

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Kameyosek Community School

B3175A
Edmonton

Facility Details

Building Name: Kameyosek Community Sch
Address: 250 Lakewood Road E.
Location: Edmonton

Building Id: B3175A
Gross Area (sq. m): 2,561.58
Replacement Cost: \$5,582,893
Construction Year: 1977

Evaluation Details

Evaluation Company: Koliger Schmidt architect engineer
Evaluation Date: June 8 2007
Evaluator Name: Mario Macchione

Total Maintenance Events Next 5 years: **\$2,534,314**
5 year Facility Condition Index (FCI): **45.39%**

General Summary:

The K-VI school consists of a single storey masonry building (2158m²) constructed in 1977, and 4 wood frame portables (403 m²) attached in 1980,
The School's design capacity is 350 students; currently at 172 students and 13 staff members.

Structural Summary:

This building's permanent construction 1977 is built utilizing grade beams on piles foundation systems with concrete slab on grade floor structure; single level floor elevation provides wheelchair accessibility to the majority of the school. The building's superstructure comprises both masonry load bearing walls and steel columns, beams, and open web steel joists (non-combustible construction) are used flat roof sections.
The building structure is in acceptable condition; some cracked concrete floor slabs have telegraphed through the floor finishes.

Envelope Summary:

The exterior 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 to the lower section of the school. The Upper exterior walls comprises stained wood horizontal cladding on building paper on rigid insulation with Z-bar grits vapour barrier on masonry loadbearing wall.
The flat roof area comprises the conventional built-up roofing, rigid insulation on metal deck and steel structures.
Doors and frames are insulated hollow metal doors in pressed steel frames.
The windows are aluminum w/ double glazing - horizontal blinds between panes. Clerestory aluminum windows having sealed glazed units are installed in upper library walls; all fixed type units.
Generally the building envelope is in acceptable conditions; roofs leaks and has exceeded their expected life, some cosmetic issues with the wood cladding and its regular required maintenance. A number of components are at or have exceeded their life expectancies.

Interior Summary:

Interior finishes include carpet, VCT, ceramic tiles, epoxy flooring, and hardwood flooring, painted drywall, demountable vinyl clad gypsum board partitions, and painted concrete block walls, wood siding at upper library walls and front of stage. with painted exposed structure in the gym, painted drywall ceilings is used in storage rooms, washrooms, dressing rooms while suspended acoustic tile t-bar ceilings are used in teaching space, library and the administration areas and corridors. Generally these finishes are in are in acceptable conditions. Carpet flooring is worn and has exceeded its expected life, epoxy flooring is cracked in areas due to floor slab movement.
Prefinished metal toilet and shower partitions, lockers, tackboards and whiteboards, are in acceptable conditions; but approaching end of expected life.
Millwork with plastic laminate countertops, solid core wood doors in pressed steel frames, blinds (between glazed window panes) and curtains are in acceptable conditions; but approaching end of expected life.
Fire separations do not appear to be constructed; walls separating exit corridors from the room terminate just above the suspended ceilings.
Generally the interior elements are in acceptable condition.

Mechanical Summary:

The school is heated with two natural gas boilers. The portables are heated with individual furnaces. There is a ventilation unit for the school and one for the gymnasium. The mechanical systems are in acceptable condition but have reached their life expectancy.

Electrical Summary:

800 Amp 120/208 volt three phase manufactured by Federal Pioneer, fed from an underground service. Main Distribution Panel is 1977 install, and is 50% full. Branch circuit panels are 80% full. Wiring is in conduit. Lighting fixtures are fluorescent T12 with magnetic ballasts. HPS wall packs are used for exterior lighting. Lighting is switched using line voltage switches. Exterior lighting is controlled by photo cell. Emergency lighting is provided by Standpro emergency battery packs. LED EXIT signs c/w are connected to emergency power and are located at required exits. Fire alarm system is inspected on annual basis. Bells and strobes are located in hallways and in music room. Security system is operational. Clocks in school are 120 volt stand alone. 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. Televisions, VHS/DVD players are in classrooms.

The following items will require replacement or upgrade:

Install new branch panels with required breakers.

Install emergency lighting in wash rooms.

Replace 7 motor starters.

Upgrade interior lighting.

Rating of 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 - 1977 Section*

Grade beams on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

A1030 Slab on Grade - 1977 Section*

Slab on grade - throughout main floor - cracks in floor finishes are noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1977 Section*

Concrete filled deck on steel beam framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1977 Section*

Masonry load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1010.05 Mezzanine Construction - 1977 Section*

Concrete filled steel deck on steel beams - mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1010.09 Floor Construction Fireproofing - 1977 Section*

Fireproofing appears to be in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1010.10 Floor Construction Firestopping - 1977 Section*

Slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1020.01 Roof Structural Frame - 1977 Section*

Steel beams, trusses and joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B1020.06 Roof Construction Fireproofing - 1977 Section*

Non-combustible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1977 Section***

Brick veneer extends approximately 2400mm above finished floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	75	MAR-08

Event: Paint masonry wall**Concern:**

Graffiti on masonry wall

Recommendation:

Paint over graffiti.

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

Updated: MAR-08

B2010.01.06.04 Wood Siding - **

Wood Fascia Band.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08

Event: Replace wood siding - install metal cladding (365m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$125,840	Unassigned

Updated: APR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1977 Section*

Appears to be working as designed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1977 Section**

Joint sealers, caulking around openings.

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

Event: Replace Caulking on Exterior Walls (800 linear meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,880	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1977 Section**

Exterior wall has stained wood fascia band (365m²).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	15	MAR-08

Event: Re-finish Wood Fascia (365m²)

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

Updated: APR-08



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

Painted concrete block - southwest wall facing portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-08



Painted concrete block (firewall) at end wall of permanent construction.

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1977 Section*

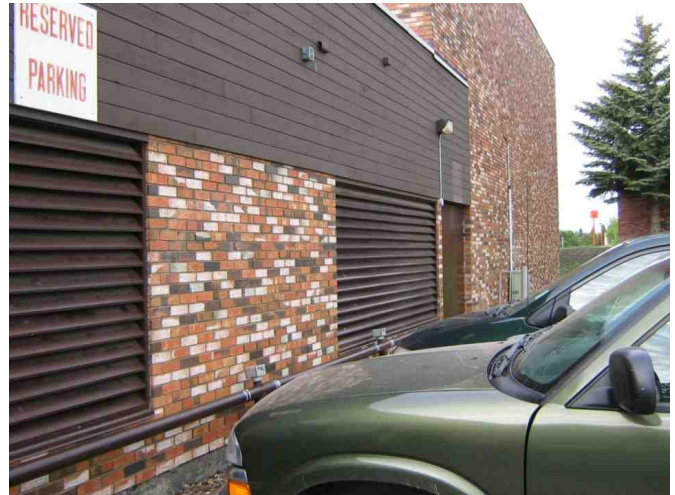
Exterior cavity wall with vapour barrier with an interior concrete block wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1977 Section*

Pre-finished metal louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08



Pre-finished metal louvers

B2010.09 Exterior Soffits - 1977 Section*

Painted wood soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

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

Aluminum windows with operable ventilator units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08

Event: **Replace 22 windows c/w operable ventilator units and clerestorey windows.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$160,160	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors**

7 sets double doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: **Replace 5 sets Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$41,184	Unassigned

Updated: APR-08

Event: **Replace Two Sets of Exit Doors**

Concern:

Door hinges have been welded to door and frame.

Recommendation:

Replace 2 sets of double doors complete with new pressed steel frames and hardware.

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

Updated: APR-08

B2030.02 Exterior Utility Doors - 1977 Section**

5 utility doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08

Event: **Replace 5 Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,160	Unassigned

Updated: APR-08

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

Built-up roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1977	25	MAR-08

Event: Re-roof 4000m²**Concern:**

Roofing membrane has failed in a number of locations

Recommendation:

Install additional insulation (total RSI 5.4minimum), modify parapets to suite, and re-roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$343,200	High

Updated: MAR-08**B3010.08.02 Metal Gutters and Downspouts - 1977 Section****

Gutters and down spouts at library's raised roof section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Replace (32 linear metres) Metal Gutters and Downspouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,864	Unassigned

Updated: APR-08**Event: Replace 4 Rainwater Leaders****Concern:**

Rainwater leaders have been crushed, restricting water flow.

Recommendation:

Replace 4 rainwater leaders.

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

Updated: MAR-08**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1977 Section***

Roof access hatch, plumbing vents, chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

S3 INTERIOR**C1010.01.03 Unit Masonry Assemblies: Partitions -**

Concrete block interior partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

C1010.01.07 Framed Partitions (Stud) - Metal Studs

Non-load bearing walls - Classrooms and General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

C1010.02 Interior Demountable Partitions - *

Non-load bearing walls - Classrooms and General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

C1010.03 Interior Operable Folding Panel Partitions - **

Overhead track type acoustical partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Folding Panel Partitions (6 linear meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$45,760	Unassigned

Updated: APR-08

C1010.05 Interior Windows - *

Pressed steel frames - General Office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	0	MAR-08

Event: Install Wire Glass**Concern:**

Wired glass is required in fire separations.

Recommendation:

Install wired glass glazing to windows in walls that are fire separations (5m²).

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

Updated: MAR-08

C1010.07 Interior Partition Firestopping - *

Metal stud partitions protecting exiting corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1977	0	MAR-08

Event: Repair Walls Forming Fire Separations**Concern:**

Required fire separations are incomplete.

Recommendation:

Extend wall framing; metal studs and drywall both sides to achieve the require 3/4 hour fire rating.
(135 linear meters or approximately 200m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$22,880	High

Updated: MAR-08



Fire separations are incomplete.

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

Steel, painted, interior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08

C1020.03 Interior Fire Doors - *

Metal doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

C1020.04 Interior Sliding and Folding Doors*

Metal rolling shutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-08



Kitchen serving Ancillary Rooms

C1030.01 Visual Display Boards - **

Whiteboards, Chalkboards and Tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	MAR-08

Event: Replace 37 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,640	Unassigned

Updated: APR-08

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

Painted metal toilet partition cubicle, painted steel shower enclosure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace 16 Toilets Compartments

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

Updated: APR-08

C1030.05 Wall and Corner Guards*

Corner Guards of drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	15	MAR-08

Event: Install 30 Corner Guards**Concern:**

Drywall corners are damaged, wall protection required.

Recommendation:

Install corner guards at high traffic locations (30).

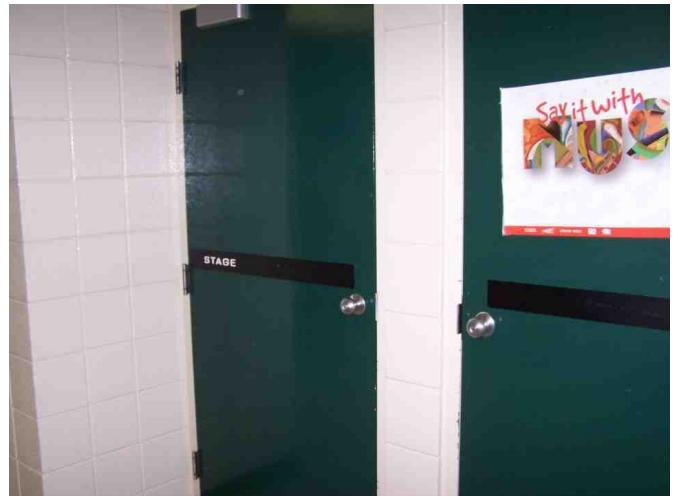
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$6,864	Medium

Updated: APR-08

C1030.08 Interior Identifying Devices - *

Signage on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08



Typical room signage.

C1030.10 Lockers - **

Steel lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08



Lockers in dressing rooms

Event: Replace 200 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$51,480	Unassigned

Updated: APR-08**C1030.12 Storage Shelving - ***

Painted wood storage shelving.

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

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	1977	0	MAR-08

C3010.02 Wall Paneling- Demountable Partitions - **

Vinyl clad gypsum wall board with acoustic insulation on metal steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Demountable Partition Panelings (1100 sheets)

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

Updated: APR-08

C3010.06 Tile Wall Finishes - **

Located at and around urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08

Event: Replace urinal tile wall finishes. (120m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$40,040	Unassigned

Updated: APR-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	1977	20	MAR-08

Event: Replace acoustical wall treatment for Gym and Music Room. (500m²)

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

Updated: APR-08

C3010.11 Interior Wall Painting - *

Interior masonry walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	10	MAR-08



Damaged walls.

Event: Repair Drywall and Paint**Concern:**

Damaged drywall surfaces including washrooms walls.

Recommendation:

Repair damaged drywall surfaces including washrooms walls and paint (160m²).

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

Updated: APR-08



Damaged wall surfaces.

C3020.01.01 Epoxy Concrete Floor Finishes - *

Washrooms and dressing rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	0	MAR-08

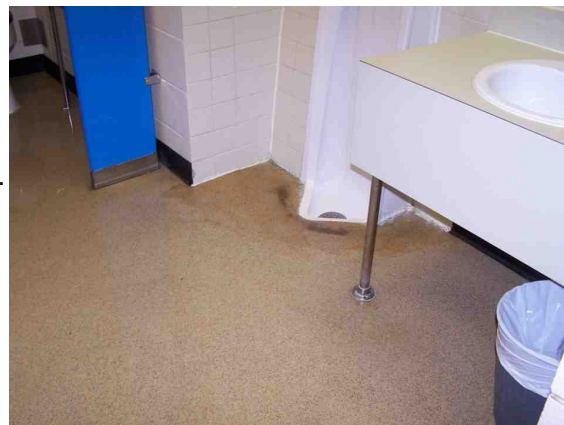
Event: Replace Damaged Concrete Flooring**Concern:**

Flooring has cracks and is stained at a number of locations.

Recommendation:

Remove and replace sections of damaged flooring (180m²).
Incorporate control joints as required.

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

Updated: MAR-08

Flooring is stained

C3020.01.02 Paint Concrete Floor Finishes - *

Painted mechanical room floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	10	MAR-08

Event: Paint Concrete Floor (35m²)**Concern:**

Floor finish has worn off in high traffic areas.

Recommendation:

Paint floor.

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

Updated: MAR-08

C3020.07 Resilient Flooring - **

Vinyl composite floor tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	20	MAR-08

Event: Replace Resilient Flooring**Concern:**

Mis-matched floor vinyl composite tiles, cracked vinyl composite floor tiles.

Recommendation:

Install new VCT flooring and rubber bases. (approximately 1750m²).

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

Updated: MAR-08

C3020.08 Carpet Flooring - **

Music Room and Administration Offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	15	MAR-08

Event: Replace Carpet Flooring (90m²)**Recommendation:**

Replace worn carpet flooring (90m²).

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

Updated: APR-08

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

Acoustical tile with dropped ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-08

Event: Replace 1800m² Acoustic Ceiling

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

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Exposed drywall ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	MAR-08

Event: Paint 700m² Drywall and Exposed Ceilings

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

Updated: MAR-08

S4 MECHANICAL

D2010.01 Water Closets

There are 19 vitreous china water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	35	MAR-08

Event: Replace 19 Water Closets

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

Updated: APR-08

Event: Replace Toilet Seats

Concern:

Some of the water closets have a closed front seat. The plumbing code states that a water closet in a public washroom shall be provided with a seat of the open front type.

Recommendation:

Replace the closed front seats with the open type.

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

Updated: APR-08



Typical water closet with closed front seat.

D2010.02 Urinals

There are 5 vitreous china stall urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	MAR-08

Event: Replace 5 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,093	Unassigned

Updated: APR-08

D2010.04 Sinks - **

There are 12 stainless steel sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

Event: Replace 12 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$24,024	Unassigned

Updated: APR-08

D2010.05 Showers - **

The showers have reached their life expectancy but are not being used so it is not recommended to replace them.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

D2010.08 Drinking Fountains / Coolers - **

Wall hung, stainless steel drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	35	MAR-08

Event: Replace drinking fountains (4 unconfirmed).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$6,864	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

Copper domestic water piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	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	1977	20	MAR-08

Event: Replace backflow preventor.**Concern:**

Domestic water back flow preventor.

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

Updated: APR-08**D2020.02.02 Plumbing Pumps: Domestic Water - ****

In-line circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	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	\$2,288	Low

Updated: APR-08**D2020.02.06 Domestic Water Heaters - ****

The water heater is an 303 litre, gas fired Sandblaster.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-08

Event: Replace Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,720	Unassigned

Updated: APR-08**D2020.03 Water Supply Insulation: Domestic - ***

Mineral insulation with canvas fabric covering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D2030.01 Waste and Vent Piping - *

Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D2040.02.04 Roof Drains - *

Cast iron dome type roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08

D3010.02 Natural Gas Supply Systems - *

Natural gas line is run across the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	60	MAR-08

Event: Replace natural gas line (83 meters unconfirmed).**Concern:**

The natural gas line is run across the roof and is rusted.

Recommendation:

Replace the gas line.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$22,880	Low

Updated: APR-08

Gas line on roof is rusted.

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

The boilers are Raypak, natural gas, water tube boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	MAR-08

Event: Replace Hot Water Heating Boilers**Concern:**

Replace 2 hot water heating boilers(1,467,000 BTUH).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

Updated: APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Chimneys and Combustion Air**Concern:**

Replace the chimneys and combustion air at the same time as the boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,584	Unassigned

Updated: APR-08

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

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D3040.01.01 Air Handling Units: Air Distribution - **

The school has two air handling units that have exceeded their life expectancy. AHU-1 supplies air to the school and AHU-2 supplies air to the gym. The supply and return fans for both units are remote in-line axial fans. Both units have mixing boxes, filter sections and abandoned humidifier sections. AHU-1 has zone reheat coils. AHU-2 has one reheat coil (located in the mechanical room) complete with a circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$171,600	Low

Updated: APR-08

D3040.01.02 Fans: Air Distribution (Remote from AHU) - *

The supply and return air fans are in-line axial fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

Event: Replace Air Supply and Return Fans**Concern:**

The supply and return air fans should be replaced at the same time as the air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$102,960	Unassigned

Updated: MAR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

The air handling units have disposable flat filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

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

There are square supply air diffusers in most of the school and linear grilles on the ductwork in the gym. There are louvered and eggcrate return air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D3040.04.01 Fans: Exhaust - **

Roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Exhaust Fans**Concern:**

The exhaust fans have exceeded their life expectancy. Some of the fan motors have already been replaced.

Recommendation:

Replace the exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,296	Low

Updated: APR-08

D3040.04.03 Ducts: Exhaust - *

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Eggcrate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D3050.02 Air Coils**

Air handling unit AHU-1 has zone heating coils. AHU-2 has a reheat coil complete with a circulation pump located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	40	MAR-08

Event: Replace heating coils, valves and piping.

Concern:

There is evidence of the valves leaking i.e. stained ceiling tiles.

Recommendation:

Replace all the components of the hot water heating distribution system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$114,400	Medium

Updated: MAY-08



Valve at the coil evidence of leaks.

D3050.03 Humidifiers - **

There is an abandoned humidification system. Do not recommend replacing the humidifiers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-08

D3050.05.02 Fan Coil Units - **

Force flow units at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace 6 fan coil units.

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

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls -

Pneumatic control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Upgrade HVAC control system.**Concern:**

Based on major heating and ventilation changes, the existing control system, with its basic functions will not permit efficient operation of mechanical system.

Recommendation:

When the heating and ventilation systems are upgraded replace the control system to a new BMCS control system. Replace the duplex pneumatic control air compressor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$114,400	Low

Updated: MAY-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Dry chemical fire extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	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 Federal Pioneer 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	1977	40	MAR-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$42,308	Unassigned

Updated: APR-08

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

Federal Pioneer panels are located in school. Panels are 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Eight Electrical Panels**Concern:**

Reached end of theoretical life.

Recommendation:

Replace eight panels c/w related breakers.

Consequences of Deferral:

Possible loss of power in branch circuits.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$21,289	Medium

Updated: MAY-08

D5010.07.02 Motor Starters and Accessories - **

Seven Westinghouse motor starters. 1988 Paragon Energy Management System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Replace Motor Starters**Concern:**

Equipment reached end of theoretical life.

Recommendation:

Replace seven motor starters.

Consequences of Deferral:

Possible loss of HVAC operations in school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$4,004	Medium

Updated: MAY-08

D5020.01 Electrical Branch Wiring - *

Wiring is run in conduit. Pac-poles are used in computer lab. Data cabling upgraded in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

120 volt switching in classrooms, hallways and Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

Surface mounted and recessed fluorescent light fixtures c/w T12 and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1977	30	MAR-08

Event: Replace Interior Lighting**Concern:**

Reached end of theoretical life. High operating costs. Possible PCB present.

Recommendation:

Replace 200 fluorescent light fixtures.

Consequences of Deferral:

High operating costs. High maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$126,584	Medium

Updated: MAY-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

Standpro battery packs c/w two heads are located at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-08

Event: Install Emergency Lighting in Washrooms**Concern:**

Bathrooms do not have emergency lighting.

Recommendation:

Install eight remote emergency heads in wash rooms.

Consequences of Deferral:

Loss of exit visibility in case of power outage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$1,716	Medium

Updated: APR-08

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$9,017	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs - *

LED exit signs located at required exits. Connected to emergency power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-08

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

Wall packs are located around perimeter of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-08

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

Exterior lighting is controlled by photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-08

D5030.01 Detection and Fire Alarm - **

Quick Start Panel c/w seven zones, bells and strobes is installed in school.

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

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$39,501	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

Magnum Alert 3000 c/w IR detectors located in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-08

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$23,235	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

120 volt stand alone clocks in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	MAR-08

D5030.04.01 Telephone Systems - *

Norstar c/w Meridian hand sets in classrooms. Connected to PA system. Four telephone lines and one fax line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-08

D5030.04.05 Local Area Network Systems - *

Supernet in school. Compaq server, AB CDD Server. Cisco 3550 switch. Router switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	MAR-08

D5030.05 Public Address and Music Systems - **

Bogen Multicom 2000 PA system c/w JVC sound system for radio, CD and tape player. Connected to door buzzer switch and period bells. Connected to handsets in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$9,555	Unassigned

Updated: APR-08

D5030.06 Television Systems - *

RCA, Sony televisions in classrooms c/w VHS and DVD players.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment - ***

Books stacks, computers, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

E1020.03 Theater and Stage Equipment - *

Portable stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

E1090.04 Residential Equipment - *

Microwaves, fridges, stoves, dishwasher, washer and dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

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

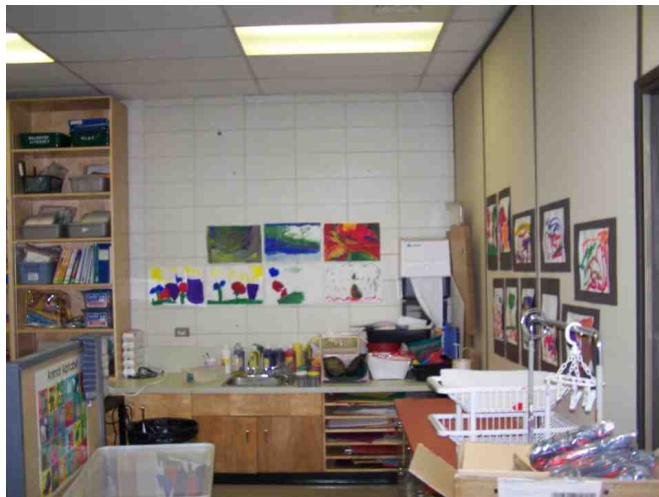
Various sporting equipment and structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

E2010.02 Fixed Casework - Classrooms**

Wall mounted upper and lower cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	MAR-08



100_7981.JPG

Event: Replace Classroom casework (80 linear meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$91,520	Unassigned

Updated: MAR-08

E2010.02 Fixed Casework - Library**

Library shelving units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	MAR-08



Library Casework

Event: Replace Library Casework (30 linear meters).

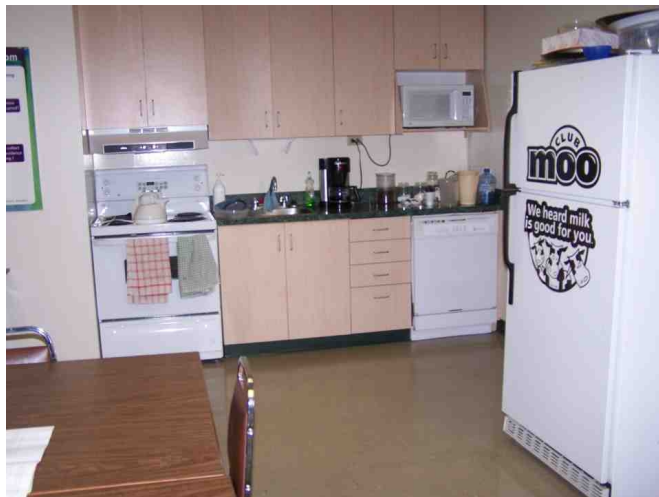
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Unassigned

Updated: MAR-08

E2010.02 Fixed Casework - Staff Room (Kitchen)**

Kitchen Millwork - Staff Room, wall mounted cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	MAR-08



Kitchen - staff room

Event: Replace Kitchen Millwork (17 lin. m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Unassigned

Updated: MAR-08**E2010.03.01 Blinds - ****

Horizontal venetian window blinds, aluminum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace 100m² Blinds

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

Updated: APR-08

F1010 Special Structures - Connecting Link

Wood frame wall construction (38x140mm?).connecting link between school and portables; no signs of bending or settlement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	0	MAR-08

Event: Re-roof Connecting Link (60m²)**Concern:**

Roof is in marginal condition.

Recommendation:

Replace roof on connecting link.

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

Updated: MAR-08

Event: Replace Floor Finishes**Concern:**

Floor finishes are in marginal condition.

Recommendation:

Replace floor finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$6,864	Medium

Updated: MAR-08

Event: Upgrade Connecting Link (Electrical)**Concern:**

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

Recommendation:

Upgrade fluorescent lighting system, Upgrade fire alarm system, Upgrade EXIT signs, Upgrade emergency battery packs, Rating is marginal.
Install electric heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$6,292	High

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - 1980 Unit 25*

Foundation and Structure:

Assumed wood beams on concrete piles - wood skirting.

Wood frame wall construction (38x140mm?). 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:

Exterior metal vertical cladding,

Painted plywood infill panels above doors and above and below windows.

Painted horizontal wood planks (approximately 750mm high) defines a fascia band.

Exterior wall finishes are In marginal condition

Roofing:

4 ply built-up roof

In marginal condition.

Doors and Windows:

Hollow metal doors (exterior) in pressed steel frames.

Aluminum sliding windows - Residential type.

In acceptable condition

Interior Finishes:

Carpet and vinyl composite tiles. Vinyl covered gypsum board.

Suspended T-bar system with lay-in acoustic tiles.

In acceptable condition

Millwork:

Open shelving units with plastic laminate covered countertops.

In acceptable condition

Fixed/Wall Mounted Equipment:

Whiteboards chalkboards 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 2004. The furnace is in good condition. Classroom has a programmable thermostat.

Electrical Systems:

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:

Floor elevation of the school is at the same floor elevation as the portables.

Rating **Installed** **Design Life** **Updated**

3 - Marginal 1977 0 MAR-08



Typical 1980's Portables

Event: Install Metal Cladding

Concern:

Exterior facade is in poor condition

Recommendation:

Remove existing exterior materials and re-clad with pre-finished metal complete with trim pieces (70m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$91,520	Medium

Updated: MAR-08

Event: Re-Roof Portable (83m²)

Concern:

Portable roof is in marginal condition.

Recommendation:

Re-roof portable.

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

Updated: MAR-08

Event: Upgrade Portable (Electrical)

Concern:

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

Recommendation:

Upgrade fluorescent lighting system
 Upgrade fire alarm system.
 Upgrade EXIT signs.
 Upgrade emergency battery packs.
 Rating is marginal

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

Updated: MAR-08

F1010.02.04 Portable and Mobile Buildings - 1980 Unit 26*

Foundation and Structure:

Assumed wood beams on concrete piles - wood skirting.

Wood frame wall construction (38x140mm?). 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:

Exterior metal vertical cladding,

Painted plywood infill panels above doors and above and below windows.

Painted horizontal wood planks (approximately 750mm high) defines a fascia band.

Exterior wall finishes are In marginal condition

Roofing:

4 ply built-up roof

In marginal condition.

Doors and Windows:

Hollow metal doors (exterior) in pressed steel frames.

Aluminum sliding windows - Residential type.

In acceptable condition

Interior Finishes:

Carpet and vinyl composite tiles. Vinyl covered gypsum board.

Suspended T-bar system with lay-in acoustic tiles.

In acceptable condition

Millwork:

Open shelving units with plastic laminate covered countertops.

In acceptable condition

Fixed/Wall Mounted Equipment:

Whiteboards chalkboards 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 2004. The furnace is in good condition. Classroom has a programmable thermostat.

Electrical Systems:

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:

Floor elevation of the school is at the same floor elevation as the portables.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Install New Metal Cladding**Concern:**

Exterior facade is in poor condition

Recommendation:

Remove existing exterior materials and re-clad with pre-finished metal complete with trim pieces (70m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$91,520	Medium

Updated: MAR-08

Event: Re-Roof Portable (83m2)**Concern:**

Portable roof is in marginal condition.

Recommendation:

Re-roof portable.

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

Updated: MAR-08

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

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

Recommendation:

Upgrade fluorescent lighting system

Upgrade fire alarm system.

Upgrade EXIT signs.

Upgrade emergency battery packs.

Rating is marginal

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

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - 1980 Unit 27*

Foundation and Structure:

Assumed wood beams on concrete piles - wood skirting.

Wood frame wall construction (38x140mm?). 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:

Exterior metal vertical cladding,

Painted plywood infill panels above doors and above and below windows.

Painted horizontal wood planks (approximately 750mm high) defines a fascia band.

Exterior wall finishes are In marginal condition

Roofing:

4 ply built-up roof

In marginal condition.

Doors and Windows:

Hollow metal doors (exterior) in pressed steel frames.

Aluminum sliding windows - Residential type.

In acceptable condition

Interior Finishes:

Carpet and vinyl composite tiles. Vinyl covered gypsum board.

Suspended T-bar system with lay-in acoustic tiles.

In acceptable condition

Millwork:

Open shelving units with plastic laminate covered countertops.

In acceptable condition

Fixed/Wall Mounted Equipment:

Whiteboards chalkboards 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 2004. The furnace is in good condition. Classroom has a programmable thermostat.

Electrical Systems:

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:

Floor elevation of the school is at the same floor elevation as the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Install New Metal Cladding**Concern:**

Exterior facade is in poor condition

Recommendation:

Remove existing exterior materials and re-clad with pre-finished metal complete with trim pieces (70m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$91,520	Medium

Updated: MAR-08

Event: Re-roof Portable (83m²)**Concern:**

Roof is in marginal condition.

Recommendation:

Replace roof on portable.

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

Updated: MAR-08

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

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

Recommendation:

Upgrade fluorescent lighting system

Upgrade fire alarm system.

Upgrade EXIT signs.

Upgrade emergency battery packs.

Rating is marginal

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

Updated: MAR-08

F1010.02.04 Portable and Mobile Buildings - 1980 Unit 28*

Foundation and Structure:

Assumed wood beams on concrete piles - wood skirting.

Wood frame wall construction (38x140mm?). 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:

Exterior metal vertical cladding,

Painted plywood infill panels above doors and above and below windows.

Painted horizontal wood planks (approximately 750mm high) defines a fascia band.

Exterior wall finishes are In marginal condition

Roofing:

4 ply built-up roof

In marginal condition.

Doors and Windows:

Hollow metal doors (exterior) in pressed steel frames.

Aluminum sliding windows - Residential type.

In acceptable condition

Interior Finishes:

Carpet and vinyl composite tiles. Vinyl covered gypsum board.

Suspended T-bar system with lay-in acoustic tiles.

In acceptable condition

Millwork:

Open shelving units with plastic laminate covered countertops.

In acceptable condition

Fixed/Wall Mounted Equipment:

Whiteboards chalkboards 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 2004. The furnace is in good condition. Classroom has a programmable thermostat.

Electrical Systems:

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:

Floor elevation of the school is at the same floor elevation as the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Install New Metal Cladding**Concern:**

Exterior facade is in poor condition

Recommendation:

Remove existing exterior materials and re-clad with pre-finished metal complete with trim pieces (70m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$91,520	Medium

Updated: MAR-08

Event: Re-roof Portable (83m²)**Concern:**

Roof is in marginal condition.

Recommendation:

Replace roof on portable.

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

Updated: MAR-08

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

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

Recommendation:

Upgrade fluorescent lighting system

Upgrade fire alarm system.

Upgrade EXIT signs.

Upgrade emergency battery packs.

Rating is marginal

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

Updated: MAR-08

F2020.01 Asbestos - *

Report written by PHH Environmental Limited March 3, 2000

A variety of asbestos containing materials are located within the building and mechanical systems. These materials include;

12" x 12" floor tiles of various colours located throughout the facility.

Pipe fitting insulation on mechanical, domestic and roof drain lines located throughout the facility.

Boiler breaching insulation material in the boiler room. With the exception of the following areas, the ACM in this facility was found to be in good condition and represents little risk to occupant health if properly managed.

Pipe fitting insulation was found to be moderate condition in the boiler room. It is recommended that these fittings be repaired.

Some pipe fitting insulation and boiler breaching was found to be in good condition but has achieved a P2 rating due to the high content of asbestos. These materials should be monitored but do not require any action at this time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

F2020.04 Mould - *

None reported and none observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

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

Access from parking lot to entrance is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	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	1977	0	MAR-08

Event: Install Handicap Power Assist 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: MAY-08

K4010.03 Barrier Free Interior Circulation - *

No floor level changes in this school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

K4010.04 Barrier Free Washrooms - *

Barrier free stalls and millwork are in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

K4020 Building Code -

Fire separations are non code compliant - repairs are noted in appropriate building elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	0	MAR-08

RECAPP Facility Evaluation Report



Kameyosek Community School

S3175
Edmonton

Facility Details**Building Name:** Kameyosek Community Sch**Address:****Location:** Edmonton**Building Id:** S3175**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:****Evaluation Date:****Evaluator Name:****Total Maintenance Events Next 5 years:** **\$277,819****5 year Facility Condition Index (FCI):** **0%****General Summary:**

Kameyosek Community School is located at 250 Lakewood Road East, Edmonton, AB. The K-VI school consists of a single storey masonry building (2158m²) constructed in 1977. Four wood frame portables (403 m²) were attached in 1980. Mature coniferous and deciduous trees are placed in grouping around the school building, and grassed areas immediately around building and the front yard. Signage consists of a wood free standing sign in the yard and metal letters fixed to building. Flagpoles are painted steel poles. Roadways at east and west sides of building, the asphalt surface has cracks and requires repair. Painted pipe railings and concrete wheel stops at the property line. Pavement markings have worn off, handicap stall markings are not present, need to be added. Parking lot has 36 energized, rail mounted car receptacles operate on 24 hour basis. Sidewalk is severely cracked; may become a tripping hazard, and should be repaired or replaced. Asphalt surfaced play area at portables, grassed games field.

Architectural:

The majority of the site components are in acceptable condition. Repairs are required to asphalt roadway and parking areas; incorporate pavement markings, 26 parking stalls and 2 handicap stalls. Water ponding in roadway; Install catch basin and grade asphalt to drain (40m²). Concrete sidewalks are cracked requiring replacement. Pipe rails are misaligned, and require repairs and or removal.

Mechanical:

The site services are in acceptable condition. The domestic water service is supplied from the utility main Lakewood Road. The sanitary and storm sewers are tied into manholes on Lakewood Road. The site drains to catch basins that tie into a manhole on 31 Avenue. The natural gas is supplied from the utility main on north of the school. There are three fire hydrants close to the school. Two are on Lakewood Road and one is on 29 Avenue

Electrical:

800 Amp 120/208 volt three phase manufactured by Federal Pioneer, fed from an underground service. Main Distribution Panel is 1977 install, and is 50% full. Branch circuit panels are 80% full. Wiring is in conduit. Lighting fixtures are fluorescent T12 with magnetic ballasts. HPS wall packs are used for exterior lighting. Lighting is switched using line voltage switches. Exterior lighting is controlled by photo cell.

The condition of the electrical site components are in acceptable condition.

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

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

Roadways at east and west sides of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	MAR-08

Event: Repair Cracked Asphalt (100 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	\$2,288	Medium

Updated: MAR-08**Event: Replace - Asphalt Roadway (200m²)**

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

Updated: APR-08G2020.02.02 Flexible Paving Parking Lots(Asphalt) - **

Asphalt paved parking areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	MAR-08

Event: Install Cabin and Grade Asphalt to Drain (40m²)**Concern:**

Water ponding.

Recommendation:Install catch basin and grade asphalt to drain (40m²).

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

Updated: MAR-08**Event: Replace Asphalt Parking Lots**

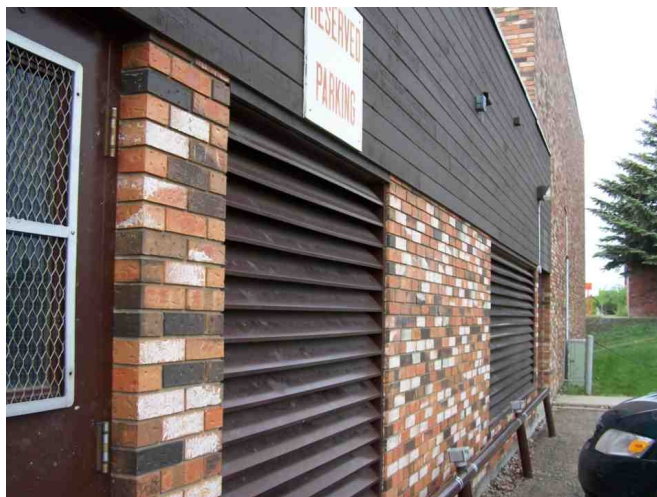
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Low

Updated: APR-08

G2020.06.02 Parking Bumpers - *

Painted pipe railings and concrete wheel stops at the property line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	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	1977	0	MAR-08

Event: **Replace Pavement Markings - 26 Parking Stalls and 2 Handicap Stalls**

Concern:

Pavement markings have worn off.

Handicap stall markings are not present.

Recommendation:

Paint parking stall markings and 2 handicap stall markings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,288	Low

Updated: APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	MAR-08

Event: Replace (200 m²) Concrete Sidewalks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$38,896	Unassigned

Updated: APR-08**Event: Replace 20m² of Concrete Sidewalk****Concern:**

Sidewalk is severely cracked; may become a tripping hazard.

Recommendation:

Remove and install approximately 20 m² of concrete walkway.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,118	Medium

Updated: APR-08**G2040.02 Fences and Gates -**

Painted pipe railing at walkways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Remove Railings (40 linear meters)**Concern:**

Pipe rails are misaligned, and require repairs.

Recommendation:

Remove pipe railings (40 linear meters) complete with concrete bases.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$5,148	Low

Updated: MAR-08**Event: Replace Fences and Gates**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,432	Unassigned

Updated: APR-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	1977	25	MAR-08

Event: Grade and Level Play Areas 675m²**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	\$25,168	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	1977	0	MAR-08



G2040.08 Flagpoles - ***Painted Steel Poles**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

**Event: Install 14 Flag Poles and Concrete Bases****Recommendation:**

Install 14 aluminum flag poles and concrete bases.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$89,232	Unassigned

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>
4 - Acceptable	1977	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G3010 Water Supply

The 100mm domestic water service is from the main on Lakewood Road. There are no thrust rods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

Event: Install Thrust Rods**Concern:**

There are no thrust rods. These rods prevent the riser pipe from separating from the elbow on the main.

Recommendation:

Install stainless steel thrust rods.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$22,880	Medium

Updated: APR-08

G3010.02 Site Domestic Water Distribution - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

There are three fire hydrants close to the school. Two are on Lakewood Road and one is on 29 Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

The 150mm sanitary sewer line ties into a manhole on Lakewood Road.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G3030.01 Storm Water Collection - *

The site catch basins are tied into a manhole on 31 Avenue. The 300mm storm sewer from the building tie into a manhole on Lakewood road.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G3060.01 Gas Distribution - *

The 80mm medium pressure natural gas service to the school is tied into a 125mm medium pressure main to the north of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground feeders to electrical room. Maintained by EPCOR.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G4010.03 Electrical Power Distribution Equipment - *

Pad mounted transformer located at east end of school. Maintained by EPCOR.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G4010.04 Car Plugs-ins - *

36 energized, rail mounted car receptacles operate on 24 hour basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

G4020.01 Area Lighting - *

HPS wall packs located around perimeter of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-08