

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Kensington Elementary School

B3181A
Edmonton

Facility Details

Building Name: Kensington Elementary School
Address: 13410 - 119 Street
Location: Edmonton

Building Id: B3181A
Gross Area (sq. m): 4,330.80
Replacement Cost: \$9,438,860
Construction Year: 1958

Evaluation Details

Evaluation Company: Koliger Schmidt architect engineer
Evaluation Date: June 28 2007
Evaluator Name: Mario Macchione

Total Maintenance Events Next 5 years: **\$5,276,700**
5 year Facility Condition Index (FCI): **55.90%**

General Summary:

Kensington Elementary School is located at 13410 - 119 Street Edmonton Alberta T5E 5N1

This K-6 school was constructed in 1958 (2,292m²). A small 6 classroom addition (699.4m²) was added to the NW end of the school in 1963; and in 1970 the library and a number of office and ancillary rooms were constructed. The school has a total capacity of 625 students. Present school enrollment is 435 pupils with 40 staff members, 23 teachers and 17 support staff. The majority of the systems are original 1958 vintage.

Structural Summary:

Structurally the building appears sound. Concrete wall foundation on strip footings and slab on grade. Concrete crawlspace. Wood framed interior walls and roofing. There is a slight undulation to the concrete floor and some minor sinking but these are within construction tolerance standards for a building of this age. Overall condition is acceptable.

Envelope Summary:

Envelope has some masonry brick veneer. Majority of envelope is made up of wood and aluminum framed windows which need to be replaced. New windows to be sealed units with two operable vent units per room. Some of the entrance doors require replacement with steel framed doors and hardware to meet barrier free access requirements. A section of the building was re-roofed in 1992. Asphalt roof to be replaced. Replace skylights with new energy efficient ones. Exterior wood siding to be replaced with new pre-finished metal panels, and install new pre-finished metal soffits. Exterior wood between windows and concrete shelves to be repainted. Overall condition is marginal.

Interior Summary:

Interior walls consist of framed partitions with drywall, some glass block, and painted concrete blocks. Walls and flooring are generally in good condition, with some replacement of resilient flooring, ceramic tile, and carpet required. Ceiling is constructed of stramit panels with suspended wood frame and stapled-on acoustic ceiling tiles (some require replacement) used in hallways and main entrance. Gymnasium requires installation of acoustical ceiling baffles and wall treatment. Millwork and window coverings require replacement. Interior doors are wood and wood framed and require replacement, along with door signage. Interior glass is plain and requires replacement with wired glass. Washrooms require upgrade to be Barrier Free. Asbestos has been reported and in some cases should be removed. The overall condition is marginal.

Mechanical Summary:

The school is heated by two original boilers that have been converted to natural gas. The school is ventilated with four ventilation units. The classrooms have unit ventilators that are supplied by the main systems. The classrooms have ceiling fans installed to alleviate the ventilation problems. The mechanical systems are old, worn and inefficient. The overall condition of the mechanical system is marginal.

Electrical Summary:

600 Amp 120/208 volt three phase manufactured by Westinghouse, fed from an underground service. Main Distribution Panel is 1958 install, and is 90% full. Branch circuit panels are 80% full, and 1995 install for the most part. Wiring is in conduit. Lighting fixtures have been upgraded in 2004 to T8 lamps and electronic ballasts for interior areas. 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 Lumacell emergency battery packs. LED EXIT signs c/w built in UPS 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 and 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:

Install new MDP with required breakers.

Add receptacles in classrooms.

Install video surveillance system.

Replace four motor starters.

Rating of 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 - 1958 Section*

Concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

A1010 Standard Foundations - 1963 Section*

Concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

A1010 Standard Foundations - 1970 Section*

Concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

A1030 Slab on Grade - 1958 Section*

Slab on Grade and structural slab spanning services trench.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

A1030 Slab on Grade - 1963 Section*

Slab on Grade and structural slab spanning services trench.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

A1030 Slab on Grade - 1970 Section*

Slab on Grade and structural slab spanning services trench.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

A2020 Basement Walls (& Crawl Space) - 1958 Section*

Crawl space has concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

A2020 Basement Walls (& Crawl Space) - 1963 Section*

Crawl space has concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

A2020 Basement Walls (& Crawl Space) - 1970 Section*

Crawl space has concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1958 Section*

Concrete block walls for the gymnasium and the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B1010.05 Mezzanine Construction - 1958 Section*

Wood framed storage mezzanines at side of stage in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B1010.09 Floor Construction Fireproofing - 1958 Section*

Wood framing over vented crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B1010.09 Floor Construction Fireproofing - 1963 Section*

Wood framing over vented crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B1010.09 Floor Construction Fireproofing - 1970 Section*

Wood framing over vented crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B1020.01 Roof Structural Frame - 1958 Section*

Wood framing. Glu-lam beams on steel columns with cementitious finished stramit planks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B1020.01 Roof Structural Frame - 1963 Section*

Load bearing concrete block walls. Glu-lam beams. Wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B1020.01 Roof Structural Frame - 1970 Section*

Load bearing concrete block walls. Steel joists metal roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B1020.04 Canopies - 1958 Section*

Wood framed painted plywood canopy over main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08



Canopy over front entrance.

B1020.06 Roof Construction Fireproofing - 1958 Section*

Cementitious finished stramit roof planks and in corridors wood frame with stapled on ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B1020.06 Roof Construction Fireproofing - 1963 Section*

Glu-lam beams and wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B1020.06 Roof Construction Fireproofing - 1970 Section*

Suspended ceiling system, metal deck on OWSJ's

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1958 Section*

Brick masonry veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	75	FEB-08



Brick at Main Entrance - 1958 Section.

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1963 Section*

Brick masonry veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	FEB-08

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1970 Section*

Brick masonry veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	75	FEB-08



Brick at 1970 Section.

B2010.01.06.04 Wood Siding - 1958 Section**

Asbestos corrugated cementitious panels above windows at upper section of gymnasium walls.
 Painted wood fascia board above windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	FEB-08



Siding panel at Gym upper level.

Event: Install Prefinished Metal Panels**Concern:**

Wood is badly weathered with wood rot.

Recommendation:

Remove existing wood trims and install pre-finished metal panels (approximately 200m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$80,080	Low

Updated: FEB-08

B2010.01.06.04 Wood Siding - 1963 Section**

Painted wood fascia board above windows

Rating	Installed	Design Life	Updated
3 - Marginal	1963	40	FEB-08



Painted wood fascia board above windows

Event: Install Prefinished Metal Panels**Concern:**

Wood is badly weathered with wood rot.

Recommendation:Remove existing wood trims and install pre-finished metal panels (approximately 60m²)

Type	Year	Cost	Priority
Failure Replacement	2008	\$22,880	Medium

Updated: APR-08

B2010.01.06.04 Wood Siding - 1970 Section**

Painted wood fascia board above brick facade.

Large siding panel above each entrance in this section as a decorative feature.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	40	FEB-08



Blue siding panel over Entrance in 1970 section.

Event: Install Prefinished Metal Panels**Concern:**

Wood is badly weathered with wood rot.

Recommendation:

Remove existing wood trims and install pre-finished metal panels (approximately 120m²)

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

Updated: APR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1958 Section*

Appear to be functioning as designed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1963 Section*

Appear to be functioning as designed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1970 Section*

Appear to be functioning as designed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1958 Section**

Sealant around door and window frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1988	20	FEB-08

Event: Replace Joint Sealer - Window and Door Frames**Concern:**

Joint sealers around windows and door frames are cracked and dried out.

Recommendation:

Remove and install 350 linear meters of sealant around windows and door frames.

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

Updated: FEB-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1963 Section**

Sealant around door and window frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1988	20	FEB-08

Event: Replace Joint Sealer - Window and Door Frames**Concern:**

Joint sealers around windows and door frames are cracked and dried out.

Recommendation:

Remove and install 100 linear meters of sealant around windows and door frames.

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

Updated: FEB-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1970 Section**

Sealant around door and window frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1988	20	FEB-08

Event: Replace Joint Sealer - Window and Door Frames

Concern:

Joint sealers around windows and door frames are cracked and dried out.

Recommendation:

Remove and install 200 linear meters of sealant around windows and door frames.

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

Updated: FEB-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1958 Section**

Painted wood surfaces between windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	15	FEB-08



White painted wood between the windows.

Event: Repaint 1715m² Wood in 1958 Section

Concern:

Paint is peeling and exposing the wood to weather damage.

Recommendation:

Repaint wood in 1958 Section.

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

Updated: FEB-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1963 Section**

Wood surfaces between windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	15	FEB-08

Event: Repaint 680m² Wood in 1963 Section**Concern:**

Paint is peeling and exposing the wood to weather damage.

Recommendation:

Repaint wood in 1963 Section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$9,152	Medium

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1970 Section**

Painted cast-in-place concrete shelves around some grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	15	FEB-08

Event: Repaint 1025m² Concrete Shelves and Wood in 1970 Section**Concern:**

Paint is peeling and exposing the concrete and wood to weather damage.

Recommendation:

Repaint concrete shelves and wood in 1970 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$13,728	Medium

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1958 Section*

Concrete block construction with masonry brick facade. Gym upper level has a combination of glass block construction and painted corrugated asbestos panels between concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08



Upper gym.

B2010.02.03 Masonry Units: Ext. Wall Const. - 1963 Section*

Concrete block construction with masonry brick facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1970 Section*

Concrete block construction with masonry brick facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1958 Section*

Items are not visible but there were no indications of problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1963 Section*

Items are not visible but there were no indications of problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1970 Section*

Items are not visible but there were no indications of problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1958 Section*

Aluminum grilles. Grilles on the NE side facing the grounds are protected by wire meshing in an effort to reduce vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1963 Section*

Aluminum grilles. Grilles on the NE side facing the grounds are protected by wire meshing in an effort to reduce vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1970 Section*

Aluminum grilles. Grilles on the NE side facing the grounds are protected by wire meshing in an effort to reduce vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

B2010.09 Exterior Soffits - 1958 Section*

Painted plywood soffit over two secondary entrances. Soffits are scheduled to be repainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Install Prefinished Metal Soffit Material**Concern:**

Soffits are scheduled to be repainted.

Recommendation:

Install prefinished metal soffit material (3 soffits - 9m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$12,584	Medium

Updated: APR-08

B2010.09 Exterior Soffits - 1963 Section*

Painted plywood soffit over entrance. Soffits are scheduled to be repainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	FEB-08

Event: Install Prefinished Metal Soffit Material**Concern:**

Soffits are scheduled to be repainted.

Recommendation:

Soffit is scheduled to be painted. Install prefinished metal soffit material (1 soffits - 3m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$3,432	Medium

Updated: APR-08

B2010.09 Exterior Soffits - 1970 Section*

Painted plywood soffit over entrances. Soffit is scheduled to be painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	FEB-08

Event: Install Prefinished Metal Soffit Material**Concern:**

Soffit is scheduled to be painted.

Recommendation:

Install pre-finished metal soffit material (2 soffits - 6m²)

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

Updated: APR-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1963 Section**

Interior and exterior aluminum single pane windows and frames with vertical sliders. Some wood frames on the outside. No bug screens, but heavy gauge wire screens over windows on the North side to reduce vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	40	FEB-08

Event: Install New Windows with Vents

Concern:

All windows are original and passed life expectancy. Many windows poor fitting and sliders are inoperable. No bugs screens. Exterior frames are heavily weather damaged. Interior wooden sills between panels are rotting.

Recommendation:

Replace all (20) exterior windows and frames with sealed units with at least 2 operable vent units per room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$125,840	High

Updated: APR-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1970 Section**

14 aluminum windows with sealed glazed units, 4 with operable vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08



Windows in the 1970 Section.

Event: Install New Windows with Vents (14)

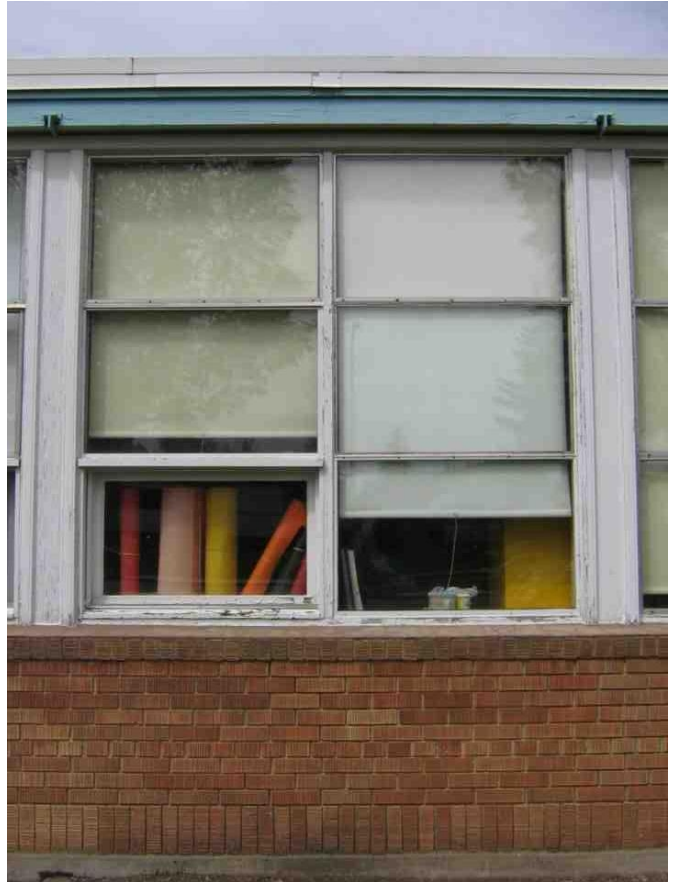
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$85,800	Unassigned

Updated: APR-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) -1958 Section**

Interior and exterior aluminum single pane windows and frames with vertical sliders. Some wood frames on the outside. No bug screens, but heavy gauge wire screens over windows on the NE side to reduce vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	40	FEB-08



Exterior window - 1958 Section. Paint peeling and frames are damaged.

Event: Install New Windows with Vents**Concern:**

All windows are original and passed life expectancy. Many windows poor fitting and sliders are inoperable. No bugs screens. Exterior frames are heavily weather damaged. Interior wooden sills between panels are rotting.

Recommendation:

Replace all (170) exterior windows and frames with sealed units with at least 2 operable vent units per room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$972,400	High

Updated: FEB-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1958 Section**

2 sets of hollow metal doors in pressed steel frames. Hardware - closers and push bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-08

Event: Replace 2 sets Exterior Entrance Doors - 1958 Section

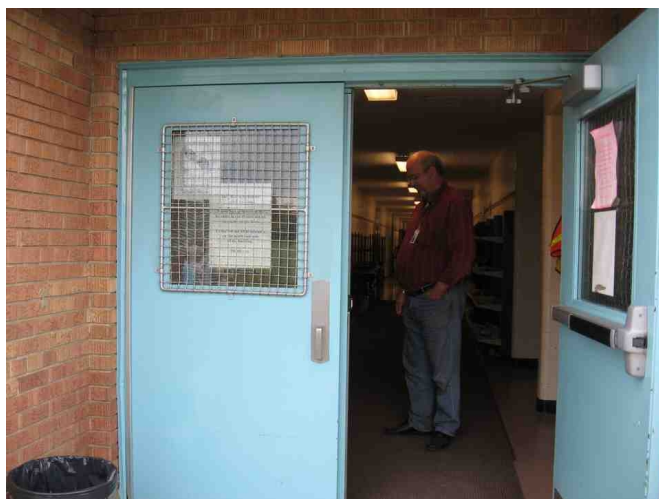
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,016	Unassigned

Updated: FEB-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1963 Section**

1 set of hollow metal doors in pressed steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	30	FEB-08



Exterior Doors 1963 Section.

Event: Replace Exterior Entrance Doors - 1963 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,008	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1970 Section**

3 sets of hollow metal doors in pressed steel frames. Hardware - closers and push bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-08

Event: Replace 3 sets Exterior Entrance Doors - 1970 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$24,024	Unassigned

Updated: APR-08

B2030.01.10 Wood Entrance Door - 1958 (Main) Section**

Main Entrance Storefront - three single wood doors in a pressed steel frame with sidelights and upper glass transoms.
 Hardware - closers and push bars.
 Wood framed and wood main entrance doors. Doors are poorly fitting and stick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	FEB-08



Exterior - Main Entrance Doors - 1958 Section.

Event: Install New Main Entrance Doors**Concern:**

Main entrance doors not barrier free compliant (door width is too narrow).

Recommendation:

Install new steel framed storefront with insulated hollow metal doors complete with new door hardware. New doors to meet barrier free access requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$34,320	Medium

Updated: APR-08

Event: Replace Exterior Entrance Doors - 1958 Section**Concern:**

Wood doors and frames; doors are poorly fitting and stick. Door hardware requires constant maintenance.

Recommendation:

Install 4 sets of new steel framed insulated hollow metal doors complete with new door hardware.

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

Updated: APR-08

B2030.02 Exterior Utility Doors - 1958 Section**

2 wood and wood framed utility doors in Mechanical / Utility Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-08



Exterior Utility Doors to Mechanical Room in 1958 Section.

Event: Replace 2 Exterior Utility Doors - 1958 Section

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

Updated: APR-08

B2030.02 Exterior Utility Doors - 1970 Section**

1 wood and wood framed utility door in the Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08

Event: Replace 1 set of Exterior Utility Doors - 1970 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,864	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1970 Section*

Co-ordinate with proposed roofing projects

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

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1958 Section**

Asphalt and gravel roof over the 1958 section (approx. 2,202m²).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	25	FEB-08



Roof - 1958 Section.

Event: Replace Asphalt Roof - 1958 Section**Concern:**

Roof system has passed its expected life cycle.

Recommendation:

This area of roofing has been scheduled for replacement in 2008 . (220m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$434,720	High

Updated: FEB-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1963 Section**

Asphalt and gravel roof over the 1963 section (approx. 676m²).

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

Event: Replace Asphalt Roof - 1963 Section**Concern:**

Roof system has passed its expected life cycle.

Recommendation:

This area of roofing has been scheduled for replacement in 2007 according to EPSB. (676m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$125,840	High

Updated: APR-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1970 Section**

Asphalt and gravel roof over the 1970 section (approx. 1,295m²).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	25	FEB-08

Event: Replace Asphalt Roof - 1970 Section**Concern:**

Roof system has passed its expected life cycle.

Recommendation:

This area of roofing has been scheduled for replacement in 2007 according to EPSB. (1295m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$240,240	High

Updated: APR-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) -1958 Section**

SBS 2 ply membrane installed on the Gym roof in 2005 (approx 397m²).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	FEB-08



SBS Roof on Upper Gym Roof - 1958 Section.

Event: Replace Gym Roof (397m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$85,800	Unassigned

Updated: FEB-08

B3020.01 Skylights**

22 domed skylights in the 1958 Section. 15 still have the dome and 7 have been capped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	25	FEB-08



Skylights - 1958 and 1963 Sections.

Event: Replace 22 Skylights**Concern:**

Skylights are old, discolored and not energy efficient.

Recommendation:

Install new energy efficient skylights

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$148,720	Medium

Updated: FEB-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1958 Section*

Roof access hatch, roof drains, vents and hoods. Brick chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1963 Section*

Roof vents and drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1970 Section*

Roof vents and drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

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

1958 / 1963 / 1970 - all section have painted concrete block. 1958 section has glass blocks on top of the concrete block along the hallways.

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



Concrete and glass blocks in Hallway - typical.

C1010.01.07 Framed Partitions (Stud) -

Drywall partitions used to create two offices in the new School Office.

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

C1010.02 Interior Demountable Partitions - 1970 Section*

Open concept area around the Library was divided up in 1976 using vinyl covered partitions. Area now has two complete classrooms with doors and one area with two partition walls but open to the library on one side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	FEB-08



Demountable partitions in 1970 Section.

C1010.05 Interior Windows - 1958 Section*

2 small windows with GWG in Resource Room.

1 large window with tempered glass in the new school office area (2001).

1 large window without GWG in the Custodians Room overlooking the Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08



GWG glass in workroom in 1958 Section.

Event: Replace Plain Glass with GWG

Concern:

Clear float glass in hallway facing window and in Custodian's Office overlooking the Mechanical Room is not to Code.

Recommendation:

Replace float glass in School Office/Hallway and Custodians Office windows with Safety Glass.

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

Updated: APR-08



Window between new school office and hallway.

C1010.05 Interior Windows - 1970 Section*

2 sets of tall double windows in pre-2001 school office. One set of windows faces the main hallway, the second set faces the short hallway to the entrance doors.
All windows have GWG.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	80	FEB-08

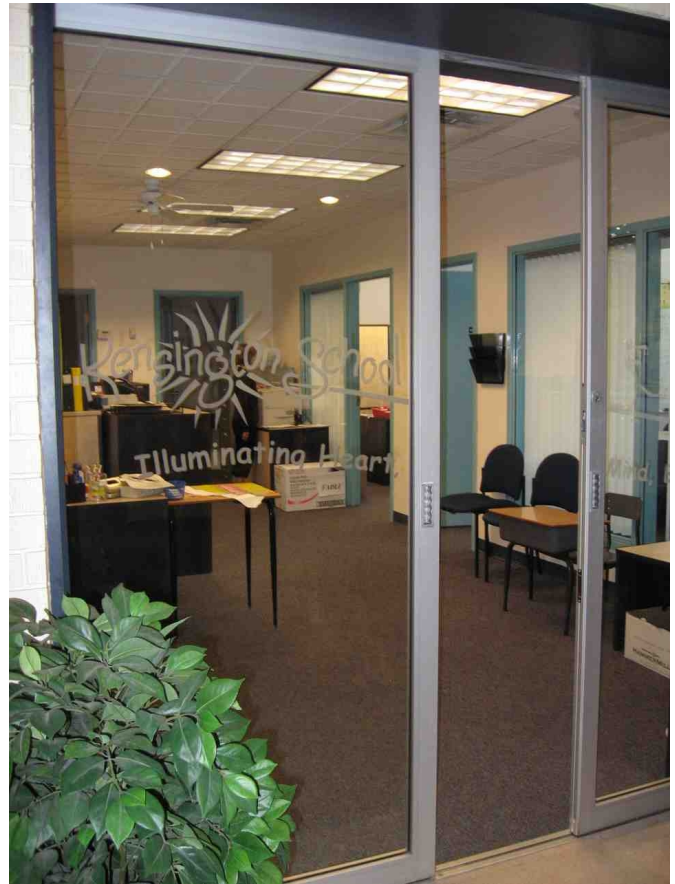


GWG windows in old School Office.

C1010.06 Interior Glazed Partitions and Storefronts - *

A two-panel sliding storefront entrance at the new school office faces the main entrance lobby. There are etched graphs on each of the aluminum framed panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2001	0	FEB-08



Sliding glass doors at new School Office - 1958 Section.

Event: Replace Interior Glazed Storefront Doors**Concern:**

Sliding storefront entrance to the school office is not to Code as it does not provide a fire separation barrier.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$17,160	High

Updated: FEB-08

C1010.07 Interior Partition Firestopping - *

1958 / 1963 / 1970 - pipe and conduit penetration through walls and ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08



Unsealed pipe penetrations - typical.

Event: Seal Pipe Penetrations**Concern:**

Unsealed pipe and conduit penetrations through walls and ceiling compromise fire separations.

Recommendation:

Seal all pipe and conduit penetrations throughout the building.

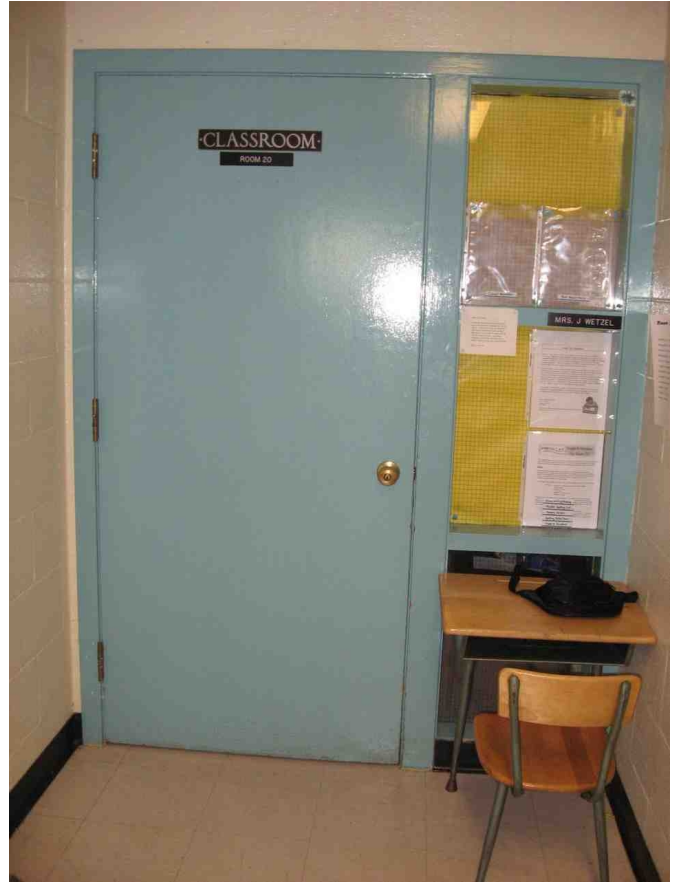
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$3,432	Low

Updated: FEB-08

C1020.01 Interior Swinging Doors (& Hardware) - 1958 Section*

Approx. 60 wood and wood framed doors, some classroom doors have GWG sidelights. Hardware is older round knob type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	FEB-08



Classroom Entrance - typical for 1958 asection.

Event: Replace Interior Swinging Doors (& Hardware) - 1958 Section

Concern:

Approximately 20 doors and frames have splinters, door hardware is problematic and parts are difficult to source.

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

Updated: FEB-08

C1020.01 Interior Swinging Doors (& Hardware) - 1963 Section*

6 wood and wood framed doors, some classroom doors have GWG sidelights. Hardware is older round knob type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	FEB-08

Event: Replace Interior Swinging Doors (& Hardware) - 1968 Section (6)**Concern:**

Doors and frames have splinters, door hardware is problematic and parts are difficult to source.

Recommendation:

Install new doors, frames and hardware

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

Updated: APR-08

C1020.01 Interior Swinging Doors (& Hardware) - 1970 Section*

20 wood and wood framed doors. Hardware is older round knob type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08

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

2 sets of wood doors with wood frames. Door closers, kickplates and older style solid push bars without latch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-08

C1020.03 Interior Fire Doors - *

3 sets of fire doors. All are located in the 1958 Section but installed in different years. One set is located just before the 1963 section and a second set is before the 1970 section.

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

C1020.04 Interior Sliding and Folding Doors - *

Wood frame, painted, sliding interior door.

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

C1030.01 Visual Display Boards - **

Visual display whiteboards and tackboards.

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

Event: Replace 66 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	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	1958	30	FEB-08

**Event: Replace 16 Fabricated Compartments
(Toilets/Showers)**

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

Updated: APR-08**C1030.06 Handrails - ***

Wood handrails at stairs to stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

C1030.08 Interior Identifying Devices - *

Various vintages 1958, 1963, 1970 and 2001.

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

C1030.12 Storage Shelving - *

Painted wood shelving - poorly supported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	0	FEB-08

Event: Install New Shelving - 20 Linear Meters**Concern:**

Painted wood shelving - poorly supported.

Recommendation:

Install new shelving 20 linear meters

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

Updated: FEB-08



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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

C3010.06 Tile Wall Finishes - 1970 Section**

Ceramic tiles used at urinals in the 1970's section Boy's Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08

Event: Replace Ceramic Tile - 1970 Section**Recommendation:**

Replace ceramic tiles in Boy's washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,144	Medium

Updated: APR-08

C3010.09 Acoustical Wall Treatment - **

Hard wall and ceiling surfaces in gymnasium - acoustics are poor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	20	FEB-08

Event: Install Acoustical Wall Treatment in Gym**Concern:**

The Gym is a multi-purpose space used for school activities and evening functions

Recommendation:

Install 70m² of acoustic wall treatment to upper section of the gym walls. Install 20 suspended acoustic ceiling baffles.

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

Updated: APR-08

C3010.11 Interior Wall Painting - *

Classroom and corridor walls. Interior drywall partitions require new paint.

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

Event: Paint Walls - Classrooms and Corridors (3,300m²)

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

Updated: FEB-08

C3010.14 Other Wall Finishes - 1958 Section*

Spectra glazed block used in student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

C3010.14 Other Wall Finishes - 1963 Section*

Spectra glazed block used in student washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	FEB-08

C3020.01.02 Paint Concrete Floor Finishes - *

Paint floor in the Mechanical / Boiler Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	10	FEB-08

Event: Paint Boiler Room Floor**Concern:**

Painted floor finish has completely worn off in areas.

Recommendation:

Paint concrete floor in mechanical / boiler room (100m²).
Coordinate work with boiler replacement project

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

Updated: APR-08

C3020.02 Tile Floor Finishes - 1970 Section**

Tile floor finishes used in the Washrooms in the 1970 Section and in Caretaker Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	50	FEB-08

Event: Replace 150m² Tile Floor Finishes

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

Updated: APR-08

C3020.03 Terrazzo Floor Finishes - 1958 Section*

Terrazzo flooring used in Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	75	FEB-08

C3020.03 Terrazzo Floor Finishes - 1963 Section*

Terrazzo flooring used in Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	FEB-08

C3020.07 Resilient Flooring**

Vinyl floor tiles used in corridors and majority of Classrooms. Corridor tiles were replaced in 1992 and the Classrooms in 1995.

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

Event: Replace Resilient Flooring

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

Updated: APR-08

C3020.08 Carpet Flooring - **

Carpet flooring in classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	15	FEB-08

Event: Replace (120m²) of Carpet - complete with Cove Base**Concern:**

Carpet is stained and worn in areas

Recommendation:

Replace damaged and worn carpet (120²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$13,728	Medium

Updated: APR-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1958 Section**

T-bar is used in the School Office and Staff Room / Kitchen area in the 1958 section, installed during the 2001 renovations to those areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	FEB-08

Event: Repair 40m² Damaged Ceiling Tiles**Concern:**

Damaged ceiling tiles in conjunction with various repairs have left parts of the ceilings with mismatched tile patterns and textures.

Recommendation:

Group like tiles and patterns to specific sections to provide a uniform aesthetically pleasing ceiling (40m²). Install new ceiling tiles with like patterns to areas left unfinished (40m²).

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

Updated: APR-08

Event: Replacement 600m² Acoustic Ceiling - 1958 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$31,002	Unassigned

Updated: APR-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1970 Section**

Suspended T-bar ceiling used throughout the 1970 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	FEB-08

Event: Replace 100 Water-stained Ceiling Tiles**Concern:**

Previous and present roof leaks have damaged ceiling tiles throughout the building.

Recommendation:

Replace damaged ceiling tiles (approximately 100)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,432	High

Updated: APR-08

Event: Replace 1850m² Acoustic Ceiling Treatment (Susp.T-Bar)

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

Updated: APR-08

C3030.06 Acoustic Ceiling Treatment **

1958 / 1963 suspended wood frame with stapled on acoustic ceiling tiles (305mm X 305mm) used in hallways and main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	25	FEB-08

Event: Replace 305m² Acoustic Ceiling - 1958,1963 Sections

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

Updated: APR-08

Event: Replace 40m² Damaged Ceiling Tiles

Concern:

Damaged ceiling tiles in conjunction with various repairs have left parts of the ceilings with mis-matched tile patterns and textures.

Recommendation:

Group like tiles and patterns to specific sections to provide a uniform aesthetically pleasing ceiling (40m²).

Install new ceiling tiles with like patterns to areas left unfinished (40m²).

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

Updated: FEB-08

C3030.07 Interior Ceiling Painting - *

Painted stramit ceiling panels in 1958 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-08

Event: Paint Stramit Ceiling Planks (2200m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$77,792	Medium

Updated: APR-08

S4 MECHANICAL

D2010.01 Water Closets 1958 Section

Most of the water closets are flush valve with the exception of a few flush tank type in the staff areas. There are 15 water closets that were installed in 1958.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	FEB-08

Event: Replace water closets (15).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,537	Low

Updated: APR-08

D2010.01 Water Closets 1963 Section

The 1963 section has 4 flush valve, water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	FEB-08

Event: Replace water closets (4).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,178	Low

Updated: APR-08

D2010.01 Water Closets 1970 Section

The 1970 section has 9 flush valve water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	FEB-08

Event: Replace Water Closets (9)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,614	Low

Updated: APR-08

D2010.02 Urinals 1958 Section

The urinals in this area are flush tank. Some of the urinals are now cracked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	35	FEB-08

Event: Replace urinals (10).**Concern:**

Some of the original ten urinals are cracked.

Recommendation:

Replace ten existing flush tank urinals with flush valve, floor mounted urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$19,448	Low

Updated: APR-08

D2010.02 Urinals 1963 Section

There are 2 flush tank urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	35	FEB-08

Event: Replace urinals (2).**Concern:**

The two urinals have exceeded their life expectancy.

Recommendation:

Replace two existing flush tank urinals with flush valve, floor mounted urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,974	Low

Updated: APR-08

D2010.02 Urinals 1970 Section

There are 2 flush valve wall hung urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	FEB-08

Event: Replace urinals(2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$2,974	Unassigned

Updated: MAR-08

D2010.03 Lavatories 1958 Section

Stainless steel lavatories(16).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	FEB-08

Event: Replace lavatories (16).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$15,902	Unassigned

Updated: FEB-08

D2010.03 Lavatories 1963 Section

There are 4 counter mounted lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	FEB-08

Event: Replace lavatories (4).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$4,004	Unassigned

Updated: APR-08

D2010.03 Lavatories 1970 Section

There are eight counter mounted porcelain lavatories in the student washrooms and 3 wall hung porcelain lavatories in the staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	FEB-08

Event: Replace lavatories (11).

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

Updated: APR-08

D2010.04 Sinks 1958 Section - **

The sinks are counter mounted, stainless steel, single compartment. There have been some sinks replaced. There is a total of 15 sinks in this area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	FEB-08

Event: Replace classroom sinks.**Concern:**

Some sinks have been replaced. Ten (10) still need to be replaced.

Recommendation:

Replace sinks with single compartment stainless steel sinks complete with swing spout faucet and levered handles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$13,842	Low

Updated: APR-08



Existing classroom sink with separate supplies.

D2010.04 Sinks 1963 Section**

There are 6 single compartment stainless steel sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	FEB-08

Event: Replace classroom sinks.**Concern:**

Sinks are worn.

Recommendation:

Replace sinks with new single compartment stainless steel sinks, swing spout and levered handles(5). One sink was replaced in 2005.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$6,978	Medium

Updated: APR-08



Classroom sinks are not barrier free.

D2010.04 Sinks 1970 Section**

Single compartment, stainless steel classroom sinks(9).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	30	FEB-08

Event: Replace classroom sinks (9).

Concern:

Sinks are worn and handles are not barrier free.

Recommendation:

Replace sinks(9) with new single compartment stainless steel sinks, swing spout and levered handles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$12,470	Low

Updated: FEB-08

D2010.08 Drinking Fountains - **

Wall hung non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	FEB-08

Event: Replace drinking fountains(5).

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

Updated: APR-08

D2010.09 Other Plumbing Fixtures Service Sinks 1970 Section*

Floor mounted service sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	FEB-08

Event: Replace service sink (1).**Concern:**

Sink is worn.

Recommendation:

Replace floor mounted sink, drain and trim.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,746	Low

Updated: FEB-08

Existing floor mounted service sink.

D2010.09 Other Plumbing Fixtures* Service Sinks 1958 Section*

Wall hung service sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Replace service sinks(2).**Concern:**

Service sinks are worn.

Recommendation:

Replace 2 sinks, drains and trim. New sinks should be floor mounted to provide easier access.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$5,491	Low

Updated: FEB-08

Existing service sink require lifting buckets to empty them.

D2020.01.01 Pipes and Tubes: Domestic Water - *

Copper piping for distribution of domestic water to plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

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

Backflow preventor on steam boiler make-up.
Vacuum breakers on non-freeze hose bibbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-08

Event: Replace backflow preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$18,876	Unassigned

Updated: APR-08

D2020.01.08 Hose Bibbs*

Exterior of the school has adequate non-freeze hose bibbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

There is one in-line recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-08

Event: Replace domestic hot water recirculation pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,373	Low

Updated: APR-08



Domestic water pump.

D2020.02.06 Domestic Water Heater - **

Gas fired State water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	19.8 input	kWh	

Event: Replace Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,894	Low

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic -*

Domestic water piping is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-08

D2030.01 Waste and Vent Piping - *

Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

D2030.03 Waste Piping Equipment - Interceptors (1970 Section)*

The science room has two interceptors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08

D2030.03 Waste Piping Equipment - Sump Pumps*

There are two sump pumps in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-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	1958	0	FEB-08

D2040.02.04 Roof Drains - 1958 Section*

Cast iron dome roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-08

D2040.02.04 Roof Drains - 1963 Section*

Cast iron dome roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	FEB-08

D2040.02.04 Roof Drains - 1970 Section*

Cast iron dome roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08

D3010.02 Gas Supply Systems - Natural Gas Meter*

The gas meter is in a separate meter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	60	FEB-08

D3010.02 Gas Supply Systems - Natural Gas Piping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	60	FEB-08

D3020.01.01 Heating Boilers & Accessories: Steam**

Boilers are original 1958 coal fired steam boilers that have been converted to natural gas. In 2003 the boilers were retubed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	35	FEB-08

Event: Replace Steam Boilers with Hot Water Boilers**Concern:**

Steam boilers are inefficient, high maintenance and have exceeded service life.

Recommendation:

Install new boiler plant including 600kW gas fired boilers, two hot water circulation pumps, expansion tanks all associated valves, gauges and glycol injection system. Replace chimneys with type B vents and new combustion air ducts.



Existing boilers.

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

Updated: FEB-08

D3020.02.02 Chimneys (&Comb. Air): Steam Boilers - **

Each boiler has it's own combustion air. There is also a combustion air duct that was for the incinerator that is no longer in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	FEB-08

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

Chimneys and combustion air will have to be resized when the boilers are replaced.

Recommendation:

Replace the chimneys and combustion air ducts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$26,312	Low

Updated: APR-08

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

Condensate receiver with chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Replace Water Treatment**Concern:**

Water treatment system has exceeded it's life expectancy.

Recommendation:

Replace the water treatment at the same time as the boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$19,219	Low

Updated: FEB-08

D3040.01.01 Air Handling Units: Air Distribution 1958 and 1963 Section - **

The 1958 and 1960 areas of the school have unit ventilators supplying air to the classrooms. Temperature control is poor and ventilation rates are low. Ceiling fans have been installed in most of the classrooms to try to move air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	30	FEB-08

Event: Replace Unit Ventilators**Concern:**

The existing ventilation system is inadequate. The unit ventilators are old, temperature control is poor and ventilation rates are low.

Recommendation:

Install an adequately sized ventilation unit for the classrooms.
Replace the unit ventilators with baseboard radiation.

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

Updated: FEB-08



Typical unit ventilator behind shelves.

D3040.01.01 Air Handling Units: Air Distribution 1970 Section**

Constant volume air handling unit supplying air to four zones in the 1970 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	FEB-08

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,643	Low

Updated: FEB-08

D3040.01.01 Air Handling Units: Air Distribution Gymnasium Ventilation**

Ventilation unit in a confined space above stage area supplies heating and ventilation to gymnasium through ductwork and diffusers at the ceiling. The air is returned to the unit through grilles and ductwork at the floor level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-08

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,643	Low

Updated: FEB-08

D3040.01.01 Air Handling Units: Air Distribution Office Area**

Self contained Change Air air handling unit supplies air through ceiling diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	FEB-08

Event: Replace office ventilation unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$13,728	Unassigned

Updated: FEB-08

D3040.01.04 Ducts: Air Distribution 1970 Section*

Galvanized steel ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	50	FEB-08

D3040.01.07 Air Outlets & Inlets:Air Distribution 1958 Section - *

There are transfer air grilles in the walls of the classrooms to transfer air to the hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

D3040.01.07 Air Outlets & Inlets:Air Distribution 1970 Section*

There is distribution ductwork from the mechanical room air handling unit to the 1970 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	FEB-08

D3040.02 Steam Distribution Systems: Piping/Pumps - Condensate Pumps**

The condensate pumps are old and rusted, they will not be needed when new hot water boilers are installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	FEB-08

D3040.02 Steam Distribution Systems: Piping/Pumps -1958/1960 Piping**

Steel steam and condensate piping used throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	FEB-08

Event: Replace Heating Piping**Concern:**

System is 50 years old and has deteriorated.

Recommendation:

Replace existing piping distribution with new hot water reverse return system,

Replacement should be coordinated with installation of new boilers and ventilation system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$171,600	High

Updated: APR-08

D3040.03.01 Hot Water Distribution Systems 1970 Section - **

Hot water heating distribution from the heat exchanger in the 1970 section mechanical room. The heat exchanger is supplied with steam from the 1958 section boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08

Event: Replace heating piping and valves (approximately 90 m of piping).

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

Updated: APR-08

D3040.04.01 Fans: Exhaust 1958 Section**

Exhaust fans are worn and do not provide sufficient ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	FEB-08

Event: Install Kitchen Range Hood

Concern:

The staff room kitchen range has no range hood exhaust. Kitchen exhaust is required by the building code.

Recommendation:

Install a range hood complete with exhaust fan ductwork and roof cap.

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

Updated: FEB-08

Event: Replace exhaust fans, ductwork and grilles.

Concern:

Exhaust fans do not provide sufficient ventilation in the washroom areas.

Recommendation:

Replace exhaust fans along with exhaust air ductwork and grilles. Provide 25mm thermal insulation on ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$16,016	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust 1960 Section**

Exhaust fans are worn and do not provide sufficient ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	FEB-08

Event: Replace exhaust fans, ductwork and grilles.**Concern:**

Exhaust fans do not provide sufficient ventilation in the washroom areas.

Recommendation:

Replace exhaust fans along with exhaust air ductwork and grilles. Provide 25mm thermal insulation on ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,288	Low

Updated: APR-08

D3040.04.01 Fans: Exhaust 1970 Section**

Exhaust fans are worn and do not provide sufficient ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	30	FEB-08

Event: Install an Exhaust Fan**Concern:**

The room that is being used for the computer server room was designed to be a storage room, so does not have adequate ventilation. The room is very hot.

Recommendation:

Install a larger exhaust fan.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$1,144	High

Updated: APR-08

Event: Replace exhaust fans, ductwork and grilles.**Concern:**

Exhaust fans do not provide sufficient ventilation in the washroom areas.

Recommendation:

Replace exhaust fans along with exhaust air ductwork and grilles. Provide 25mm thermal insulation on ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$4,576	Low

Updated: APR-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-08

D3040.05 Heat Exchangers**

Shell and tube heat exchanger, steam to heating water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	FEB-08

Event: Replace existing heat exchanger.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,148	Unassigned

Updated: FEB-08

D3040.06 Classroom Ceiling Fans 1958 and 1960 Sections*

Ceiling fans have been installed in the classrooms to help alleviate the ventilation air problem.

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

D3050.05.02 Fan Coil Units 1958 Section - **

Fan Coil units at entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	FEB-08

Event: Replace fan coil units at entrances.

Concern:

Fan coils have exceeded life expectancy and are in marginal condition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$10,639	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units 1960 Section**

Fan Coil units at entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	30	FEB-08

Event: Replace fan coil unit at entrance(1).**Concern:**

Fan coils have exceeded life expectancy and are in marginal condition.

Recommendation:

Replace the entrance fan coil unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,546	Unassigned

Updated: APR-08**D3050.05.02 Fan Coil Units 1970 Section****

Fan Coil units at entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	30	FEB-08

Event: Replace fan coil units at entrances(2).**Concern:**

Fan coils have exceeded life expectancy and are in marginal condition.

Recommendation:

Replace the entrance fan coil units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$7,093	Unassigned

Updated: APR-08**D3050.05.03 Finned Tube Radiation - ****

Wall mounted radiation in cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	FEB-08

Event: Replace finned tube(30m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$188,760	Unassigned

Updated: APR-08

D3050.05.07 Unit Ventilators**

Unit ventilators should be replaced with a new heating and ventilation system. See air handling units and boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	FEB-08

D3060.02.03 Pneumatic and Electric Controls*

Pneumatic and electric controls throughout the building. Controls compressor was replaced in 2005. No BMCS control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-08

Event: Install New BMCS Controls

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

Updated: APR-08

D4020 Standpipes 1970 section - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	60	FEB-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Fire extinguishers have been inspected recently.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-08

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

600 Amp 120/208 volt three phase manufactured by Westinghouse. Main Distribution Panel is 90% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	40	FEB-08

Event: Replace Main Electrical Switchboards**Concern:**

Equipment have exceeded its theoretical life. Spare parts not available.

Recommendation:

Install new MDP rate for 600 Amp, 120/208 volt three phase c/w required breakers.

Consequences of Deferral:

Possible loss of power in school due to breakers and panel failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$97,240	Medium

Updated: APR-08

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

Cutler Hammer Panels and Federal Pioneer installed in school. 1970 Westinghouse panel installed on stage. Panels are 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-08

Event: Replace Secondary Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$57,200	Unassigned

Updated: APR-08

Event: Replace Electrical Panel on Stage**Concern:**

Panel has exceeded its theoretical life. Panel is full.

Recommendation:

Replace with new 42 circuit panel.

Consequences of Deferral:

Possible loss of power for connected loads.

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

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

Three Westinghouse starters and one Cutler Hammer starter for pump controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	30	FEB-08

Event: Replace Four Motor Starters**Concern:**

Spare parts not available. Reached end of their theoretical life.

Recommendation:

Replace four motor starters.

Consequences of Deferral:

Possible loss of motor operations

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

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Wiring is run in conduit. Majority of the classrooms only have two receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	50	FEB-08

Event: Add Classroom Receptacles**Concern:**

Need more receptacles in classrooms. Extension cords used to reach equipment.

Recommendation:

Add 75 new receptacles in school in various classrooms.

Consequences of Deferral:

Insufficient receptacles to educational tools.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$8,580	Medium

Updated: FEB-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

120 volt switching in classrooms, hallways and Gym. Low Voltage Douglas relays for stage lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

D5020.02.02.01 Interior Incandescent Fixtures - *

Spot lights over stage area for stage performances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-08

D5020.02.02.02 Interior Florescent Fixtures - **

Surface mounted and recessed fluorescent light fixtures c/w T8 lamps and electronic ballasts installed through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	FEB-08

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$320,320	Unassigned

Updated: APR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

Lumacell battery packs c/w emergency lighting heads are located at required locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	FEB-08

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$28,600	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs - *

LED exit signs c/w built-in UPS are located at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	FEB-08

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

Wall packs are located on the north, south, and east sides of the school. The west side requires more lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	FEB-08

Event: Install HPS Wall Packs - West End**Concern:**

Security is an issue in unlit area on the west end of school.

Recommendation:

Install four new HPS wall packs on the west part of the school.

Consequences of Deferral:

Possible increase in vandalism.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$2,288	Medium

Updated: FEB-08

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

Photocell control used to operate exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	FEB-08

D5030.01 Detection and Fire Alarm - **

Simplex 4002 c/w 16 zones. Detection devices installed in required areas. Combination bell / strobes installed in school.

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

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$97,240	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

Magnum Alert 3000 installed with IR detectors in required locations.

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

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$68,640	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

120 volt and battery operated clocks located in hallways and classrooms. Omeron Controller used to operate the Period bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	FEB-08

D5030.04.01 Telephone Systems - *

Meridian telephone system c/w three telephone lines and one fax lines. Handsets located in classrooms and are connected to PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08

D5030.04.05 Local Area Network Systems - *

Cat5 cabling installed free air in ceiling space and fed through the pacpoles in computer lab and computer outlets in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	FEB-08

D5030.05 Public Address and Music Systems - **

Bogen Multicom 2000 public address system c/w radio and cd player. Connected to the telephone handsets in the classrooms. Sound system for the gym was locked. FM system located in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	FEB-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$28,600	Unassigned

Updated: APR-08

D5030.06 Television Systems - *

Panasonic, RCA and Sony televisions and VHS/DVD players locate in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment - ***

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	FEB-08

E1090.05 Unit Kitchens*

1958 - white metal unit kitchen with gas stove, hobs and fridge. Matching upper cabinetry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

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

Gym has a pole-mounted basketball / volley ball net support.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

Event: Install Adjustable Basketball Backstop**Concern:**

Pole-mounted basketball nets appear to be too high for K to 6 school.

Recommendation:

Install an additional adjustable type basketball back stop.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$9,724	Low

Updated: APR-08

E2010.02 Fixed Casework - 1958 Section**

Painted wood shelving around perimeter of classrooms - original construction. Some shelving extends into class area and some have upper shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	35	FEB-08

Event: Replace Millwork (130 linear meters)**Concern:**

Original painted wood perimeter shelving units are badly gouged and poor in appearance.

Recommendation:

Install 130 linear meters of new perimeter millwork shelving units (13 classrooms).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$137,280	Medium

Updated: APR-08

E2010.02 Fixed Casework - 1963 Section**

Painted wood shelving around perimeter of classrooms - original construction. Some shelving extends into class area and some have upper shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	35	FEB-08

Event: Replace Millwork (150 linear meters)**Concern:**

Original painted wood perimeter shelving units are badly gouged and poor in appearance.

Recommendation:

Install 150 linear meters of new perimeter millwork shelving units (6 classrooms).

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

Updated: APR-08

E2010.02 Fixed Casework - Kitchen**

Clear finished kitchen base cabinets and upper cabinets

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



Kitchen cabinets

Event: Replace 16 linear meters Kitchen Casework (Staff Room in 1958 section)

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

Updated: APR-08

E2010.02 Fixed Casework - Library**

Librarian's charge desk and workspace, varnished library book shelves, painted bookcase and melamine finished units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	FEB-08



100_8849.JPG

Event: Replace Library Casework in 1970 section (12m).

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

Updated: APR-08

E2010.02 Fixed Casework - Washroom Vanities**

Wood vanities in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	35	FEB-08



100_8805.JPG

Event: Install New Laminate (finished fronts and sides)**Concern:**

The base cabinets have a solid frame construction, but appear neglected.

Recommendation:

Install new plastic laminated finish front and side panels to 10 linear meters of base cabinets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$4,576	High

Updated: APR-08

Event: Replace washroom vanities (10m).

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

Updated: FEB-08

E2010.03.01 Blinds - (1958 section)**

Roll-up blinds, vertical fabric blinds and venetian blinds have been installed in various rooms.

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

Event: Replace 130 Blinds

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

Updated: APR-08

E2010.03.01 Blinds - (1963 section)**

Roll-up blinds, vertical fabric blinds and venetian blinds have been installed in various rooms.

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

Event: Replace 65 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,308	Unassigned

Updated: APR-08

F2020.01 Asbestos - Boiler Room and Crawlspace*

Asbestos in Boiler Room provides some risk to occupant health and requires removal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Remove Asbestos (as per Asbestos Report dated March 1, 2001)**Concern:**

Some risk to occupant health.

Recommendation:

Boiler Room - pipe fitting elbows to be removed, boiler gasket removed on next servicing.

Crawlspace - debris from mechanical pipe insulation should be removed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2008	\$57,200	High

Updated: APR-08

F2020.04 Mould - *

1958/1963/1970 - None observed and no mention of any by end user.

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

S8 FUNCTIONAL ASSESSMENT

K3010 Building Services

Video Surveillance not installed in school.

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

Event: Install a video surveillance system

Concern:

Vandalism has become more prevalent.

Recommendation:

Install a video surveillance system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$17,160	High

Updated: FEB-08

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

Parking lot has acceptable barrier free access.

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

K4010.02 Barrier Free Entrances - *

No power door operator at main entrance.

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

Event: Barrier Free Access Upgrade - Entrances

Concern:

No power door operator at main entrance.

Recommendation:

Install power assist door operators to a main entrance door, coordinate with proposed new doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$9,152	High

Updated: FEB-08

K4010.03 Barrier Free Interior Circulation - *

1958 / 1963 / 1970 this building has a simple one level layout making circulation easy. Only the stage and the sunken library pit is not barrier free accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Install Approved Barrier Free Lift - at Stage**Concern:**

Access to stage is not barrier free compliant.

Recommendation:

Install an approved barrier free lift at stage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$17,160	Low

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

Washrooms are not barrier free compliant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Upgrade Washrooms - Barrier Free Standards**Concern:**

Existing staff washroom does not comply with barrier free requirements; existing entrance door is too narrow.

Student washrooms; millwork is barrier free compliant. Washroom stalls sizes are not barrier free compliant.

Recommendation:

Remove existing door and frame. Make modifications to allow for a larger door frame to be installed complete with door and new hardware.

Provide for a washroom stall for each sex to be barrier free compliant. Modify toilet partitions and toilet partition access door to suit. Install 2 barrier free toilet fixtures (modify plumbing).

Repair flooring at locations of removed fixture.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$22,880	High

Updated: FEB-08

RECAPP Facility Evaluation Report



Kensington Elementary School

S3181
Edmonton

Facility Details

Building Name: Kensington Elementary School
Address:
Location: Edmonton

Building Id: S3181
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Koliger Schmidt architect engineer
Evaluation Date: June 28 2007
Evaluator Name: Mario Macchione

Total Maintenance Events Next 5 years: **\$181,896**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Kensington Elementary School is located at 13410 - 119 Street Edmonton Alberta T5E 5N1

Staff parking lot needs to be extended out and top coated with asphalt. Parking bumpers are metal painted posts and rails. Markings are not painted, and no handicap markings or designation were incorporated. Walkways have cracks. Asphalt surfaced play area doubles as fire lane in concert with concrete patio area, grassed games field. Basketball backstops and nets. Signage is metal letters fixed to building and a free standing wood sign. Flagpole is wall mounted, to perform task of raising or lowering the flag the roof has to be accessed (the roof hatch to location of Flag is approximately 20 meters). Install a new flagpole and base.

Grassed areas immediately around building; as well the front and side yards. Coniferous and deciduous trees are placed in grouping around the school site. Planting beds are incorporated on the west side of school. The domestic water supply is from the street - city water supply. There is no problem with water pressure, volume and water quality. Fire hydrants on the street. The building has a siamese connection on the exterior. Sanitary service is connected to the city system. Building storm line connects to city service. The catch basin by the playground is completely covered with sand. There is a medium pressure gas service from the City of Edmonton.

The sanitary sewer line is tied into a 250 mm main on the west side of the property. There have been problems in the past with the sanitary line freezing as it is not deep enough. The problem has been corrected. The storm sewer lines are tied into the main on 119 street. There is a catch basin located by the playground that is completely covered with sand. The water line is tied into the main on 119 street. The natural gas service line is from 134 street at the back of the school. There is a fire hydrant located on 119 street by the entrance to the parking lot.

Power distribution via underground feeders from a pad mounted transformer at the west end of the school. Sixteen car plug-ins are rail mounted and operate on a 24 hour basis. Area lighting from HPS wall packs located around the north, east and south side of the school.

Overall site condition is 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) - ****

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	FEB-08



Fire lane / play area

Event: Replace 1700m² Asphalt Roadway

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

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

Concrete curb level with asphalt surface.

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	FEB-08

Event: Replace 2000m² Asphalt Parking Lots

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$74,360	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Concrete curbs and gutters.

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

G2020.06.02 Parking Bumpers - *

Metal painted posts and rails.

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

G2020.06.03 Parking Lot Signs - *

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

G2020.06.04 Pavement Markings - *

Marking are not painted, and no handicap markings or designation were incorporated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Paint Markings for 40 Stalls and 3 Handicap Stalls**Concern:**

Pavement markings are not painted
Handicap stall markings are not present.

Recommendation:

Paint parking stall markings and 3 handicap stall markings

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

Updated: FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	FEB-08

Event: Replace Concrete Walkways

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

Updated: APR-08

Walkways have cracks

G2030.06 Exterior Steps and Ramps - *

Main entrance on grade, back entrance has asphalt ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08



100_8822.JPG

G2040.03 Athletic and Recreational Surfaces - **

Asphalt surfaced play area doubles as fire lane in concert with concrete patio area, grassed games field.

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



View looking north - asphalt surfaced play area doubles as fire lane in concert with concrete patio area

Event: Replace 1550m² Athletic and Recreational Surfaces

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

Updated: APR-08



View looking east - asphalt surfaced play area doubles as fire lane in concert with concrete patio area

G2040.05 Site and Street Furnishings - *

Basketball backstops and nets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1885	0	FEB-08

G2040.06 Exterior Signs - *

Metal letters fixed to building and a free standing wood sign.

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

G2040.08 Flagpoles - *

Wall mounted flagpole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08



Wall mounted flag Pole

Event: Install New Flagpole and Base**Concern:**

To perform task of raising or lowering the flag the roof has to be accessed. Roof hatch to location of Flag is approximately 20 meters.

Recommendation:

Install a 9 meter high flagpole and base.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$7,436	Medium

Updated: FEB-08

G2050.04 Lawns and Grasses - *

Grassed areas immediately around building, as well the front and side yards.

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

G2050.05 Trees, Plants and Ground Covers - *

Coniferous and deciduous trees are place in grouping around the school site. Planting beds are incorporated on the west side of school.

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

G3010.02 Site Domestic Water Distribution - *

The domestic water supply is from the street - city water supply. There is no problem with water pressure, volume and water quality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

G3010.03 Site Fire Protection Water Distribution - *

Fire hydrants on the street. The building has a siamese connection on the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

G3020.01 Sanitary Sewage Collection - *

Sanitary service is connected to the city system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-08

G3030.01 Storm Water Collection - *

Building storm line connects to city service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-08

Event: Clean Catch Basin

Concern:

The catch basin by the playground is completely covered with sand.

Recommendation:

Keep the catch basin clear of sand.

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

Updated: FEB-08



Catch basin covered with sand.

G3060.01 Gas Distribution - *

There is a medium pressure gas service from the City of Edmonton.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-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	1995	0	FEB-08

G4010.03 Electrical Power Distribution Equipment - *

Pad mounted transformer located at west end of school. Maintained by EPCOR.
Exterior parking lot panel by Cutler Hammer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	FEB-08

G4010.04 Car Plugs-ins - *

16 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	1995	0	FEB-08

G4020.01 Area Lighting - *

HPS wall packs located around the north, east and south side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	FEB-08