

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Kate Chegwin Junior High School

B3176A
Edmonton

Facility Details

Building Name: Kate Chegwin Junior High S
Address: 3119 - 48 Street
Location: Edmonton

Building Id: B3176A
Gross Area (sq. m): 5,765.00
Replacement Cost: \$12,564,659
Construction Year: 1991

Evaluation Details

Evaluation Company: Koliger Schmidt architect engineer
Evaluation Date: June 14 2007
Evaluator Name: Mario Macchione

Total Maintenance Events Next 5 years: **\$2,939,622**
5 year Facility Condition Index (FCI): **23.40%**

General Summary:

This Junior high School constructed in 1991 (4,945m²) is a two storey school includes a wood framed 1992 2 storey addition (approximately 820m²) attached to the northeast end of the school housing 8 classrooms. The School capacity is 600 with a current enrollment of 550 students with a compliment of 34 staff.

Structural Summary:

This building constructed 1991 and the addition built in 1992 utilizing grade beams on piles foundation systems with concrete slab on grade floor structure and structural concrete floor system over crawl space for portion of the 1991 section; crawlspace has concrete floor.

The building's superstructure comprises both masonry load bearing walls and steel columns, beams, and open web steel joists (non-combustible construction) are used for flat roofs and sloped roof sections for the 1991 building. The 1992 structure (2 storeys) comprises wood frame construction.

The building structure is in acceptable condition; some cracked concrete floor slabs and a section of the concrete floor in the greenhouse structure (part of the science program) has settled.

Envelope Summary:

The exterior 1991 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. In addition ceramic tile exterior finishes have been introduced at featured areas. The Upper exterior walls above roof comprises pre-finished metal cladding on building paper on rigid insulation with Z-bar grits vapour barrier on masonry and or metal stud framing.

The exterior 1992 structure was constructed utilizing (EIFS) stucco finish on peel and stick membrane on exterior grade cladding. In addition wood bands have been introduced to pick up on the theme of the original building. The wood bands have completely rotted in areas, and the stucco finishes are discoloured and damaged in areas. The Upper exterior walls above roof comprises (EIFS) stucco finish on wood and or metal stud framing.

The flat roof areas comprise of a SBS roofing system for both the 1991 and 1992 structures. The skylights have translucent plastic sloped roof panels.

Doors and frames are glazed insulated hollow metal doors in pressed steel frames.

The windows are aluminum fixed sealed unit; classrooms windows have 2 operable ventilators per classroom.

Generally the building envelope is in acceptable conditions; a number of components are at or have exceeded their life expectancies. Exterior façade of the 1992 structure requires repairs. Moisture is infiltrating some aluminum window frames and staining interior and exterior finishes.

Interior Summary:

Interior finishes include carpet, VCT, ceramic tiles, and hardwood flooring, painted drywall, demountable vinyl clad gypsum board partitions, and painted concrete block walls, wood siding at featured upper walls and 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 marginal conditions. Carpet flooring is worn and torn, VCT flooring is in poor condition, walls and ceiling tiles are damaged in most classrooms.

Prefinished metal toilet and shower partitions, lockers, tackboards and whiteboards, operable walls, are in acceptable conditions; but approaching end of expected life. An Elevator provides wheel chair access to both floor levels

Millwork with plastic laminate countertops and clear finished wood doors and gables are in need of repairs. Solid core wood doors in pressed steel frames, blinds and curtains are in acceptable conditions; but approaching end of expected life.

Generally the interior elements are in marginal condition.

Mechanical Summary:

The school is heated with two boilers that distribute hot water to a hot water to glycol heat exchanger which in turn distributes the heating glycol to baseboard radiation, fan coil units, and coils in the ventilation units. There are two ventilation units one for the main school and one for the gymnasium. The school has a BMCS but it was reported that the controls are now mostly manual. The school is fully sprinklered. The mechanical systems are in acceptable condition.

Electrical Summary:

1200 Amp 120/208 volt three phase manufactured by Westinghouse, fed from an underground service. Main Distribution Panel is 1992 install, and is 70% full. Branch circuit panels are 80% full. Wiring is in conduit. Lighting fixtures are energy savers T12 c/w magnetic ballasts. HPS wall packs, poles and pot lights are used for exterior lighting. Lighting is switched using line voltage switches and low voltage relays for gym and hallways. Exterior lighting is controlled by photo cell. Emergency lighting is provided by Lumacell emergency battery packs. PL lamps EXIT signs tied to emergency battery packs are located at required exits. Fire alarm system is inspected on annual basis. Bells and strobes are located in hallways. Security system is operational. Clocks in school are battery operated, 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:

Add receptacles in classrooms for microwaves.

Install six "kill" switches for AI equipment.

Add new fire alarm devices.

Rating of Acceptable.

1992 addition comprises 8 classroom Pod (four units per floor - 2 storey):

8 classroom Pods are lit with wraparound energy savers T12 light fixtures c/w magnetic ballasts. Westinghouse panels located in each classroom. Connected to main building life safety and communication systems.

Rating Acceptable.

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 - 1991 AND 1992 Section*

Grade beams on piles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

A1030 Slab on Grade - 1991 Section*

Portion of the main floor and the entire crawlspace

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	0	MAR-08

Event: Prepare floor and install concrete topping

Concern:

The floor in the greenhouse area has settled, some cracking.
The floor drain is higher than the surrounding floor.

Recommendation:

Install a concrete topping; slope to drain (30m²).

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

Updated: MAR-08

A2020 Basement Walls (& Crawl Space) - 1991 Section*

Majority of the ground floor area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1991 Section*

Concrete filled metal deck on steel beams and / or joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1010.01 Floor Structural Frame (Building Wood Frame) -1992 Section*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1991 Section*

Masonry Concrete Block Walls/Pilasters and steel frame structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1010.05 Mezzanine Construction - 1991 Section*

Steel framed structure

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1010.09 Floor Construction Fireproofing - 1991 Section*

Building is sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1010.10 Floor Construction Firestopping - 1991 Section*

Visible firestopping is in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1020.01 Roof Structural Frame - 1991 Section*

Steel beams, trusses and joists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B1020.02 Structural Interior Wood Walls Supporting Roofs - 1992 section*

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

B1020.06 Roof Construction Fireproofing - 1991 Section*

Building is sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1991 Section***

Brick veneer and tile exterior building facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	75	MAR-08

B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 19951Section*

Exterior stucco facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1	75	MAR-08



Damaged Stucco

Event: Repair exterior stucco facade.**Concern:**

Exterior stucco facade is damaged and discoloured.

Recommendation:Repair damaged stucco and apply top coat to entire facade (600m²).

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

Updated: APR-08**B2010.01.08 Ceramic Wall Tiles: Ext. Wall - 1991 Section***

At front of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1991 Section*

Expansion joints are in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin*

Expansion joints are in place.

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

B2010.01.11 Joint Sealers (caulking): Ext. Wall 1992 Section**

Sealant failure/separated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1992	20	MAR-08



Sealant failure/separated.

Event: Repair joint sealers.**Concern:**

Damaged and or failed sealant.

Recommendation:

Rake back (100 linear meters) and apply sealant to all joints.
(co-ordinate with proposed stucco repairs).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,152	High

Updated: APR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1991 **

Joint sealers around door frames and windows.

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

Event: Replace 2000m Joint Sealer

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

Updated: APR-08

B2010.02.05 Wood Framing : Ext. Wall Const. - 1992 Section*

2 storey wood frame classrooms addition.

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

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1991 and 1992 Section*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1991 Section*

Prefinished metal louvres

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B2010.09 Exterior Soffits - 1991 and 1992 Section*

Wood soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	0	MAR-08



Water stained soffits

Event: **Repair and refinish soffits****Concern:**

Water damaged soffits

Recommendation:

Investigate whether the damage is caused by wind driven rain or other. Sand and refinish soffits (5 soffits - approximately 60m² in total).

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

Updated: MAR-08

B2010.10 Other Exterior Walls - 1991*

Foundation wall and insulation protect.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1991	0	MAR-08



Unfinished wall/ insulation protection.

Event: Repair and install new perimeter foundation applique.

Concern:

Unfinished wall/ insulation protection.

Recommendation:

Repair damaged area and install (350 linear Meters)

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

Updated: MAR-08**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1991 Section****

Custom aluminum fixed sealed unit. Classrooms windows with 2 operable vents per classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-08

Event: Replace Exterior 350 Standard Windows - 1991 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,601,600	Unassigned

Updated: APR-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1992 Section**

Custom aluminum fixed sealed unit. Classrooms windows with 2 operable vents per classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	40	MAR-08



Discoloured window frames- northeast facing windows.

Event: Repair 10 Exterior Standard Windows -1992 Section

Concern:

Discoloured metal windows frames.

Recommendation:

Paint discoloured window frames.

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

Updated: APR-08

Event: Replace 40 Exterior Standard Windows - 1992 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$160,160	Unassigned

Updated: MAR-08

B2030.01.02 Steel-Framed Storefronts: Doors**

Glazed hollow metal doors in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace 25 Exterior Entrance Doors - 1991 and 1992 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$102,960	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - 1991 Section**

Painted hollow metal doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-08

Event: Replace 10 Exterior Utility Doors - 1991 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$22,880	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1991 Section*

Roof with existing elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

B3010.01 Deck Vapor Retarder and Insulation -1992 Section*

Roof with existing elements.

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

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

All flat roof areas are SBS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

Event: Replace (3,800m²) Membrane Roofing - 1991 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$663,520	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1991 Section**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace Metal Gutters and Downspouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$2,860	Unassigned

Updated: APR-08**B3020.01 Skylights - Roofing****

Translucent plastic sloped roof panels (Skylight).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08



Translucent roof panels

Event: Replace Translucent Sloped Panels (650 Panels).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,372,800	Unassigned

Updated: MAR-08**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1991 Section***

Roof vents, chimneys, cowl - refer to mechanical report

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions - 1991 Section

Painted concrete block partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	100	MAR-08

C1010.01.07 Framed Partitions (Stud) - 1991 Section

Metal Stud Partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C1010.01.07 Framed Partitions (Stud) - 1992 Section

Wood stud partitions.

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

C1010.02 Interior Demountable Partitions - 1991 Section*

Various rooms have demountable partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C1010.03 Interior Operable Folding Panel Partitions - **

Sound rated operable wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace (6 linear meters) Operable Folding Panel Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$45,760	Unassigned

Updated: APR-08

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

Wood handrails with painted pipe support and painted metal mesh inlay sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-08



Wood handrails with painted pipe support and painted metal mesh inlay sections.

C1010.05 Interior Windows - *

A number of spaces include painted pressed steel frames with tempered glass.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-08



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C1010.07 Interior Partition Firestopping - *

All visible locations appear acceptable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-08

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

Painted interior SCW doors and Painted hollow metal doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	40	MAR-08

C1020.03 Interior Fire Doors - *

Doors leading to 1992 wood frame addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C1020.04 Interior Sliding and Folding Doors*

Aluminum folding gate - located in corridor to restrict after hours access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C1030.01 Visual Display Boards - **

Whiteboards tackboards and chalkboards.

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

Event: Replace 80 Visual Display Boards 1991 and 1992

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$137,280	Unassigned

Updated: APR-08**C1030.02 Fabricated Compartments(Toilets/Showers) - ****

Painted metal toilet partition cubicle and painted steel shower enclosure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace 25 Fabricated Compartments(Toilets)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$34,320	Unassigned

Updated: APR-08**C1030.08 Interior Identifying Devices - ***

Signage on Doors-lamicoid signs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C1030.10 Lockers - **

Steel lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace 200 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$160,160	Unassigned

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

Varnished wood shelving units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	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	1991	0	MAR-08

C2010 Stair Construction*

Steel structure with concrete filled metal pans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C2020.05 Resilient Stair Finishes - **

Rubber stair treads and risers.

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

Event: Replace 130 Resilient Stair Treads

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

Updated: APR-08

C2020.08 Stair Railings and Balustrades - *

Wood handrails with painted pipe support and painted metal mesh inlay sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

C3010.02 Wall Paneling - **

Clear finished wood clad interior fascias and bulkheads

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace 1750 Wall Paneling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$228,800	Unassigned

Updated: APR-08

C3010.06 Tile Wall Finishes - **

Washrooms, janitor's, and dressing rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-08



Wall tile -typical.

Event: Replace (550m²) Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$148,720	Unassigned

Updated: APR-08

C3010.09 Acoustical Wall Treatment - **

Panels line the corridors upper sections (both sides).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	20	MAR-08



Water stained acoustic panels.

Event: Repair 120 units Acoustic Wall Panels**Concern:**

A large number of panel have water stains due to leaking skylights.

Recommendation:

Remove, recover and reinstall acoustic wall panels (120 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$34,320	Low

Updated: MAR-08

Event: Replace (1300m²) Acoustical Wall Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$251,680	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

Most classrooms/teaching rooms are in need of repairs and repainting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1991	10	MAR-08



Walls have allot of surface damage and markings in classrooms.

Event: Repair and Paint (4600m²)**Concern:**

Excessive surface wall damage throughout the school's teaching rooms.

Recommendation:

Repair walls and Paint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$228,800	High

Updated: MAR-08

C3010.12 Wall Coverings - *

Vinyl wall covered panels are used as accent feature walls in some teaching spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	15	MAR-08



Dis-coloured wall panels

Event: Repair Walls with vinyl Coverings**Concern:**

Damaged/stained wall surfaces

Recommendation:

Replace damaged wall panels (40 wall panels). For stained panels; clean with appropriate cleaner

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

Updated: MAR-08

C3020.01.02 Paint Concrete Floor Finishes - ***Service Rooms**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	10	MAR-08

C3020.02 Tile Floor Finishes - ****Washrooms, janitor's, and dressing rooms**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	50	MAR-08

Event: Replace (260m²) Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$74,360	Unassigned

Updated: APR-08

C3020.04 Wood Flooring - **

Full floating vented hardwood maple flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace (570m²) Wood Flooring

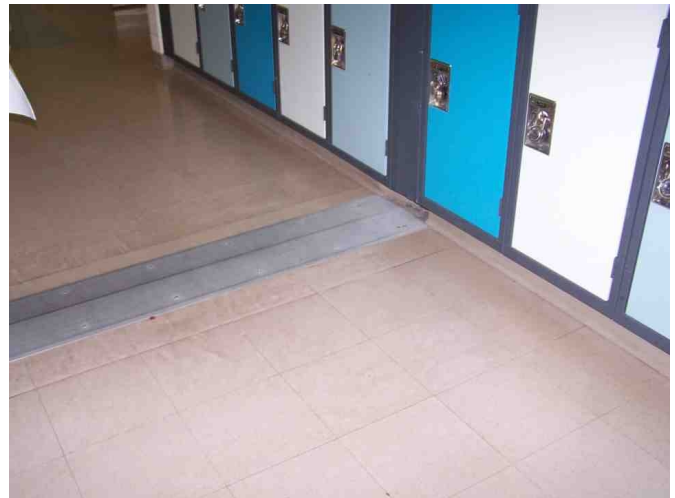
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$183,040	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - **

Vinyl composite tile (VCT) flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1991	20	MAR-08



VCT flooring is worn. Expansion joint cover is a maintenance concern.

Event: Replace Resilient Flooring**Concern:**

The surface appears to be worn off; discoloured tiles, flooring adhesive swirl lines are visible through the VCT material.

Recommendation:

Cut-in and install flush expansion control joints, remove and install high traffic flooring materials (1060m²) in the corridors. Install Rubber tile flooring (900m²) in less traffic areas replacing the existing VCT.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$263,120	Medium

Updated: APR-08



Flooring wear surface is worn off.

C3020.08 Carpet Flooring - **

Carpet installed in teaching spaces is worn, torn and stained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1991	15	MAR-08

Event: Replace 1000m² Carpet Flooring**Concern:**

Carpet is worn, stained and torn; potential tripping hazard.

Recommendation:

Remove existing carpet flooring and install a high wear product (1000m²)..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$114,400	High

Updated: APR-08

Event: Replace 200m² Carpet - Administration Areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,592	Unassigned

Updated: MAR-08

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

Suspended T-Bar Ceiling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

Event: Replace 4250m² Acoustic Ceiling Treatment (Susp.T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$228,800	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

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

Event: Repaint 4000m² Ceiling

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

Updated: APR-08

D1010.01.02 Hydraulic Passenger Elevators - **

Passenger elevator (hydraulic).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace Hydraulic Passenger Elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$160,160	Unassigned

Updated: APR-08

S4 MECHANICAL

D2010.01 Water Closets

There 21 flush valve vitreous china water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-08

Event: Replace water closets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$37,752	Unassigned

Updated: MAY-08

D2010.02 Urinals

There are six stall type, vitreous china urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-08

Event: Replace 6 floor mounted, flush valve urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$9,038	Unassigned

Updated: APR-08

D2010.03 Lavatories

The lavatories are counter mounted, stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-08

Event: Replace 19 lavatories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$18,876	Unassigned

Updated: APR-08

D2010.04 Sinks - **

The sinks are stainless steel, counter mounted, single compartment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Repair the science room sinks.**Concern:**

The sinks in the science room were disconnected.

Recommendation:

Reconnect the sinks.

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

Updated: MAY-08



Typical science room sink.

Event: Replace sinks.**Recommendation:**

Replace 42 stainless steel sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$58,115	Unassigned

Updated: APR-08

D2010.05 Showers - **

There are three individual shower enclosures for the staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace**Recommendation:**

Replace 3 showers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$8,008	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

The drinking fountains are stainless steel, wall hung and non-refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-08

Event: Replace 5 drinking fountains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$12,584	Unassigned

Updated: APR-08

D2020.01.02 Mixing Valve**

Science room has a mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	40	MAR-08

Event: Replace the mixing valve.

Concern:

Mixing valve in the science room is leaking.

Recommendation:

Replace the mixing valve.

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

Updated: MAY-08



Mixing valve leaking.

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

Backflow preventor on the sprinkler piping and on the glycol piping.

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

Event: Replace backflow preventors.

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

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

In-line recirc pump.

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

Event: Replace domestic water recirc pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,830	Unassigned

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

There are two A.O.Smith Masterfit water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	MAR-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
58	kWh

Event: Replace 2 domestic water heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$11,097	Unassigned

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D2030.01 Waste and Vent Piping - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

Event: Repair two traps in the crawl space.

Concern:

Two of the traps in the crawl space are leaking.

Recommendation:

Repair the two leaking traps and check all the plumbing drains in the crawl space for leaks.

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

Updated: APR-08



Trap leaking in crawl space.

D2040.01 Rain Water Drainage Piping Systems - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D2040.02.04 Roof Drains - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-08

D3010.02 Gas Supply Systems - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	60	MAR-08

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

There are two Cleaver Brooks, model FLX, water tube boilers c/w expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	1,026	kW	

Event: Replace 2 hot water heating boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$125,840	Unassigned

Updated: APR-08

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

Combustion air has a unit heater above it. There are boxes piled around the outlet of the combustion air that are blocking air flow. Remove the clutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace hot water heating chimneys and combustion air.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$6,978	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	1991	0	MAR-08

D3020.02.04 Water Treatment: Glycol System

The glycol system consists of two expansion tanks and one chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

D3020.05 Auxiliary Equipment: Heat Generation Pumps*

In-line heating pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1991	30	MAR-08

Event: **Replace four pumps.****Concern:**

Pumps are leaking.

Recommendation:

Replace four pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$30,888	Medium

Updated: MAY-08

Evidence of pump leaking.

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

There are two Haakon ventilation units. AHU-1 supplies the school and AHU-2 supplies the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: **Replace air handling units.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$457,600	Unassigned

Updated: APR-08

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

The return air fans are in-line axial fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

Event: Replace two return air fans.**Concern:**

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

Recommendation:

Replace the return air fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$45,760	Unassigned

Updated: MAR-08

D3040.01.02.01 Propellor Fans

The skylight area has propellor fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

The filters in the air handling units are a disposable flat filter. The filters in both units were extremely dirty. The filters should be replaced more frequently as part of regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

Galvanized steel, sheet metal ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

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

Square supply air diffusers, linear supply air grilles and louvered return air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

The hot water heating piping in the mechanical room has numerous leaks at the flanges and valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	40	MAR-08

Event: Repair hot water piping in the mechanical room.**Concern:**

The piping in the mechanical room is leaking at the flanges and valves.

Recommendation:

Repair the leaks in the mechanical room.

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

Updated: APR-08



Leaking valve has damaged the insulation around it.

Event: Replace the hot water heating piping and valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$446,160	Unassigned

Updated: APR-08

D3040.04 Special Exhaust Systems - Dust Collector

Murphy dust collector for industrial arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D3040.04 Special Exhaust Systems - Home Economics

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

Event: Add range hoods and exhaust fan.**Concern:**

The home economics room exhaust requires upgrading. There are no range hoods at present.

Recommendation:

Provide six exhaust hoods and one roof mounted exhaust fan.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2011	\$11,440	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

The exhaust fans are in-line with roof caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	30	MAR-08

Event: Replace the exhaust fans and the associated roof caps.**Concern:**

The roof caps have been subjected to vandalism and are dented but still functional.

Recommendation:

Replace roof caps when the fans are replaced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$16,016	Unassigned

Updated: APR-08



Dented roof caps.

D3040.04.03 Ducts: Exhaust - *

Galvanized steel, sheet metal ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Eggcrate grilles and louvred exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D3040.05 Heat Exchangers**

The heat exchanger is a Alfa-Laval plate heat exchanger.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace the heat exchanger.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$5,148	Unassigned

Updated: APR-08

D3050.02 Air Coils - **

There are glycol coils in the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace the air coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$11,211	Unassigned

Updated: APR-08

D3050.03 Humidifiers - **

Humidifiers are the wetted media type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

Event: Replace the humidifiers.**Concern:**

The existing humidifiers are wetted media type that are an indoor air quality concern.

Recommendation:

Review the type of humidification in the school and revise it when the air handling units are replaced if not before.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$17,160	Unassigned

Updated: APR-08



Existing humidifier.

D3050.05.02 Fan Coil Units - **

Force flow units at entrances and mounted at sky light height.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace six fan coil units at the entrances.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$34,320	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

Perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-08

Event: Replace finned radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$171,600	Unassigned

Updated: APR-08

D3050.05.06 Unit Heaters**

Hot water, ceiling mounted unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace four unit heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$14,186	Unassigned

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls -

The building has a BMCS but it is being operated manually. The controls compressor is a Landis and Cyr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Install new BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$114,400	Unassigned

Updated: APR-08

D4010 Sprinklers: Fire Protection - *

The school is fully sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	60	MAR-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	1991	30	MAR-08

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

Westinghouse MDP, 1200 amp, 120/208 volt, three phase, 70% full. Digital meter by EPCOR.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-08

Event: **Replace Main Electrical Switchboards (Main Distribution)** -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$160,160	Unassigned

Updated: APR-08

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

Westinghouse panels located in various areas of the school. Panels are 80% full.

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

Event: **Replace Electrical Branch Circuit Panelboards (Secondary Distribution)** -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$48,048	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

Westinghouse MCC c/w three sections rated for 800 Amp, 208 volt, three phase. Energy management system ESC upgraded in 2004.

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

Event: Install Kill Switches in AI shop**Concern:**

Six carpentry shop equipment do not have kill switches for safety.

Recommendation:

Install six kill switches in AI shop.

Consequences of Deferral:

Lack of emergency shut down. Possible injury to personnel.

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

Updated: APR-08

Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$11,440	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Wiring install in conduit. Data cabling installed in raceways, free air and in conduit.

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

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Line voltage switches used in classrooms and office. Douglas Low voltage relays used for gym and hallways.

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

D5020.02.02.01 Interior Incandescent Fixtures - *

Incandescent pot lights located in some areas of the school.

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

D5020.02.02.02 Interior Florescent Fixtures - **

Recessed and surface mounted fluorescent light fixtures located in hallways and classrooms and offices. Fixtures are c/w T12 lamps and magnetic ballasts. Lamps and ballasts are energy savers type.

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

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$286,000	Unassigned

Updated: APR-08

D5020.02.02.03 Interior Metal Halide Fixture - *

Metal halide light fixtures located in gym.

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

D5020.02.03.02 Emergency Lighting Battery Packs - **

Lumacell battery packs with emergency heads located through out the school in required areas.

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

Event: Replace Emergency Lighting Battery Packs

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

Updated: APR-08

D5020.02.03.03 Exit Signs - *

PL based exit signs, connected to emergency battery packs locate din school at required exits.

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

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

Wall packs located around perimeter of school. Pots in soffits located over exits. Light standards located in parking lot.

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

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

Exterior lighting is photocell controlled and is tied to energy management system.

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

D5030.01 Detection and Fire Alarm - **

Simplex 4002 hard wired panel c/w 24 zones and graphic annunciator. Bells and strobes located in school.

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

Event: Install new fire alarm devices**Concern:**

Music room and mechanical room do not have strobes.
Hallways do not have smoke detection.

Recommendation:

Install two strobes in music room and mechanical room. Install 15 new smoke detectors in hallways.

Consequences of Deferral:

Possible loss of signal notification in noisy areas. Lack of smoke detection in school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$5,720	Medium

Updated: MAR-08

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$91,520	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

DSC control panel with IR devices in required areas.

<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	\$51,480	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

Battery operated clocks in school.

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

D5030.04.01 Telephone Systems - *

Norstar-meridian phone system. Handsets in classrooms. Connected to PA system. Six telephone lines and one fax line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-08

D5030.04.05 Local Area Network Systems - *

Cat5 cabling installed free air in ceiling space and fed through the Pac-poles in computer lab and computer outlets in classrooms. Three HP switches, One Cisco switch. HP server. Supernet in school.

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

D5030.05 Public Address and Music Systems - **

Bogen Multicom 2200, tied to phone system. CD player, radio and tape equipment connected to it. Controls period bells.

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

Event: Replace Public Address and Music Systems

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

Updated: APR-08

D5030.06 Television Systems - *

Hitachi televisions and VCRs in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	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	1991	0	MAR-08

E1020.07 Laboratory Equipment - *

Science work benches - most units are not connected to the services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08



Science work bench.

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	1991	0	MAR-08

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

Various sporting equipment and structures including weight lifting area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

E2010.02 Fixed Casework - **

Wall mounted cabinets in kitchen, shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	35	MAR-08



Damage millwork doors and fronts.

Event: Repair 150 linear meters Cabinets

Concern:

Millwork panels and fronts are damaged in 8 teaching spaces; inappropriate cleaners have been used.

Recommendation:

Remove millwork fronts and panels and refinish (75 linear meters of upper and 75 linear meters of lower base cabinets).

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

Updated: MAR-08

Event: Replace Fixed Casework (230m base cabinets 120m upper units)

Recommendation:

Replace wall mounted cabinets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$400,400	Unassigned

Updated: APR-08

E2010.03.01 Blinds - **

Venetian blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace 300 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$91,520	Unassigned

Updated: APR-08

F1010.02.05 Grandstands and Bleachers - **

Bleachers with wood seats, steel frame, in gymnasium (seating for 260 persons).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-08

Event: Replace Bleachers (260 seat)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$85,800	Unassigned

Updated: APR-08

F2020.01 Asbestos - *

Report prepared by: PHH Environmental Limited on September 11,2000.

There does not appear to be any asbestos products in this building and no further action is required at this time. However, due to the nature of building construction, some inherent limitations exist regarding the extent of the survey.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

F2020.04 Mould - *

None reported or noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K2030 Program Layout

The 2 storey (8 classroom) 1992 addition has no storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	0	MAR-08

Event: Construct Storage Structure.

Concern:

8 classrooms were added to this facility; no storage space.

Recommendation:

Construct a 20m² structure to house school storage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$91,520	Medium

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	1991	0	MAR-08

K4010.02 Barrier Free Entrances - *

Entrances have acceptable door widths - power assist door operator installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	0	MAR-08

Event: Repair Powered assist door operator

Concern:

Powered assist door operator is problematic; not operational at time of site visit.

Recommendation:

Repair powered assist door operator.

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

Updated: APR-08

K4010.03 Barrier Free Interior Circulation - *

2 storey building with Elevator and ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

K4010.04 Barrier Free Washrooms - *

Acceptable access, millwork and partition stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

RECAPP Facility Evaluation Report



Kate Chegwin Junior High School

S3176
Edmonton

Facility Details**Building Name:** Kate Chegwin Junior High S**Address:****Location:** Edmonton**Building Id:** S3176**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:** **\$16,016****5 year Facility Condition Index (FCI):** **0%****General Summary:**

Kate Chegwin Junior High School is located at 3119 - 48 Street, Edmonton, AB. This 5765m² school was constructed in 1991, with a wood framed two storey addition in 1992. The school capacity is 600 students, with a current enrollment of 550 students, and a compliment of 34 staff. Coniferous and deciduous trees and shrubs are placed in groupings at the front and west side of the school site with grassed areas immediately around building and the front yard. The asphalt roadway and parking lot requires replacing. The parking lot pavement markings have worn off, and handicap stall markings are not present and need adding. Signage is a wood free standing sign in the yard, and metal letters fixed to building. There are also two aluminum flagpoles. Concrete formed planters integrated with walkways. As well, pressure treated heavy timber elements are used near the front entrance. There are concrete waste bins, bicycle stands, basketball stand and outdoor storage shed. On the site. Also, there are grassed fields and asphalt play area. Fencing has metal posts and gates; traffic control.

Architectural:

Repairs required to sidewalk and curb at front of school. Parking demarcations and delineation lines are required.

Mechanical:

The site services are in acceptable condition. The domestic water service is supplied from the utility main. The sanitary and storm sewers are tied into manholes. The site drains to catch basins then tied into a manhole. The natural gas is supplied from the utility mains. There is a fire hydrant close to the school.

Electrical:

Site electrical systems are acceptable.

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) - ****

Asphalt roadway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

**Event: Replace Roadway (Asphalt)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$68,640	Unassigned

Updated: APR-08**G2010.05 Roadway Curbs and Gutters - ***

Concrete cubs and gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

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

Asphalt parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

**Event: Replace Asphalt Parking Lots**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$114,400	Unassigned

Updated: APR-08**G2020.05 Parking Lot Curbs and Gutters - ***

Concrete curbs in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G2020.06.02 Parking Bumpers - *

Concrete islands.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	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	1991	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	1991	0	MAR-08

Event: Paint markings for 50 parking stalls and 5 handicap stalls**Concern:**

Pavement markings have worn off
Handicap stall markings are not present

Recommendation:

Paint parking stall markings and 5 handicap stall markings

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

Updated: APR-08

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

Concrete walkways require repair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	25	MAR-08

Event: Repair 40m² of concrete walkway**Concern:**

Concrete walkways have cracked and have heaved at two entrances; tripping hazard.

Recommendation:

Remove damaged concrete and install new with steel reinforcement.

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

Updated: APR-08

**Event: Replace Concrete Pedestrian Pavement**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$102,960	Unassigned

Updated: APR-08

G2040.02 Fences and Gates -

Metal posts and gates; traffic control

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace Fences and Gates

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$13,728	Unassigned

Updated: APR-08**G2040.03 Athletic and Recreational Surfaces - ****

Grassed fields and asphalt play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

**Event: Replace Athletic and Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$18,304	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Concrete waste bins, bicycle stands, basketball stand and outdoor storage shed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	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	1991	0	MAR-08

**G2040.08 Flagpoles - ***

2 Aluminum Flagpoles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	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	1991	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Coniferous and deciduous trees and shrubs are placed in groupings at the front and west side of the school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G2050.07 Planting Accessories - *

Concrete formed planters integrated with walkways. As well, pressure treated heavy timber elements are used near the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

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

The 150mm domestic water service is from the city main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

There is a fire hydrant adjacent to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

The 150mm sanitary sewer line connects to a manhole on the school property and then to one on the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G3030.01 Storm Water Collection - *

The parking lot drains to a series of catch basins which are tied to manholes on the street. The 900mm storm line from the building ties into a manhole on the site then into a manhole on 48th street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G3060.01 Gas Distribution - *

The natural gas line is from the utilities line at the back of the school to the meter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	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	1991	0	MAR-08

G4010.03 Electrical Power Distribution Equipment - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G4010.04 Car Plugs-ins - *

45 energized, rail mounted car receptacles operate based on energy management system controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

G4020.01 Area Lighting - *

HPS wall packs located around perimeter of school. HPS pot lights located in soffits. Pole mounted HPS light fixtures located in parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08