufactured by Federal Pioneer. MDP manufactured by Westinghouse is rated for 800 Amp, 120/208 volt three phase. Main Distribution Panel is 50% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-08

#### Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$80,080	Unassigned

**Updated:** MAR-08

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

Federal Pioneer panels are located in 1985 and 1992 sections. External panel located in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

#### Event: Replace Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,760	Unassigned

**Updated:** MAR-08

### D5010.07.02 Motor Starters and Accessories - \*\*

Westinghouse motor control center with two sections, six starters and two spare spaces rated for 600Amp, three phase in 1985 section. Three Westinghouse starters in 1985 section and two Klockner Moeller starters in 1992 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

#### Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,440	Unassigned

**Updated:** MAR-08

### D5020.01 Electrical Branch Wiring - \*

Wiring is run in conduit. Pac-poles are used in computer lab. Cat 5 cabling done in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



**D5020.02.01 Lighting Accessories (Lighting Controls) - \***

Douglas Low Voltage relays used for switching lights. Two dimmer panels are used for stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D5020.02.02.01 Interior Incandescent Fixtures - \***

Mono-point spot lights are used in stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**D5020.02.02.02 Interior Florescent Fixtures - \*\***

Surface mounted and recessed fluorescent light fixtures c/w T8 lamps and electronic ballasts installed through in 5% of the areas in the school. Remaining areas have T12, magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	30	MAR-08

**Event: Replace (~650) Interior Florescent Fixtures****Concern:**

Light fixtures have magnetic ballasts and T12 lamps. High operating costs.

**Recommendation:**

Replace fluorescent light fixtures with new T8 units.

**Consequences of Deferral:**

High operating costs. High maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$228,800	Medium

**Updated:** APR-08

**D5020.02.02.03 Interior Metal Halide Fixture - \***

Metal Halide fixtures are located in Gym area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D5020.02.03.02 Emergency Lighting Battery Packs - \*\***

Central 10 kW Lumacell battery pack used for 1985 section and 1992 section. Lumacell battery packs located in Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	MAR-08

**Event: Replace Emergency Lighting System****Concern:**

Equipment reached end of its theoretical life. High maintenance costs.

**Recommendation:**

Replace 10kW battery unit and individual battery packs in Gym.

**Consequences of Deferral:**

Possible loss of emergency lighting in case of power failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$17,160	Medium

**Updated:** MAR-08

**D5020.02.03.03 Exit Signs - \***

Incandescent lamp exit signs located at exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Replace Exit Signs****Concern:**

Uses incandescent lamps. Does not have emergency power backup.

**Recommendation:**

Replace 20 exit signs with new units c/w built in UPS and LED lamps.

**Consequences of Deferral:**

Possible loss of exit identification in case of power failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,576	Medium

**Updated:** APR-08

**D5020.03.01.04 Exterior H.P. Sodium Fixtures - \***

Three pole mounted HPS units in parking area. Three sides have HPS wall packs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

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

Photo cell controls exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**D5030.01 Detection and Fire Alarm - \*\***

Simplex 2001 fire alarm panel c/w 22 zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-08

**Event: Upgrade Fire Alarm System****Concern:**

Various areas require detection devices. Strobes are not installed for hearing impaired.

**Recommendation:**

Install new fire alarm system with new devices as follows: Heat detectors in library, Copier room, Work room within Administration area, and under stage. Smoke detectors in public hallways, server room and music room. Bells or horn strobes in Music room. Strobes; all over the school.

**Consequences of Deferral:**

Possible malfunction of current system. Visual notification to hearing impaired not available. Inadequate detection of smoke or fire in some areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$60,223	Medium

**Updated:** MAR-08

**D5030.02.02 Intrusion Detection - \*\***

Magnum Alert 3000 c/w IR detectors in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-08

**Event: Replace Intrusion Detection System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$45,760	Unassigned

**Updated:** MAR-08

**D5030.03 Clock and Program Systems - \***

Simplex 2350 Master clock. 120 volt clocks in classrooms and hallways. Neon custom clock located in main lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-08

**D5030.04.01 Telephone Systems - \***

Norstar telephone control unit with Meridian handsets located in classrooms and administration area. Six telephone lines and one fax line. Connected to PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	MAR-08

**D5030.04.05 Local Area Network Systems - \***

Supernet in school. Compaq server and AB CDD server. One Cisco switch and one HP switch. Four patch panels. 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-08

**D5030.05 Public Address and Music Systems - \*\***

Bogen Multicom 2000 PA system. Connected to telephone handsets in classrooms. FM in classrooms. Specturn Sound System in stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	MAR-08

**Event: Replace Public Address and Music Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$22,880	Unassigned

**Updated:** MAR-08

**D5030.06 Television Systems - \***

Cable TV in school. NEC wall mounted projectors located in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-08

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment - \*

Computers, tables, and chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### E1020.07 Laboratory Equipment - \*

Kiln for firing ceramic art.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### E1090.04 Residential Equipment - \*

Stoves, refrigerators, microwaves, dishwasher, washing machine and dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### E1090.07 Athletic, Recreational, and Therapeutic Equipment - \*

Various games and sports apparatus in gym. Climbing apparatus in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

E2010.02 Fixed Casework - 1985\*\*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	35	MAR-08

**Event:** Repair Base Cabinets (20 Linear Meters)**Concern:**

A number of base cabinets are damaged.

**Recommendation:**

Repair and refinish damaged base cabinets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$11,440	Medium

**Updated:** MAR-08

Damaged millwork

**Event:** Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$286,000	Unassigned

**Updated:** MAR-08E2010.02 Fixed Casework -1992\*\*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-08

**Event:** Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$40,040	Unassigned

**Updated:** APR-08

**E2010.03.01 Blinds - 1985 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Replace Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$26,312	Unassigned

**Updated:** MAR-08**E2010.03.01 Blinds - 1992 structure\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-08

**Event: Replace Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$4,004	Unassigned

**Updated:** MAR-08**E2020 Moveable Furnishings -**

Moveable bookshelf unit; doubles as access to school storage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Repair Moveable Shelving Unit****Concern:**

Millwork unit - plastic laminate is de-laminating, units are difficult to maneuver

**Recommendation:**

Install easy glide wheels and accessories - install new laminate finish (1.5 linear meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,716	High

**Updated:** MAR-08



**F1010.02.04 Portable and Mobile Buildings - 1989 (unit 30)\***

## Foundation And Structure

Wood blocks reported - wood skirting. Wood frame wall construction. No signs of bending or settlement.

In acceptable condition

## Roof Structure And Components

Glulam with wood joists and wood deck.

In acceptable condition

## Exterior Wall Finishes

Pre-finish metal vertical siding

In acceptable condition

## Roofing

4 ply built-up roof

In marginal condition.

## Doors And Windows

Hollow metal doors and frames. Metal sliding windows

In acceptable condition

## Interior Finishes

Carpet and vinyl composite tiles. Vinyl covered gypsum board. Suspended acoustic tiles.

In acceptable condition

## Millwork

Open shelving units with plastic laminate covered counter tops.

In acceptable condition

## Fixed/Wall Mounted Equipment

White boards and tackboards

In acceptable condition

## Heating and Ventilation System.

Heating and ventilation is provided by a Carrier Weathermaker 8000TS natural gas fired furnace installed in 2002. The furnace is in good condition.

## Electrical, Communication And Data Network Systems.

Electrical panel connected to school's electrical system via feeders inside conduit

Fluorescent lighting, surface mounted T12 with magnetic ballast.

Emergency lighting battery packs c/w heads at required exit. Classrooms are tied in to schools auxiliary systems

Electrical is in marginal condition

## Health And Safety Concerns

None reported or noted.

## Barrier-Free Access:

Metal steps and landings to detached units. Barrier-free access is in place this portable.

4 - Acceptable                      1989                      0                      MAR-08

**Event:**   **Upgrade Portable ( Electrical)**

**Concern:**

Deficient items: Fluorescent lighting system, fire alarm system, EXIT signs, emergency battery packs.

**Recommendation:**

Equipment not to code, upgrade to current standards (fluorescent lighting system, fire alarm system, EXIT signs., emergency battery packs). Rating is marginal.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2008	\$4,462	Medium

**Updated:** MAR-08

**F1010.02.04 Portable and Mobile Buildings - 1989 (unit 31)\***

## Foundation And Structure

Wood blocks reported - wood skirting. Wood frame wall construction. No signs of bending or settlement.

In acceptable condition

## Roof Structure And Components

Glulam with wood joists and wood deck.

In acceptable condition

## Exterior Wall Finishes

Pre-finish metal vertical siding

In acceptable condition

## Roofing

4 ply built-up roof

In marginal condition.

## Doors And Windows

Hollow metal doors and frames. Metal sliding windows

In acceptable condition

## Interior Finishes

Carpet and vinyl composite tiles. Vinyl covered gypsum board. Suspended acoustic tiles.

In acceptable condition

## Millwork

Open shelving units with plastic laminate covered counter tops.

In acceptable condition

## Fixed/Wall Mounted Equipment

White boards and tackboards

In acceptable condition

## Heating and Ventilation System.

Heating and ventilation is provided by a Carrier Weathermaker 8000TS natural gas fired furnace installed in 2002. The furnace is in good condition.

## Electrical, Communication And Data Network Systems.

Electrical panel connected to school's electrical system via feeders inside conduit

Fluorescent lighting, surface mounted T12 with magnetic ballast.

Emergency lighting battery packs c/w heads at required exit. Classrooms are tied in to schools auxiliary systems

Electrical is in marginal condition

## Health And Safety Concerns

None reported or noted.

## Barrier-Free Access:

Metal steps and landings to detached units. Barrier-free access is in place this portable.

<b>Rating</b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-08

**Event: Upgrade Portable (Electrical)****Concern:**

Deficient items: Fluorescent lighting system, fire alarm system, EXIT signs, emergency battery packs.

**Recommendation:**

Equipment not to code, upgrade to current standards (fluorescent lighting system, fire alarm system, EXIT signs., emergency battery packs). Rating is marginal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$4,462	Low

**Updated:** MAR-08

**F1010.02.04 Portable and Mobile Buildings - 1989 (unit 32)\***

## Foundation And Structure

Wood blocks reported - wood skirting. Wood frame wall construction. No signs of bending or settlement.  
In acceptable condition

## Roof Structure And Components

Glulam with wood joists and wood deck.  
In acceptable condition

## Exterior Wall Finishes

Pre-finish metal vertical siding  
In acceptable condition

## Roofing

4 ply built-up roof  
In marginal condition.

## Doors And Windows

Hollow metal doors and frames. Metal sliding windows  
In acceptable condition

## Interior Finishes

Carpet and vinyl composite tiles. Vinyl covered gypsum board. Suspended acoustic tiles.  
In acceptable condition

## Millwork

Open shelving units with plastic laminate covered counter tops.  
In acceptable condition

## Fixed/Wall Mounted Equipment

White boards and tackboards  
In acceptable condition

## Heating and Ventilation System.

Heating and ventilation is provided by a Carrier Weathermaker 8000TS natural gas fired furnace installed in 2002. The furnace is in good condition.

## Electrical, Communication And Data Network Systems.

Electrical panel connected to school's electrical system via feeders inside conduit  
Fluorescent lighting, surface mounted T12 with magnetic ballast.  
Emergency lighting battery packs c/w heads at required exit. Classrooms are tied in to schools auxiliary systems  
Electrical is in marginal condition

## Health And Safety Concerns

None reported or noted.

## Barrier-Free Access:

Metal steps and landings to detached units. Barrier-free access is in place this portable.

<b>Rating</b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-08

**Event: Upgrade Portable (Electrical)****Concern:**

Deficient items: Fluorescent lighting system, fire alarm system, EXIT signs, emergency battery packs.

**Recommendation:**

Equipment not to code, upgrade to current standards (fluorescent lighting system, fire alarm system, EXIT signs., emergency battery packs). Rating is marginal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$4,462	Low

**Updated:** APR-08

**F1010.02.04 Portable and Mobile Buildings - 1989 (unit 33)\***

## Foundation And Structure

Wood blocks reported - wood skirting. Wood frame wall construction. No signs of bending or settlement.  
In acceptable condition

## Roof Structure And Components

Glulam with wood joists and wood deck.  
In acceptable condition

## Exterior Wall Finishes

Pre-finish metal vertical siding  
In acceptable condition

## Roofing

4 ply built-up roof  
In marginal condition.

## Doors And Windows

Hollow metal doors and frames. Metal sliding windows  
In acceptable condition

## Interior Finishes

Carpet and vinyl composite tiles. Vinyl covered gypsum board. Suspended acoustic tiles.  
In acceptable condition

## Millwork

Open shelving units with plastic laminate covered counter tops.  
In acceptable condition

## Fixed/Wall Mounted Equipment

White boards and tackboards  
In acceptable condition

## Heating and Ventilation System.

Heating and ventilation is provided by a Carrier Weathermaker 8000TS natural gas fired furnace installed in 2002. The furnace is in good condition.

## Electrical, Communication And Data Network Systems.

Electrical panel connected to school's electrical system via feeders inside conduit  
Fluorescent lighting, surface mounted T12 with magnetic ballast.  
Emergency lighting battery packs c/w heads at required exit. Classrooms are tied in to schools auxiliary systems  
Electrical is in marginal condition

## Health And Safety Concerns

None reported or noted.

## Barrier-Free Access:

Metal steps and landings to detached units. Barrier-free access is in place this portable.

<b>Rating</b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-08



**Event: Upgrade Portable (Electrical)****Concern:**

Deficient items: Fluorescent lighting system, fire alarm system, EXIT signs, emergency battery packs.

**Recommendation:**

Equipment not to code, upgrade to current standards (fluorescent lighting system, fire alarm system, EXIT signs., emergency battery packs). Rating is marginal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$4,462	Medium

**Updated:** MAR-08

**F2020.01 Asbestos - - 1985 and 1992 structures \***

Hazardous Materials Management Report Prepared by PHH Environmental Limited April 28,2000

**Findings:**

**CONCLUSIONS AND RECOMMENDATIONS** The ACM in this facility was found to be in good condition and represents little risk to occupant health if properly managed. Asbestos containing materials must be removed prior to renovation or demolition of a building or associated systems as delineated by the Alberta Building Code. The methods outlined in Alberta Labour's Asbestos Abatement Manual, High, Moderate, & Low Risk work activities should be followed. All waste must be manifested and disposed of in accordance with Alberta Environment regulations and transported according to Transportation of Dangerous Goods regulations. Further sampling/investigation may be warranted if renovations are planned to better define asbestos locations. As asbestos removal is undertaken, further selective demolition will be required to expose asbestos materials hidden in chases and other concealed locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**F2020.04 Mould - 1985 and 1992 structures \***

None reported or noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

## S8 FUNCTIONAL ASSESSMENT

### K2030 Program Layout - Storage Room

Storage room is inadequate; ceiling is too low - approximately 1500mm at locations where ductwork or piping is not installed. Access is poor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	0	MAR-08

#### Event: Construct Space for School Storage

##### **Concern:**

Storage room is inadequate; ceiling is too low - approximately 1500mm at locations where ductwork or piping is not installed. Access is poor; mobile shelving unit requires two people to move it and reset.

##### **Recommendation:**

Construct new space in compliance with code requirements (40m<sup>2</sup>).



Storage room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$91,520	High

**Updated:** MAR-08

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

Sidewalk curb cuts are in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

### K4010.02 Barrier Free Entrances - \*

Entrances have acceptable door widths - no power assist door operator installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

#### Event: Install Handicap Door Operators

##### **Concern:**

Barrier free access hardware is not installed

##### **Recommendation:**

Install handicap power assist door operators complete with accessories and devices to one exterior door and the interior vestibule door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$13,728	High

**Updated:** MAR-08

**K4010.03 Barrier Free Interior Circulation - \***

Interior cast-in-place concrete ramps.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**K4010.04 Barrier Free Washrooms - \***

Acceptable access, millwork and partition stalls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

# RECAPP Facility Evaluation Report



## Julia Kiniski School

S3174  
Edmonton

**Facility Details****Building Name:** Julia Kiniski School**Address:****Location:** Edmonton**Building Id:** S3174**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** Koliger Schmidt architect engineer**Evaluation Date:** June 15 2007**Evaluator Name:** Mario Macchione**Total Maintenance Events Next 5 years:** **\$254,540****5 year Facility Condition Index (FCI):** **0%****General Summary:**

The site has new play area and equipment, a bike stand and graveled area. Barrier to the parking lot. Re-grade and re-surface parking lot with new catch basin, paint markings and stalls, include handicap stalls. Requires new sidewalks and re-grading, and new security fencing around school. Mature coniferous and deciduous trees are place in groupings around the school building. Grassed areas immediately around building and the front yard.

**Mechanical:**

The water and natural gas are supplied from the utility mains on 41st avenue. The sanitary and storm sewers are tied into manholes on 41st avenue. The site drains to catch basins. The site services are in acceptable condition.

**Electrical:**

800 Amp 120/208 volt three phase fed from an underground service. Exterior lighting is controlled by photo cell. Additional exterior lighting is required. The site is acceptable.

**Structural Summary:****Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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

### G2010.02.02 Flexible Pavement Roadway (Asphalt) - \*\*

Asphalt roadway access

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-08

#### **Event: Repair Cracked Asphalt (50 linear meters)**

##### **Concern:**

Asphalt surface has cracks.

##### **Recommendation:**

Repair asphalt (100 linear meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,720	Low

**Updated:** MAR-08

#### **Event: Replace - Asphalt Roadway (500m<sup>2</sup>)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$73,216	Unassigned

**Updated:** MAR-08

### G2010.05 Roadway Curbs and Gutters - \*

Concrete curbs and gutters along the perimeter of roadway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

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

Asphalt paved parking areas

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	25	MAR-08

**Event: Repair Asphalt Parking Lots (100 linear meters)****Concern:**

Asphalt surface has cracks.

**Recommendation:**

Repair asphalt (100 linear meters)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2008	\$2,288	Low

**Updated:** MAR-08**Event: Replace Asphalt Parking Lot (1500m<sup>2</sup>)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$57,200	Unassigned

**Updated:** MAR-08

**G2020.05 Parking Lot Curbs and Gutters - \***

Concrete curbs and gutters along the perimeter of the parking areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Repair Parking Lot Curbs and Gutters (2 linear meters)****Concern:**

A number of sections of concrete curbs are damaged and/or have been removed because of damage.

**Recommendation:**

Repair 10 locations - 2 linear meters of concrete curbings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,720	Low

**Updated:** MAR-08

**G2020.06.01 Traffic Barriers - \***

Steel post bollards with lockable gate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**G2020.06.03 Parking Lot Signs - \***

Metal signs fixed to metal posts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



**G2020.06.04 Pavement Markings - \***

Markings have worn off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Paint Markings - 40 Parking and 3 Handicap Stalls****Concern:**

Pavement markings have worn off.

Handicap stall markings are not present.

**Recommendation:**

Paint parking stall markings and 3 handicap stall markings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,432	Low

**Updated:** MAR-08

**G2030.04 Rigid Pedestrian Pavement (Concrete) - \*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-08

**Event: Replace (250 m²) Concrete Sidewalks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$49,192	Unassigned

**Updated:** MAR-08

**G2030.06 Exterior Steps and Ramps - \***

Exterior cast in place concrete sitting area at front of school.  
Pressure treated wood steps and landings at portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**Event: Replace Steps and Landings - Portables**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,152	Unassigned

**Updated:** APR-08

**G2040.02.01 Chain Link Fences and Gates\***

Chain link fencing, metal posts and gates, miscellaneous metal structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08

**Event: Paint Fences and Gates****Concern:**

Paint finish on miscellaneous metal structures, bollards handrails, and gates (paint is chipped / damaged).

**Recommendation:**

Paint miscellaneous metal objects.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$4,004	Low

**Updated:** MAR-08



**G2040.03 Athletic and Recreational Surfaces - \*\***

Asphalt surfaced play area at portables, grassed games field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-08

**Event: Grade and Level Play Areas****Recommendation:**

Grade and level play areas - asphalt and grassed fields.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,600	Unassigned

**Updated:** MAR-08

**G2040.06 Exterior Signs - \***

Wood free standing sign in the yard and metal letters fixed to building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**G2040.08 Flagpoles - \***

Aluminum flagpole

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08



**G2040.11 Retaining Walls - \***

Cast-in-place concrete retaining walls finished with articulated parging design.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Parge Retaining & Foundation Walls ( 6m²)****Concern:**

Damaged parging; further deterioration will occur due to moisture infiltration and the freeze thaw cycles.

**Recommendation:**

Cut back parging to a suitable location; incorporate control joints and re-parge wall surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$9,152	Medium

**Updated:** MAR-08

**G2050.04 Lawns and Grasses - \***

Grassed areas immediately around building and the front yard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event: Re-grade Slope - Install Pavers and Sod****Concern:**

Water runoff from roof along building eroding the ground and allow water to puddle/pond at foundation walls.

**Recommendation:**

Slope grade away from foundation walls; install concrete pavers at water spill locations, and install sod to complete the repairs (6 locations - (20m² each)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$6,864	Medium

**Updated:** APR-08



**G2050.05 Trees, Plants and Ground Covers - \***

Mature coniferous and deciduous trees are place in grouping around the school building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G3010.02 Site Domestic Water Distribution - \***

Domestic water supply is from the water main 41st avenue. There is adequate water pressure, volume and quality.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G3010.03 Site Fire Protection Water Distribution - \***

There are two fire hydrants across the street on 41st avenue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G3020.01 Sanitary Sewage Collection - \***

The sanitary sewer from the school is connected to a manhole on 41st avenue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G3030.01 Storm Water Collection - \***

The storm sewer is connected to a manhole on 41st avenue. The site is drained to catch basins on the site.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G3060.01 Gas Distribution - \***

The natural gas service is from a 100mm medium pressure gas line on the 41st avenue side of the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G4010.02 Electrical Power Distribution Lines - \***

Underground feeders to electrical room. Maintained by EPCOR.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-08

**G4010.03 Electrical Power Distribution Equipment - \***

Pad mounted transformer located at South West end of school. Maintained by EPCOR. External power panel for car -plugs located in parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**G4010.04 Car Plugs-ins - \***

30 energized, rail mounted car receptacles cycle during the 24 hour basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-08

**G4020.01 Area Lighting - \***

HPS wall packs located in three sides of the school. Three pole mounted lights located in parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-08

**Event:** Install new HPS wall packs on dark side.

**Concern:**

Security is an issue in unlit area in the back of school.

**Recommendation:**

Install four new HPS wall packs in the back of the school.

**Consequences of Deferral:**

Possible increase in vandalism.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$2,860	Low

**Updated:** MAR-08