

# **RECAPP Facility Evaluation Report**

**Edmonton School District No. 7**



**Killarney Junior High School**

B3183A  
Edmonton

**Facility Details**

**Building Name:** Killarney Junior High School  
**Address:** 13110 - 91 Street  
**Location:** Edmonton

**Building Id:** B3183A  
**Gross Area (sq. m):** 6,668.93  
**Replacement Cost:** \$14,534,750  
**Construction Year:** 1959

**Evaluation Details**

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

**Total Maintenance Events Next 5 years:** **\$4,647,500**  
**5 year Facility Condition Index (FCI):** **31.98%**

**General Summary:**

The original single storey building built in 1959 (4239m<sup>2</sup>). Walls are load bearing masonry with stucco exterior finish (1987 modernization) on concrete grade beam. There is a crawl space beneath. The roof is (sloped to drain) wood joists. Roofing upgraded in 1999.

A 2 storey addition was constructed in 1967 (2429m<sup>2</sup>) comprising masonry load bearing walls with brick exterior face concrete on steel deck floor and steel truss roof. This roof was also replaced in 1999

The school's capacity is 745 students

Enrollment is 432 students plus 30 staff - end of 2006/2007 school year.

**Mechanical**

There are two steam boilers for the 1957 section of the school that supply heat to the perimeter univent units. The 1967 section of the school has three boilers that supply heat to baseboard radiation. The gym has its own ventilation unit. The 1967 section of the school has a ventilation unit. The industrial arts area has a dust collector and other exhausts with no make up air other than the univent units. The plumbing is dated and at the end of its design life. The mechanical systems in the school are in poor condition.

**Structural Summary:****Envelope Summary:**

Some cracks inside exterior walls. Exterior doors require repair.

**Interior Summary:**

Replace carpets, some painting required, and countertop require repairs.

**Mechanical Summary:**

The 1959 section of the school has the original steam heating boilers. The heating and ventilation of the rooms is accomplished with univent units. The industrial arts area has a dust collector and an exhaust hood for painting. The 1967 section of the school has three hot water heating boilers and an air handling unit. The rooms have induction units that provide heating and ventilation. The kitchen portion of the home economics room has a central exhaust with filters but no range hoods. The art room has a kiln with proper exhaust. The gymnasium has a separate ventilation unit. The plumbing is dated and at the end of its design life. The mechanical systems are beyond the end of their design life.

Overall Condition is Acceptable.

**Electrical Summary:**

800 Amp 120/208 volt three phase manufactured by Federal Pioneer, fed from an underground service. Main Distribution Panel is 1996 install, and is 90% full. Branch circuit panels are 80% full, and 1996 install in the 1967 section of the building. Wiring is in conduit. Lighting fixtures have been upgraded to T8 lamps and electronic ballasts for interior areas in 50% of the school. 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.

Replace 11 motor starters.

Upgrade 50% of interior lighting.

Replace 11 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 - 1959 Section\*

Concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

### A1010 Standard Foundations - 1967 Section\*

Grade beams on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

### A1030 Slab on Grade - 1959 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	1959	0	MAR-08

### A1030 Slab on Grade - 1967 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	1967	0	MAR-08

### A2020 Basement Walls (& Crawl Space) - 1959 Section\*

Crawlspace/service trenches have concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

### A2020 Basement Walls (& Crawl Space) - 1967 Section\*

Crawlspace/service trenches have concrete wall foundation on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

### B1010.01 Floor Structural Frame (Building Frame) - 1967 Section\*

Concrete filled steel deck on steel beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1959 Section\***

Concrete block load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1967 Section\***

Concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1010.05 Mezzanine Construction - 1959 Section\***

Wood framed mezzanine floor structures at each side of stage (Mechanical Ventilation Equipment). plywood floor accessed by fixed to wall steel vertical ladder

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event: Install Signage and Protective Barriers****Concern:**

Double doors (2 sets) are installed in walls opening into upper Stage; no warning signage or barriers are in place to inform service personnel of the differentials in floor elevations.

**Recommendation:**

Install signage and removable guards to prevent accidental falls.

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

**Updated:** MAR-08

**B1010.09 Floor Construction Fireproofing - 1959 Section\***

Slab on grade constructions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event: Drywall 70m<sup>2</sup> Underside of stage****Concern:**

Stage flooring and support members are not fire rated.

**Recommendation:**

Affix fire rated drywall to underside of stage and supporting walls (70m<sup>2</sup>).

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

**Updated:** APR-08



Chair Storage Area

**B1010.09 Floor Construction Fireproofing - 1967 Section\***

Second floor assembly/framing is not fire rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event: Apply 1200m<sup>2</sup> Fireproofing****Concern:**

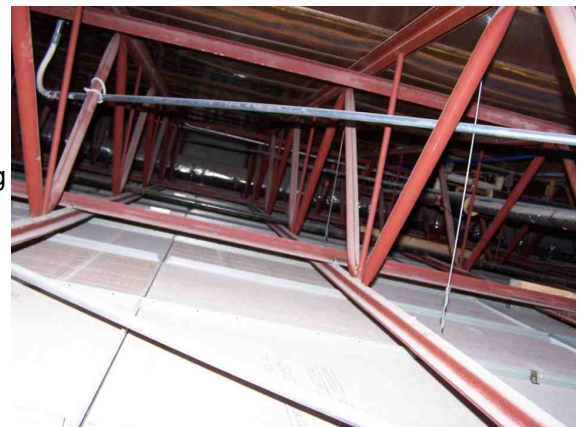
Floor assembly is not fire rated as required by code.

**Recommendation:**

Apply Spray-on- fireproofing to underside of floor and supporting structure (1200m<sup>2</sup>). Co-ordinate work with proposed ceiling repairs - C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$137,280	High

**Updated:** MAR-08



Ceiling Space Above Library.

**B1010.10 Floor Construction Firestopping - 1959 Section\***

Penetrations appear to be sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1010.10 Floor Construction Firestopping - 1967 Section\***

Pipe, conduit and duct penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event: Seal Penetrations****Concern:**

Unprotected pipe, conduit and duct penetrations. Co-ordinate work with B1010.09 Floor Construction Fireproofing.

**Recommendation:**

Seal unprotected pipe, conduit and duct penetrations.

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

**Updated:** APR-08

**B1020.01 Roof Structural Frame - 1959 Section\***

Wood framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1020.01 Roof Structural Frame - 1967 Section\***

Steel truss roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1959 Section\***

Roof assembly appears to be code compliant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B1020.06 Roof Construction Fireproofing - 1967 Section\***

Roof assembly appears to be code compliant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08



## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1967 Section\*

Brick masonry veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	75	MAR-08

### B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1959 Section\*

EIFS system with two light colours of stucco. Exterior walls broken into sections high with decorative blue band between sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	75	MAR-08

#### Event: Failure 10m<sup>2</sup> Replacement

##### **Concern:**

Sections of stucco are damaged.

##### **Recommendation:**

Repair damage EIFS product (5 locations totaling 10m<sup>2</sup>).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$7,436	High

**Updated:** MAR-08

**B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1967 Section\***

EIFS system with two light colours of stucco. Exterior walls broken into sections high with decorative blue band between sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	75	MAR-08



Stucco cracks

**Event: Repair 24m<sup>2</sup> Damaged Stucco****Concern:**

Sections of stucco are damaged.

**Recommendation:**

Repair damage EIFS product (3 locations totaling 24m<sup>2</sup>).

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

**Updated:** MAR-08



Cracked stucco

**B2010.01.09 Expansion Control: Exterior Wall Skin - 1959 Section\***

Stucco control joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	0	MAR-08

**Event: Install 40 Linear Meters Stucco Control Joints****Concern:**

Stucco finish is cracked at a number of locations.

**Recommendation:**

Cut back and modify EIFS to allow installation of horizontal and vertical control joints (40 linear meters).

Co-ordinate work with stucco repairs.

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

**Updated:** APR-08**B2010.01.09 Expansion Control: Exterior Wall Skin - 1967 Section\***

Stucco control joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	0	MAR-08

**Event: Install 40 Linear Meters Stucco Control Joints****Concern:**

Stucco finish is cracked at a number of locations.

**Recommendation:**

Cut back and modify EIFS to allow installation of horizontal and vertical control joints (40 linear meters).

Co-ordinate work with stucco repairs.

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

**Updated:** MAR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1959 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-08

**Event: Replace 2400m Joint Sealers - 1959 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$40,040	Unassigned

**Updated:** APR-08**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1967 Section\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-08

**Event: Replace 1300m Joint Sealers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$22,880	Unassigned

**Updated:** APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1959 Section\*\***

Exterior Masonry Walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	15	MAR-08

**Event: Paint Exterior Masonry Walls**

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

**Updated:** APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1967 Section\*\***

Exterior Masonry Walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	15	MAR-08

**Event: Paint Exterior Masonry Walls**

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

**Updated:** APR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1959 Section\***

Concrete block construction with EIFS and stucco system on top.  
Painted concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1967 Section\***

Concrete block construction with EIFS and stucco system on top.  
Painted concrete block and brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08



Concrete block with brick veneer - 1967 Section.

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1959 Section\***

1993 upgrade - peel and stick product.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1967 Section\***

1993 upgrade - peel and stick product.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1959 Section\***

Pre-finished and Painted metal louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1967 Section\***

Pre-finished and Painted metal louveres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1959 Section\*\***

Aluminum windows with sealed glazed units; 2 operable vent units per classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	40	MAR-08



Aluminum Windows installed in 1993.

**Event: Install Sealed Glazing units - 30 windows****Concern:**

Sealed glazing as failed; moisture build-up between panes.

**Recommendation:**

Remove existing failed glazing and install new.

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

**Updated:** MAR-08



Moisture build-up between glass panes.

**Event: Refinish Aluminum Framing.****Concern:**

Window frames are discoloured.

**Recommendation:**

Re-finish aluminum framing sections - match existing frame colour. Co-ordinate work with glazing replacement project.

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

**Updated:** APR-08

**Event: Replace Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$286,000	Unassigned

**Updated:** APR-08

**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1967 Section\*\***

Aluminum windows - double glazed with integral blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08



1967 Windows with integral blinds.

**Event: Replace 30 windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,395,680	Medium

**Updated:** APR-08**B2030.01.02 Steel-Framed Storefronts: Doors - 1959 Section\*\***

Hollow metal doors with glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

**Event: Replace Exterior Entrance Doors - 1959 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$57,200	Unassigned

**Updated:** APR-08



**B2030.01.02 Steel-Framed Storefronts: Doors - 1967 Section\*\***

Hollow metal doors with glazing and without glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-08

**Event: Install 3 sets of Double Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$25,168	High

**Updated:** APR-08



Doors have been vandalized.

**B2030.02 Exterior Utility Doors - 1959 Section\*\***

One hollow metal door accessing the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	40	MAR-08

**Event: Replace Door Frame and Hardware****Concern:**

The door is in poor condition; hardware is old and door width is too narrow.

**Recommendation:**

Install a new 1100mm wide door, complete with new frame and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$7,436	High

**Updated:** MAR-08

**B2030.02 Exterior Utility Doors - 1967 Section\*\***

Solid core wood door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1967	40	MAR-08

**Event: Replace Exterior Utility Doors- 1967 Section****Concern:**

Doors are in poor condition.

**Recommendation:**

Replace one set of double doors complete with frame and hardware.

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

**Updated:** MAR-08



Wood door- delaminating.

**B3010.01 Deck Vapor Retarder and Insulation - 1959 Section\***

SBS roofing - partial roofing commenced in 1997 and remaining roof completed 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1967 Section\***

SBS roofing - partial roofing commenced in 1997 and remaining roof completed 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

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

The whole roof, approx. 5,500m<sup>2</sup>, was re-roofed in two stages 1997 and 1999.

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

**Event: Replace 7500m<sup>2</sup> all Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$858,000	Unassigned

**Updated:** APR-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1959 Section\***

Roof cowls. vents and chimneys

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	MAR-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1967 Section\***

Roof cowls. vents and chimneys

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

## S3 INTERIOR

### C1010.01.03 Unit Masonry Assemblies: Partitions - 1959 Section

Concrete block; some mortar joint cracks were noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

### C1010.01.03 Unit Masonry Assemblies: Partitions - 1967 Section

Concrete block; some mortar joint cracks were noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	100	MAR-08

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

Wood framed partitions in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

### C1010.02 Interior Demountable Partitions - \*

Demountable partition used to divided Science Rooms in 1957 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-08



100\_8993.JPG

### C1010.05 Interior Windows - \*

Glazing in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

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

Pipes, conduits and duct penetrations through fire separations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1959	0	MAR-08

**Event: Firestopping****Concern:**

Penetrations through fire separations at a number of locations are not firestopped.

**Recommendation:**

Seal all unprotected penetrations through fire separations with approved firestopping products.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Repair	2008	\$9,152	High

**Updated:** APR-08

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

Solid core doors with original hardware.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	40	MAR-08

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

Solid core doors with original hardware.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1967	40	MAR-08

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

Rolling shutter doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-08

**Event: Repair Rolling Shutter Doors****Concern:**

2 rolling shutters at each side of wall; door swings will not permit shutters to close.

**Recommendation:**

Confirm rolling shutter(s) is operational and will perform as required.

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

**Updated:** MAR-08

2 rolling shutters- one at each side of wall; door swings will not permit shutters to close.

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

Whiteboards and tackboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-08

**Event: Replace 90 Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$143,000	Unassigned

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

Metal partitions in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

**Event: Replace 30 Fabricated Compartments(Toilets/Showers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$34,320	Unassigned

**Updated:** APR-08

**C1030.06 Handrails - \***

Steel railing on stair in boiler room.

Stairs - Steel railing fixed to wall - vinyl cap cover (second storey exit)

Stairs - Steel railing fixed to floor- vinyl cap cover (second storey exit)

Stairs - wood railing fixed to wall - wood railing at gym

Stairs - Steel railing fixed to floor- wood railing at gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event: Modify Guardrails****Concern:**

Guardrails at two exit stairs are too low; non code compliant.

**Recommendation:**

Modify railing to have a minimum height of 1070mm above floor at locations where they are deemed to be guardrails as defined by code.

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

**Updated:** APR-08



Guardrails are too low.

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

Engraved plastic signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-08

**C1030.10 Lockers - \*\***

Metal lockers with sloped tops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

**Event: Replace Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$514,800	Unassigned

**Updated:** APR-08

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

Open painted wood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	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	1993	0	MAR-08

**C2010 Stair Construction - \***

Painted metal steel stair - boiler room  
cast in place concrete stair - access to gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-08



Stair to Gym level

**Event: Repair stair and landing anchoring.****Concern:**

Steel stairs in Boiler Room - wall anchoring has failed; treads now move with any applied weight.

**Recommendation:**

Review and repair stair and landing anchoring; ensure repairs will accommodate movement of heavy equipment and supplies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,860	High

**Updated:** MAR-08



**C2020.05 Resilient Stair Finishes - \*\***

Rubber tread and nosing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	20	MAR-08

**Event:** Replace Resilient Stair Finishes (80 treads, 15m<sup>2</sup> Landings)

**Concern:**

Stair treads are worn and damaged.

**Recommendation:**Replace 80 treads and (3 landing 15m<sup>2</sup>)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$28,600	Unassigned

**Updated:** MAR-08**C3010.02 Wall Paneling\*\***

Gymnasium walls are finished with plywood panels

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

**Event:** Replace 2700m<sup>2</sup> Wall Paneling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$183,040	Unassigned

**Updated:** APR-08

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

Ceramic wall tiles used on lower portion of washroom walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	40	MAR-08



Ceramic tile in washroom - typical.

**Event: Replace 480m<sup>2</sup> Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$108,680	Unassigned

**Updated:** APR-08

**C3010.09 Acoustical Wall Treatment - \*\***

Acoustic wall treatment in gym and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-08

**Event: Replace 1000m<sup>2</sup> Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$165,880	Unassigned

**Updated:** APR-08

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

Painted drywall, concrete block and plywood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	10	MAR-08

**Event: Paint 5000m<sup>2</sup> Walls****Concern:**

Wall are marked and damaged in areas.

**Recommendation:**

Paint walls (5000m<sup>2</sup>).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$108,680	Medium

**Updated:** MAR-08

**C3020.01.01 Epoxy Concrete Floor Finishes - \***

Epoxy flooring is installed in 3 science rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-08

**Event: Install 250m<sup>2</sup> Resilient Flooring****Concern:**

Excessive cracking; unsightly appearance.

**Recommendation:**

Install resilient flooring and rubber cove bases (250m<sup>2</sup>).

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

**Updated:** MAR-08



Cracks in epoxy flooring.

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

Concrete floor in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	10	MAR-08

**Event: Paint 85m<sup>2</sup> Concrete Floor****Concern:**

Paint finish is stained and worn.

**Recommendation:**Paint concrete floor (85m<sup>2</sup>).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,830	Low

**Updated:** MAR-08**C3020.02 Tile Floor Finishes - \*\***

Ceramic tiles throughout the hallways.

Ceramic and mosaic tile used in the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	50	MAR-08



Ceramic floor tile in hallways - typical.

**Event: Replace 800m<sup>2</sup> Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$183,040	Unassigned

**Updated:** APR-08

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

Refinished in 1993 - Stage floor, Gym floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

**Event: Replace 450m<sup>2</sup> Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$120,120	Low

**Updated:** APR-08**C3020.07 Resilient Flooring - \*\***

Sheet vinyl flooring and tile flooring

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	MAR-08

**Event: Install 1600m<sup>2</sup> Resilient Flooring****Concern:**

Flooring is damage and worn.

**Recommendation:**Install new resilient flooring and rubber cove bases (1600m<sup>2</sup>).

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

**Updated:** MAR-08**C3020.08 Carpet Flooring - \*\***

Carpet flooring in Library, administration areas, and in music room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	15	MAR-08

**Event: Replace 550m<sup>2</sup> Carpet Flooring****Concern:**

Carpet is stained and worn.

**Recommendation:**Replace carpet and install new rubber cove bases (550m<sup>2</sup>).

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

**Updated:** MAR-08

**C3020.14 Other Floor Finishes\***

Composite ceramic (parquet) flooring in gymnastics room.

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

**Event: Install 240m<sup>2</sup> Rubberized (Gymnastics) Flooring****Concern:**

Flooring is damaged and a hard surface.

**Recommendation:**

Install a rubberized flooring and rubber base (240m<sup>2</sup>).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$48,048	High

**Updated:** MAR-08



Gymnastics - flooring is crack, and various surface damaged areas.

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

Suspended T-bar with lay-in acoustic ceiling tile installed in corridors and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	25	MAR-08

**Event: Replace 2400m<sup>2</sup> Acoustic Ceiling****Concern:**

A number of ceiling tile in this section have physical damage and others have water stains.

**Recommendation:**

Remove and install new acoustic lay-in-tiles (2400m<sup>2</sup>). Co-ordinate work with proposed fireproofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$62,920	Medium

**Updated:** APR-08

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - Library/Teaching Areas\*\***

Suspended T-bar with lay-in acoustic ceiling tile installed in corridors Library and teaching areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	25	MAR-08

**Event: Failure 2000m² Replacement****Concern:**

Water stained and damaged ceiling tiles

**Recommendation:**

Replace acoustic lay-in ceiling tiles (2,000m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$102,960	Medium

**Updated:** MAR-08

**C3030.07 Interior Ceiling Painting - \***

Painted drywall ceiling in washrooms, and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	MAR-08

**C3030.09 Other Ceiling Finishes\***

Stapled on acoustic ceiling tiles.

Acoustic ceiling treatment in stage - installed in 1993.

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

**Event: Install 800m² Suspended Ceiling****Concern:**

Water stained tiles throughout the facility. Tiles have delaminated; some are missing.

**Recommendation:**

Install 800m² - T-Bar suspended ceiling system complete with new lighting. (11 rooms). Repair tiles in gym as required.

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

**Updated:** APR-08

**D1010.01.01 Electric Traction Passenger Elevators\*\***

A small 1-2 person elevator has been installed in the two storey 1967 section to provide barrier free access.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	30	MAR-08



Barrier free elevator.

**Event: Replace (Upgrade) Elevator**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2033	\$45,760	Unassigned

**Updated:** MAR-08



**D1010.02 Lifts\*\***

Stair lift at stair accessing the sunken main gymnasium.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	25	MAR-08



Stair lift at stair to access the main gymnasium.

**Event: Replace 1 Wheelchair Lift - Gymnasium**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2008	\$18,304	Medium

**Updated:** MAR-08

## S4 MECHANICAL

### D2010.01 Water Closets 1959 Section

There are a total of 19 water closets, 13 are in the 1959 section. There are some flush valve and some flush tank. They all have open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-08

**Event:** Replace 13 flush valve water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,588	Low

**Updated:** APR-08

### D2010.01 Water Closets 1967 Section

There are 6 water closets in the 1967 section of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event:** Replace 6 water closets.

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

**Updated:** APR-08

### D2010.02 Urinals 1959 Section

Urinals are floor mounted. They were originally flush tank but have been converted to flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-08

**Event:** Replace 14 urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,588	Low

**Updated:** APR-08

**D2010.02 Urinals 1967 Section**

Floor mounted flush valve urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event:** Replace 3 flush valve urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,004	Low

**Updated:** APR-08

**D2010.03 Lavatories 1959 Section**

The school has a total of 24 lavatories. There are both counter mounted and wall hung lavatories, some are stainless steel and some are vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-08

**Event:** Replace 16 lavatories.

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

**Updated:** MAR-08

**D2010.03 Lavatories 1967 Section**

Counter mounted lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event:** Replace 8 counter mounted lavatories.

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

**Updated:** MAR-08

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

Classrooms have single compartment, stainless steel sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	MAR-08

**Event: Replace 57 sinks.****Concern:**

The sinks are old, worn and the faucets are in need of replacement.

**Recommendation:**

Replace 57 sinks with new stainless steel sinks. Provide gooseneck swing spouts and levered handles.

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

**Updated:** APR-08



Existing cast iron sink.

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

The shower rooms have been sealed off and are not used. It is not recommended to upgrade them if they will not be used. Recommend replacing two showers for staff use.

Showers are completely sealed off with panels screwed over the entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08

**Event: Replace 2 showers for staff.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$5,720	Unassigned

**Updated:** APR-08

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

The non-refrigerated wall hung, vitreous china drinking fountains are worn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	35	MAR-08

**Event: Replace 8 drinking fountains.****Concern:**

The drinking fountains are chipped and cracked. In some cases they have been re- attached to the wall with screws. The cracks provide an environment for bacteria to grow.

**Recommendation:**

Replace 8 drinking fountains with wall hung, stainless steel, non-refrigerated drinking fountains.



Typical existing drinking fountain. Notice the screws in the back holding it to the wall.

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

**Updated:** MAR-08

**D2010.09 Other Plumbing Fixtures Laundry Sink\***

Wall hung, cast iron, laundry sink in Home Economics room. Similar wall hung sink in the industrial arts room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**Event: Replace two sinks.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Unassigned

**Updated:** APR-08

**D2010.09 Other Plumbing Fixtures -Science Room Sinks\***

There are 4 science room sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	MAR-08

**Event:** Repair the science room sinks hardware and make them operational.

**Concern:**

The hardware for the sinks is not all operational.

**Recommendation:**

Replace the hardware on the sinks. Check the drain connections and make good.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,716	Unassigned

**Updated:** MAR-08



Typical science room sink.

**D2010.09 Other Plumbing Fixtures -Service Sink\***

Wall hung cast iron service sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event:** Replace 4 service sinks.

**Concern:**

Service sinks are wall hung, floor mounted sinks are easier for the staff to use (i.e. emptying buckets).

**Recommendation:**

Replace wall hung service sinks with floor mounted sinks.

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

**Updated:** MAR-08

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

Copper domestic water piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

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

Vacuum breaker provided on building main domestic water service.  
Backflow prevention provided for boiler water make-up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-08

**Event:** Replace (two) backflow preventors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,872	Unassigned

**Updated:** APR-08

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

In-line domestic water circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-08

**Event:** Replace in-line circulation pump.

**Concern:**

Pump is past its design life.

**Recommendation:**

Replace in-line circulation pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$3,432	Medium

**Updated:** APR-08



Domestic water circulation pump.

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

Two State, natural gas fired, water heaters model SBT 100 199 NET6DFCGA.

When the new water heaters are sized consideration should be given to whether or not the student showers will be replaced or reused.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
379	litre

**Event:** Replace two water heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,440	Medium

**Updated:** APR-08

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

Thermal insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event:** **Repair the insulation on the domestic water piping.****Concern:**

The insulation is torn in places.

**Recommendation:**

Repair the insulation.

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

**Updated:** MAR-08

Damaged insulation.

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

Cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**Event:** **Install six vandal proof vent covers.****Concern:**

The vent piping is open to the roof, allowing for vandalism in the form of objects being drop down the vents and blocking them.

**Recommendation:**

Install six vandal proof vent covers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$4,118	Medium

**Updated:** APR-08**D2030.03 Waste Piping Equipment - Garburator\***

The kitchen sink in the home economics room has a garburator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08



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

There are rain water leaders and roof drains piped to the storm drainage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event: Repair and replace rain water leaders.****Concern:**

One rain water leader is damaged and one is missing.

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

**Updated:** MAR-08



Damaged rain water leader.

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-08

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

Gas distribution service from utility. Steel schedule 40 gas piping distribution to domestic water heater and boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	60	MAR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - 1959 Section\*\***

Two large steam boilers that have passed their design life and are showing signs of rust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-08

**Event:** Replace two steam boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$228,800	Unassigned

**Updated:** APR-08



Boiler door open.

**D3020.02.01 Heating Boilers and Accessories: H.W. 1967 Section\*\***

There are three hot water heating boilers. One was replaced in 2002. The original boilers are Raytherm. The third one is a Spectrum boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event:** Replace two hot water heating boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$194,480	Medium

**Updated:** MAR-08

**D3020.02.01 Hot Water Heating Pumps. \*\***

Two base mounted hot water heating pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	35	MAR-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
0.75	kW

**Event:** Replace two hot water heating pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,440	Medium

**Updated:** APR-08

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler -1957 Section \*\***

Each boiler has it's own combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08

**Event: Repair the boiler chimneys.****Concern:**

The vent cap on the chimney is damaged.

**Recommendation:**

Repair the vent cap.

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

**Updated:** MAR-08



Chimney cap is damaged.

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,004	Unassigned

**Updated:** APR-08

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler 1967 Section\*\***

Class B chimney and insulated vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event: Replace the chimneys and combustion air.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,004	Unassigned

**Updated:** APR-08

**D3020.02.03 Water Treatment: H. W. Boiler - 1959 Section\***

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-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	1967	30	MAR-08

**D3040.01.01 Air Handling Units: Air Distribution 1959/1967 Section \*\***

The ventilation unit is a Carrier 39A110, complete with supply and return air fans, coil section and mixing dampers in the 1967 section.

The 1959 Section does not have a ventilation unit. The 1959 section of the building is ventilated with univent units. There is no ductwork existing. The 1959 boiler room has little ventilation. There has been a report by Occupational Health and Safety stating that there is little air movement in the boiler room. There has been an exhaust fan added to the custodial office adjacent to the boiler room that is drawing its make up air from the corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**Event: Provide a new air handling unit.****Concern:**

The 1959 section of the school is ventilated with univent units that do not provide adequate ventilation

**Recommendation:**

Provide an air handling unit for the 1959 section of the building along with all necessary ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2011	\$457,600	Low

**Updated:** APR-08

**Event: Replace air handling unit.**

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

**Updated:** APR-08

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

Supply air unit for the gymnasium complete with heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08

**Event:** Replace the existing air handling unit.

**Concern:**

Unit has exceeded its design life.

**Recommendation:**

Replace the existing air handling unit.

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

**Updated:** MAY-08

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

The return air fan is remote from the supply air unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**Event:** Replace the return air fan.

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

**Updated:** APR-08

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

The flat filters in the gymnasium were extremely dirty. The fan room is difficult to get to but the filters should be replaced more often.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**D3040.01.03 Air Cleaning Devices:Air Distribution 1967 Section\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-08

**D3040.01.04 Ducts: Air Distribution - 1967 Section\***

Galvanized sheet metal ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

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

There are round supply are diffusers, Louvered return air grilles and eggcrate return/exhaust grilles. Some of the return air grilles were covered with paper. They should be uncovered. There are louvered door grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**D3040.02 Steam Distribution Systems: Piping/Pumps\*\***

Steel steam and condensate piping used throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-08

**Event: Replace heating piping.****Concern:**

System requires frequent maintenance, has poor controls and the heating is not evenly distributed.

Piping is 50 years old and has deteriorated.

**Recommendation:**

Replace existing piping distribution with new hot water, reverse return system(estimate based on 500 m of an average size of 25mm piping unconfirmed).

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$17,160	High

**Updated:** MAR-08

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

Hot water heating piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08

**Event: Replace hot water heating pumps(4).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$26,312	Unassigned

**Updated:** APR-08

**D3040.04.01 Fans: Exhaust - 1959 Section\*\***

There are in-line, roof mounted centrifugal and utility fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08

**Event:** Replace 4 exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,440	Unassigned

**Updated:** APR-08

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

The industrial arts has a bench with a paint exhaust hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08



Exhaust paint fume hood.

**Event:** Replace the fan for the paint fume hood.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,288	Unassigned

**Updated:** MAR-08

**D3040.04.01 Fans: Exhaust 1967 Section\*\***

There are roof top fans and inline exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-08

**Event: Add kitchen exhaust and hoods.****Concern:**

The home economics room exhaust requires upgrading.

**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



Existing home economics exhaust.

**Event: Replace general exhaust fan.****Concern:**

The general exhaust fan for the industrial arts area has backdraft dampers that were blowing open in the wind. An opening to the roof that was intended for general exhaust has been boarded over.

**Recommendation:**

Install two new roof mounted fans for general room exhaust.

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

**Updated:** APR-08



Roof opening that has been boarded over.

**Event: Replace two exhaust fans.**

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

**Updated:** MAR-08



**D3040.04.02 Air Cleaning Devices: Exhaust - Dust collection exhaust system.\***

Apsco dust collection system for Industrial Arts equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	MAR-08

**Event:** Install a roof top unit for the industrial arts make up air.

**Concern:**

The make up air for the industrial arts room is insufficient.

**Recommendation:**

Add a roof top makeup air unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$22,880	Medium

**Updated:** APR-08

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

Galvanized steel, rectangular ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

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

Exhaust air grilles are eggcrate and louvre type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**Event:** Repalce missing grilles.

**Concern:**

A number of the grilles in the school were missing.

**Recommendation:**

Replace the missing grilles.

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

**Updated:** APR-08

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

The entrances have force flow heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08

**Event:** Replace the 8 force flow units at the entrances.

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

**Updated:** APR-08

**D3050.05.03 Finned Tube Radiation - 1967 Section\*\***

Perimeter finned tube radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-08

**Event:** Replace finned tube radiation(30 meters unconfirmed).

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

**Updated:** APR-08

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

There are several steam, unit heaters throughout the school that should be eliminated when a new heating and ventilation system is installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	MAR-08

**D3050.07 Other Terminal and Packaged Units -Univent Units 1959 Section\***

"Univents" used for ventilation in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	15	MAR-08

**Event: Replace univent units with finned tube radiation.****Concern:**

Univent units are obsolete.

**Recommendation:**

Replace the univent units with finned tube radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2011	\$114,400	Medium

**Updated:** MAY-08

**D3050.07 Other Terminal and Packaged Units Induction Units\***

The 1967 rooms have induction units for heating and ventilation. The induction units have air supplied from the ventilation unit and heat from the boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	15	MAR-08

**Event: Remove the induction units.****Concern:**

Induction units are an inefficient system of heating and ventilation.

**Recommendation:**

Replace the induction units with baseboard radiation and ventilation system.

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

**Updated:** MAR-08

**D3060.02 HVAC Instrumentation and Controls -**

The school has a pneumatic control system complete with a controls compressor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1959	30	MAR-08

**Event:** **Install a BMCS control system.**

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

**Updated:** APR-08

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

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	30	MAR-08

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

800 Amp 120/208 volt three phase main breaker manufactured by Federal Pioneer. MDP manufactured by Westinghouse is rated for 1000 Amp, 120/208 volt three phase. Main Distribution Panel is 90% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	40	MAR-08

**Event:** Replace main distribution panel.

**Concern:**

Spare parts not available.

**Recommendation:**

Install new MDP rate for 1000 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	\$40,040	Medium

**Updated:** APR-08

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1958 Section\*\***

1958 section has Westinghouse panels installed in 1959.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	30	MAR-08

**Event:** Replace three Westinghouse panels in 1959 section

**Concern:**

Panel have exceeded its theoretical life. Panel is full.

**Recommendation:**

Replace three panels with new panels c/w related breakers.

**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	\$13,728	Medium

**Updated:** APR-08

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1967 Section\*\***

1967 section has Federal Pioneer panels installed in 1996 upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-08

**Event:** Replace four Federal Pioneer panels in the 1967 section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$17,160	Unassigned

**Updated:** MAR-08

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

Four Allen bradelly starters in 1959 section. Seven Westinghouse starters in 1967 section

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	MAR-08

**Event:** replace 11 starters.

**Concern:**

Reached end of theoretical life. Spare parts not available.

**Recommendation:**

Replace 11 motor starters.

**Consequences of Deferral:**

Possible loss of HVAC operations.

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

**Updated:** APR-08

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

Wiring is run in conduit. Pac-poles are used in computer lab. Majority of the classrooms do not have sufficient receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	MAR-08

**Event: Add receptacles in classrooms.****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:** APR-08

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

120 volt switching in classrooms, hallways and Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**D5020.02.02.02 Interior Florescent Fixtures (T12) \*\***

Surface mounted and recessed fluorescent light fixtures c/w T8 lamps and electronic ballasts installed through in 50% of the areas in the school. Remaining areas have T12, magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	MAR-08

**Event: Replace fluorescent light fixtures in 50% of the school.****Concern:**

Light fixtures have reached end of their theoretical life. High operating costs.

**Recommendation:**

Replace 666 fluorescent light fixtures with new T8 units.

**Consequences of Deferral:**

High operating costs. High maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$228,800	Medium

**Updated:** MAR-08

**D5020.02.02.02 Interior Florescent Fixtures (T8)\*\***

Surface mounted and recessed fluorescent light fixtures c/w T8 lamps and electronic ballasts installed through 50% of the areas in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	MAR-08

**Event:** Replace 666 T8 fluorescent light fixtures in the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$228,800	Unassigned

**Updated:** APR-08

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

Lumacell battery packs located in hallways and Gym areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-08

**Event:** Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$91,520	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>
4 - Acceptable	2002	0	MAR-08



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

HPS wall packs located in front of school, remaining three sides do not have exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	MAR-08

**Event:** Install new HPS wall packs on sides and back of school

**Concern:**

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

**Recommendation:**

Install six new HPS wall packs on the sides and back of the school.

**Consequences of Deferral:**

Possible increase in vandalism.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$4,576	Medium

**Updated:** APR-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	1990	0	MAR-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	1993	25	MAR-08

**Event:** Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$160,160	Unassigned

**Updated:** APR-08

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

DSC-MAX SYS PC 4020 installed with IR detectors in required locations.

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

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$114,400	Unassigned

**Updated:** APR-08

**D5030.02.04 Video Surveillance - \*\***

12 colour cameras located at various locations of the school. Equipment box was locked at time of visit.

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

**Event: Replace Video Surveillance**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$17,160	Unassigned

**Updated:** APR-08

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

Simplex 2399 master clock. 120 volt and battery operated clocks in various areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	MAR-08

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

Norstar telephone equipment. Meridian handsets in classrooms. Connected to the PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	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	2004	0	MAR-08

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

Bogen Multicom 2000 system. Connected to telephone system. 2006 sound system in Gym.

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

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$51,480	Unassigned

**Updated:** APR-08

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

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

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

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment - \*

Books stacks, computers, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08



Library

### E1020.03 Theater and Stage Equipment - \*

Stage curtains and lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

### E1020.07 Laboratory Equipment - \*

Fumehoods, general lab equipment; scales, microscopes etc., Kiln

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08



Fumehood in 1959 section

### 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	1993	0	MAR-08

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

Various sporting equipment and structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**E2010.02 Fixed Casework - 1959 Classrooms\*\***

Perimeter classroom open shelving units and shelving with doors - painted wood finish.  
Countertops were installed in 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	35	MAR-08

**Event: Install 76 Linear Meters Countertops and Repair Upper and Lower Shelving Units****Concern:**

Wood finish has numerous chips.

**Recommendation:**

Repair and paint shelving units install plastic laminate countertops to base units. (8 teaching space(ancillary rooms, art room, classrooms - 9.5 linear meters per room)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$68,640	Medium

**Updated:** APR-08



Perimeter wall -base cabinets and upper shelving.

**Event: Repair (75 Linear Meters) Refinish Open Shelving Units****Concern:**

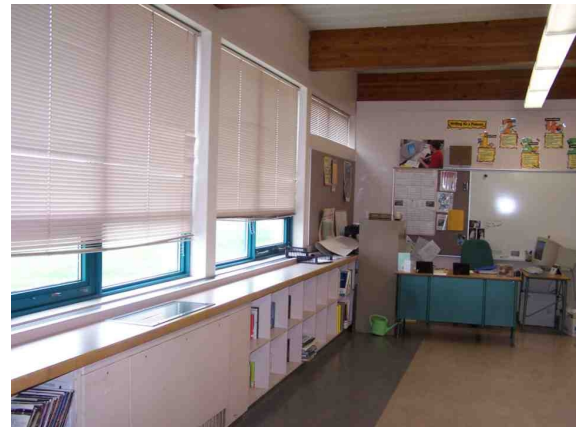
Wood finish has numerous chips.

**Recommendation:**

Repair and paint shelving units. (10 classrooms-7.5 linear meters per room)

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

**Updated:** MAR-08



Open shelving units.

**Event: Replace 375m² Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$343,200	Unassigned

**Updated:** APR-08

**E2010.02 Fixed Casework - 1967 Classrooms\*\***

Perimeter classroom open shelving units and shelving with doors - painted wood finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	35	MAR-08

**Event: Replace 24 Classrooms Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$195,624	Medium

**Updated:** APR-08

**E2010.02 Fixed Casework - Kitchen\*\***

Home Economics and kitchen in staff room; upper cabinets and base cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	35	MAR-08

**Event: Replace 27 Linear Meters Cabinets****Concern:**

Cabinet doors requires excessive maintenance, damaged cabinet faces.

**Recommendation:**

Install new kitchen cabinets(15 linear meters of base cabinets and 12 linear meters of upper cabinets).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$62,920	Medium

**Updated:** MAR-08

**E2010.02 Fixed Casework - Laboratory\*\***

Science rooms; workstations, base cabinets and upper cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2008	35	MAR-08

**Event: Repair 18 (Linear meters) Laboratory Casework****Concern:**

Damaged countertops and casework fronts.

**Recommendation:**

Repair/replace countertops and cabinet faces (20 workstations). 10 linear meters of base cabinets and 8 linear meters of upper cabinets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$68,640	High

**Updated:** MAR-08



Damaged countertops and fronts - workstations.

**E2010.02 Fixed Casework - Library\*\***

Painted wood book shelves, librarian's charging desk

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	MAR-08

**Event: Replace 30 linear meter Library Casework - Charge Desk**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,947	Medium

**Updated:** APR-08

**E2010.03.01 Blinds - \*\***

Thin line horizontal venetian blinds install in 1993 (63 units).

1967 section has venetian blinds within the glazed windows panes (30 units). Blinds are to be installed at time of window replacements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

**Event: Replace 93 units Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$34,320	Unassigned

**Updated:** APR-08

**E2010.03.06 Curtains and Drapes\*\***

Stage Drapery and backdrops  
Drama Draperies and Backdrops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

**Event: Replace 150m² Drapes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$34,320	Unassigned

**Updated:** MAR-08

**F1020.02.13 Paint Booths - \***

Industrial Arts - Sheet metal exhaust hood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	MAR-08

**F2020.01 Asbestos - 1959 and 1967 Structures\***

Report written by PHH Environmental Limited March 27, 2001

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

-Domestic water pipe run insulation was found to be poor condition in the boiler room (PHH Area 5). It is recommended that this insulation be removed.

-The crawlspace (PHH Area 6) had some pipe fittings in poor condition and some debris. The fittings and debris should be removed. There was also some damaged pipe run insulation and fittings in the crawlspace. These materials should be repaired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**Event: Asbestos abatement -1959 and 1967 sections****Concern:**

-Domestic water pipe run insulation was found to be poor condition in the boiler room (PHH Area 5). It is recommended that this insulation be removed.

-The crawlspace (PHH Area 6) had some pipe fittings in poor condition and some debris. The fittings and debris should be removed. There was also some damaged pipe run insulation and fittings in the crawlspace. These materials should be repaired.

**Recommendation:**

Perform asbestos abatement of the damaged areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2008	\$171,600	Medium

**Updated:** APR-08



**F2020.04 Mould - 1959 and 1967 Structures\***

None reported and none observed in either the 1959 or the 1967 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

## S8 FUNCTIONAL ASSESSMENT

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

Parking lot and furthest point in parking lot is 150 to 200 meters from the main entrance which has a level access with sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	MAR-08

#### Event: Install 5 Meter Ramp - Entrance

##### **Concern:**

Existing conditions and distances to the main entrance would be a very onerous ordeal for a handicap person in a wheelchair particularly with snow covered sidewalks.

##### **Recommendation:**

Incorporate a ramp at side entrance near parking lot (approximate length 5 meters).

Install power assist door operators to side entrance (interior and exterior doors)

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

**Updated:** APR-08

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

Main entrance doors do not have powered assist door operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

#### Event: Install Power Assist Door Operators - Main Entrance

##### **Recommendation:**

Install power assist door operators to main entrance (interior and exterior doors).

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

**Updated:** APR-08

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

Chair lift to access Gym and elevator to access the second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-08

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

Acceptable access, millwork and partition stalls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	0	MAR-08

# **RECAPP Facility Evaluation Report**

**Killarney Junior High School**

S3183  
Edmonton

**Facility Details****Building Name:** Killarney Junior High School**Address:****Location:** Edmonton**Building Id:** S3183**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:** **\$343,772****5 year Facility Condition Index (FCI):** **0%****General Summary:**

Killarney Junior High School site is large and has a basic sports area. The staff parking area needs some repairs and re-surfacing. Parking demarcations and signage are deficient. Exterior step requires repairs as well the grounds at the front entrance. The domestic water service is supplied from the utility main on 131 Avenue. The sanitary and storm sewers are tied into manholes. The site drains to catch basins that tie into a manhole on 131 Avenue. The natural gas is supplied from the utility main on 131 Avenue. The fire hydrant is close to the school. The site services are in acceptable condition. There is some security lighting required. Site electrical systems are acceptable.

The site is generally in acceptable condition.

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

<b>Condition Rating</b>	<b>Performance</b>
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

**S7 SITE****G2010.02.02 Flexible Pavement Roadway (Asphalt) - \*\***

Paved roadway servicing site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	MAR-08

**Event: Replace 2900m<sup>2</sup> Asphalt**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$74,360	Unassigned

**Updated:** APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

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

Some deterioration in parking asphalt

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	25	MAR-08

**Event: Repair Asphalt Parking Lot (300 Linear Meters & 5 Potholes)****Concern:**

Asphalt surface has cracks and a number of potholes are expanding.

**Recommendation:**

Repair asphalt cracks ( 300 linear meters) and fill potholes (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,008	Unassigned

**Updated:** MAR-08**Event: Replace 3700m<sup>2</sup> Asphalt Parking Lots**

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

**Updated:** APR-08

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

Parking lot at south and west side of parking lot is edged with concrete curb.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1959	0	MAR-08

**Event: Replace Concrete Curbs (80 linear meters)****Concern:**

Tops of concrete curbs are in many instances at the same elevation as the asphalt surface

**Recommendation:**

Install new concrete curbs (80 linear meters)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2011	\$17,160	Unassigned

**Updated:** MAR-08

**G2020.06.02 Parking Bumpers - \***

Wood and metal framed bumpers

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08





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

No signage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event: Install 10 Signs for Parking Areas****Concern:**

No markings to identify visitor or staff parking

**Recommendation:**

Install signage to identify parking spaces; basic information for visitors and staff (10 signs).

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

**Updated:** MAR-08**G2020.06.04 Pavement Markings - \***

No markings for handicap parking or stall delineations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

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

Pavement markings are not present.

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>
Barrier Free Access Upgrade	2008	\$3,432	Low

**Updated:** MAR-08

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

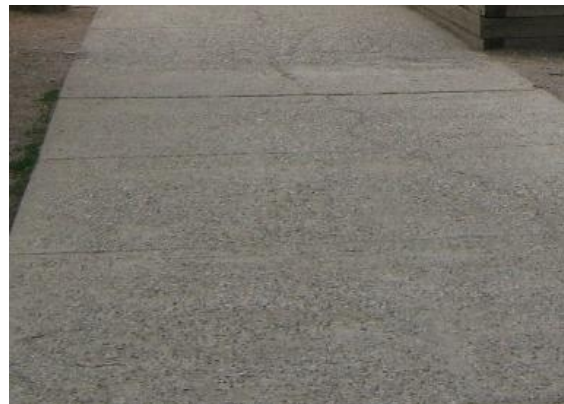
Sidewalk leading to main entrance and walkways adjacent building at west and north sides of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	25	MAR-08

**Event: Replace 420m<sup>2</sup> Concrete Sidewalks**

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

**Updated:** APR-08

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

Concrete aprons at entrances/exits are worn and are more than 200mm high in areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	MAR-08

**Event: Repair Steps and Apron (15m<sup>2</sup>) at 2 Entrances****Concern:**

Concrete aprons at entrances/exits are worn and are more than 200mm high from grade in areas

**Recommendation:**

Re-surface 3 (15m<sup>2</sup>) entrance aprons. Incorporation a transition slope at 2 entrances/exits.

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

**Updated:** MAR-08

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

Chain link fencing at south west section of yard. Wood fencing/ parking dividers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-08

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

Asphalt surfaced courtyard, play area, adjacent school, grassed games field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	MAR-08

**Event: Replace 950m<sup>2</sup> Athletic and Recreational Surfaces**

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

**Updated:** APR-08



**G2040.05 Site and Street Furnishings\***

Picnic tables concrete benches and trash containers, totem Pole, bicycle stands.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	15	MAR-08

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

Building mounted exterior signs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08

**G2040.08 Flagpoles - \***

Aluminum Flagpole

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	0	MAR-08

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

Grassed areas immediately around building; as well the front and side yards. However pathways and student gatherings has killed the grassed area at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	0	MAR-08

**Event: Install 70m<sup>2</sup> Hard Surfaced Landscaping****Concern:**

The exposed compacted ground at main entrance requires landscaping.

**Recommendation:**

Install hard surfaced landscaping at gathering areas (70m<sup>2</sup>)

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

**Updated:** MAR-08

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

Coniferous and deciduous trees are place in grouping around the school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

**G2050.07 Planting Accessories - \***

Pressure treated heavy timber planters

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

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

The 100mm domestic water service is from the main on 131 Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-08

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

There is a fire hydrant on 131 Avenue and 132 Avenue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08

**G3020The .01 Sanitary Sewage Collection - \***

The sanitary sewer from the school connects to a manhole on 131 Avenue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08

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

The storm water from the site is connected to manholes on 91 Street and 131 Avenue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08

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

The natural gas service is from the utilities main on 131 Avenue.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1959	0	MAR-08

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

Underground feeders to electrical room. Maintained by EPCOR.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1996	0	MAR-08

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

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

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1996	0	MAR-08

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

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

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1993	0	MAR-08

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

HPS wall packs located in front of school, remaining three sides do not have exterior lighting.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1990	0	MAR-08

**Event: Install 6 HPS Wall Packs****Concern:**

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

**Recommendation:**

Install six new HPS wall packs on the sides and back of the school.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Program Functional Upgrade	2008	\$5,720	Medium

**Updated:** MAR-08