

# **RECAPP Facility Evaluation Report**

## **Edmonton School District No. 7**



### **Kirkness Elementary School**

B3185A  
Edmonton

### **Facility Details**

**Building Name:** Kirkness Elementary School  
**Address:** 610 Kirkness Road  
**Location:** Edmonton

**Building Id:** B3185A  
**Gross Area (sq. m):** 3,778.50  
**Replacement Cost:** \$8,053,151  
**Construction Year:** 1982

### **Evaluation Details**

**Evaluation Company:** A&E Architectural & Engineering Group Inc.  
**Evaluation Date:** November 7 2007  
**Evaluator Name:** Vic Maybroda

**Total Maintenance Events Next 5 years:** **\$1,794,925**  
**5 year Facility Condition Index (FCI):** **22.29%**

#### **General Summary:**

This is a one story school with a mezzanine/upper story library study area, a mezzanine space over the gymnasium storage area and a second floor mechanical room. The school was constructed in 1982 and contains 3,523.24 sq. M gross building area. Two interconnected stand alone portable classroom units each 95.00 sq. M (added in 1969 ) are located on the north side of the school.

The original school contains a two level kindergarten area, 9 classrooms, a central located library resource centre, a computer room, an art classroom, a music room, a gymnasium, administration and ancillary support spaces.

At time of the site visit, there were 311 enrolled students.

#### **Structural Summary:**

Sub structure consist of concrete foundations walls on concrete spread footings with concrete slab on grade throughout. Concrete block walls support the roof structure with the sloped clarestory area at the library supported by steel beams and columns. Mezzanine and mechanical room floors consist cast-in-place concrete over metal decking. The roof structure consists of metal decking on metal joists.

With the exception of isolated floor settlement, the overall structure appears to be in acceptable condition.

#### **Envelope Summary:**

The roof consists of the originally installed asphalt built-up roofing, a section of SBS membrane system and prefinished metal over sloped roofing areas complete with prefinished metal flashing.

Exterior walls are clad in face brick with ceramic tile accent areas. Windows are sealed and opening glazed units in prefinished metal frames with insulated panels located under the window units. Exterior entry doors are painted metal with sealed glazing unit with adjacent curtain wall glazing units. Exterior utility doors are painted insulated metal. All doors are housed in painted metal frames. The exterior is finished with prefinished metal fascia areas in between the brick cladding.

Overall the exterior building envelope appears to be in good condition.

#### **Interior Summary:**

Carpeting is located in classrooms, vestibules, corridors, library, library study area, music room and administration areas. Vinyl composite tile (VCT) is located in classrooms, corridor space adjacent to gymnasium/music room and ancillary spaces. Ceramic tile flooring is located in wash and shower rooms with quarry tile flooring located in two vestibules, main entry lobby and administration area. Wood flooring is located in the gymnasium. Painted concrete flooring is located in the mechanical room, storage and support spaces.

Vinyl fabric wall covering is located in classrooms, corridors and administration spaces. Painted walls are located in the gymnasium, music room, adjacent corridor, storage and ancillary support spaces.

Suspended acoustical tile ceilings are located in classrooms, corridors and administration spaces. Painted gypsum wallboard ceilings are located in wash/shower rooms and support spaces

Glazed painted partitions are located adjacent to classroom entries, computer room, art room and administration spaces..

Exterior windows are covered by horizontal and vertical louvered blinds.

Interior finishes appear to be in acceptable condition.

**Mechanical Summary:**

School's mechanical system is in good condition. All of the major mechanical components are working properly and no problems were reported regarding maintenance issues. The only issues in the School that should require attention are the lack of exhaust fans in Storage Rooms - some of which store cleaning chemicals and need negative pressurization, and heat generation in the Server Room, the Computer Laboratory and the Library.

**Electrical Summary:**

The school was initially built in 1982 and no any modernized has been done since then. The electrical systems are well maintained and in good condition. The electrical power distribution system meets current school requirements and future expansion.

The lighting systems are adequate and meet accepted standards for lighting levels, The fluorescent fixtures are all energy efficient T-8 lamp fixtures. The security and intercom systems have been upgraded in recent years.

The electrical systems are well maintained and in good condition.

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 - 1982 Section\*

Concrete foundation walls on concrete strip footings.

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

### A1030 Slab on Grade - 1982 Section\*

Concrete slab on grade exhibiting settlement in south east corner of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	MAR-08



Floor crack at exterior access to music room.

#### **Event:** **Repair Floor Settlement Cracks**

##### **Concern:**

Settlement cracks causing concern to building occupants.

##### **Recommendation:**

"Mud-jack" effected concrete slab on grade areas and make good floor finishes

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

**Updated:** APR-08

#### **Event:** **review design and construction issues leading to settlement concerns**

##### **Concern:**

Serious concrete slab-on-grade induced building separation cracks in certain areas of the school.

##### **Recommendation:**

Consultant to be engaged to review design and construction issues leading to settlement concerns.

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

**Updated:** MAY-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1982 Section\***

Load bearing concrete block.

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

**B1010.05 Mezzanine Construction - 1982 Section\***

Concrete slab on metal deck.

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

**B1010.06 Ramps: Exterior - 1982 Section\***

Concrete ramp to kindergarten space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	MAR-08

**B1010.07 Exterior Stairs - 1982 Section\***

Concrete step to kindergarten entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	MAR-08

**B1020.01 Roof Structural Frame - 1982 Section\***

Metal deck on metal roof joists.

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

**B1020.04 Canopies - 1982 Section\***

Prefinished horizontal metal cladding

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1982 Section\*

Face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	75	MAR-08

### B2010.01.09 Expansion Control: Exterior Wall Skin - 1982 Section\*

Vertical brick control joints.

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

### B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1982 Section\*\*

Caulking around all exterior wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	MAR-08

#### Event: Repair Joint Sealers (caulking): Ext. Wall\*\*

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$26,593	Unassigned

**Updated:** APR-08

### B2010.01.13 Paints (& Stains): Exterior Wall - 1982 Section\*\*

Stain finish to vertical wood cladding to south music room wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	MAR-08

#### Event: Repair 36 sq. M Paints (& Stains): Exterior Wall\*\*

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,430	Unassigned

**Updated:** APR-08

### B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1982 Section\*

No condensation or effervescence observed or reported.

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

**B2010.06 Exterior Louvers, Grilles, and Screens - 1982 Section\***

Painted metal louvres to second floor mechanical room.

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

**B2010.09 Exterior Soffits - 1982 Section\***

Prefinished metal cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

**B2020.01.01.01 Steel Windows (Glass & Frame)\*\***

Double glazed sealed and opening units in prefinished metal frames with insulated panels below window units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	MAR-08

**Event: Replace 58 Exterior Standard Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$99,528	Unassigned

**Updated:** APR-08

**B2030.01 Exterior Entrance Doors - 1982 Section**

Painted metal doors with sealed glazing units and sealed glazing sidelights in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Replace 19 Exterior Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$60,239	Unassigned

**Updated:** APR-08

**B2030.02 Exterior Utility Doors - 1982 Section\*\***

Painted insulated metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	MAR-08

**Event: Replace 24 Exterior Utility Doors\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$27,456	Unassigned

**Updated:** APR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1982 Section\***

No visible or reported roof leaks.

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

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

Asphalt built-up roof over majority of facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08



Picture 012.jpg

**Event: Replace 3,500 sq. M Asphalt Built-up Roofing.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$380,380	Unassigned

**Updated:** APR-08



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

Approximately 150 sq. M SBS membrane roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-08



SBS membrane roofing.

**Event: Replace 150 sq. M SBS Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$20,592	Unassigned

**Updated:** MAR-08

**B3010.07 Sheet Metal Roofing\*\***

Sloped prefinished metal roofing over library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	MAR-08

**Event: Replace 110 sq. M Prefinished Metal Roofing.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$18,876	Unassigned

**Updated:** APR-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1982 Section\***

Exhaust fan housings, pumping vents, roof drains and access ladders.

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

**B3020.02.03 Roof Windows (Clearstory)**

Clearstory windows installed overlooking central library area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-08

## S3 INTERIOR

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

Concrete block.

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

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

Wood framed partitions in isolated areas.

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

### C1010.05 Interior Windows - \*

Glazed window units in painted metal frames between corridors and classrooms and adjacent classroom entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

### C1010.06 Interior Glazed Partitions and Storefronts - \*

1/2 height glazed partitions in painted metal frames between central library space and computer room and general office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

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

Stained and painted solid wood doors in painted metal frames complete with glazing units to teaching and administration areas.

Painted metal fire rated doors and frames to support spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	MAR-08

### C1020.03 Interior Fire Doors\*

3-double doors complete with georgian wire glazing in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	50	MAR-08

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

Teaching and administration areas equipped with white and tack boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	MAR-08

**Event: Replace Visual Display Boards\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$56,858	Unassigned

**Updated:** APR-08

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

Prefinished metal toilet and shower compartments.  
Shower area are presently employed as storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Replace 6 Fabricated  
Compartments(Toilets/Showers)\*\***

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

**Updated:** APR-08

**C1030.06 Handrails - \***

Stained wood handrails from kindergarten teaching space to upper level study area.  
Stained wood handrail from library to mezzanine study space.  
Painted metal handrails from gymnasium to mezzanine and to second floor mechanical room.

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

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

Room names applied to doors or adjacent wall surfaces.

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

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

Painted wood.

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

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

Toilet paper holders, paper dispensers, waste containers, mirrors and soap dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

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

Ceramic tile walls located in boys and girls shower and wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-08

**Event: Replace 130 sq. M Tile Wall Finishes\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,464	Unassigned

**Updated:** APR-08

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

Vinyl wall covering in classrooms, administrations areas and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	MAR-08

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

Located in mechanical room, electrical room, and exterior storage spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	10	MAR-08

**Event: Refinish 410 sq. M Painted Concrete Floors**

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

**Updated:** APR-08

**C3020.02.01 Ceramic Tile**

Located in wash and shower rooms.

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

**Event: Replace 75 sq. M. Ceramic Tile Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$20,134	Unassigned

**Updated:** APR-08

**C3020.02.02 Quarry Tile**

Located in main entry vestibule, north entry vestibule, entry lobby and general office lobby space.

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

**Event: Replace 70 sq M Quarry Tile Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$22,422	Unassigned

**Updated:** APR-08

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

Wood strip flooring located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Replace 490 sq. M Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$156,957	Unassigned

**Updated:** APR-08

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

Located in corridors, classrooms, and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	MAR-08

**Event: Replace 698 sq. M Resilient Flooring\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$36,608	Unassigned

**Updated:** APR-08

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

Located in classroom, library and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	MAR-08

**Event: Replace 1640 sq. M Carpet Flooring\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$159,588	Unassigned

**Updated:** APR-08

**C3030.01 Concrete Ceiling Finishes (Unpainted) - \***

Located in main floor storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	100	MAR-08

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

Located in corridors, classrooms, and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08

**Event: Replace 1200 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$63,022	Unassigned

**Updated:** APR-08

## S4 MECHANICAL

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

The School is equipped with the following sinks:

- Seventeen (17) stainless steel, Steel Queen, single compartment sinks complete with 8" goosneck spout and Cambridge mixing faucet.
- Five (5) stainless steel, Steel Queen, double compartment sinks complete with swing spout and Cambridge mixing faucet.
- Three (3) molded stone, MSB-2436 floor mounted complete with 830AA valve breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

#### Event: Replace Twenty-Five (25) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,605	Unassigned

**Updated:** APR-08

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

Six (6) institutional type shower heads complete with push valve connection, temperature of shower heads is controlled by a single Symmons temcontroller valve model 5400, typical of the Girl's and Boy's Showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

#### Event: Replace Six (6) Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,477	Unassigned

**Updated:** APR-08

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

Three (3) wall mounted vitreous china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	MAR-08

#### Event: Replace Three (3) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,708	Unassigned

**Updated:** APR-08

### D2010.09 Other Plumbing Fixtures - \*

Non-freeze hose bibs located on perimeter of the School.

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

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - \*\***

The School is equipped with the following fixtures:

- Twenty-one (21) Aristaline, stainless steel, oval vanity top mounted lavatories complete with push button faucet with mixing valve.
- One (1) American Standard, wall hung, vitreous china lavatory.
- Twenty-one (21) American Standard, flush valve water closets complete with Cambridge Brass flush valves.
- One (1) American Standard, elongated, barrier-free, flush valve water closet complete with Cambridge Brass flush valve.
- Four (4) American Standard floor mounted, stall type urinals complete with Waltec flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	30	MAR-08

**Event: Replace Forty-Eight (48) Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$47,070	Unassigned

**Updated:** APR-08

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

All domestic water piping throughout the school is copper.

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

**D2020.01.02 Valves: Domestic Water - \*\***

All plumbing fixtures isolated individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-08

**Event: Valves: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$25,535	Unassigned

**Updated:** APR-08

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

Backflow prevention valve on feeder line to boilers 3/4" Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

**Event: Piping Specialties (Backflow Preventors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$15,135	Unassigned

**Updated:** APR-08



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

Armstrong Type SS model BQN481701051K pump circulates domestic hot water throughout the School.

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

**Event: Replace One (1) Domestic Water Circulating Pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$3,671	Unassigned

**Updated:** APR-08

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

Two (2) State model SBF751-20NECGAD gas fired water heaters provide the School with domestic hot water. They have a 75 gallon storage capacity, an input of 108,000B TUH and a 102.08 gallon per hour recovery. The school has backup capabilities incase one of the domestic water heaters fails.

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

**Event: Replace Two (2) Domestic Water Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$8,580	Unassigned

**Updated:** APR-08

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

All water supply lines are insulated throughout the school.

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

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

PVC and ABS piping system throughout the school. Each fixture vented to atmosphere. Traps are provided where necessary. Sanitary drainage effluent is collected into common 6 sanitary main. Flows by gravity @ 1% slope, leaving the building at the South East.

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

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

Roof drains are connected to the 6" storm line providing the school's storm drainage to the South East, the storm line connects to a 10" storm line from the catch basins in the parking lot and then runs South West to connect to the municipal main.

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

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

The School is equipped with 6" Ancon Roof Drains on the South West wing, 3" Ancon Roof Drains on the Office/Music Room area and 4" Ancon Roof Drains on all remaining roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-08

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

3" gas line enters the Meter Room from the South. The line runs to the Second Floor Mechanical Room above the Boys' and Girls' Changerooms and a 2" line splits off from the Mechanical Room and continues to run along the roof to the North where it drops under the pavement and provides gas service to two (2) portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	60	MAR-08

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

Two (2) gas fired Allied Engineering Company Boilers with an input capacity of 2,520,000 BTUH and an output of 2,016,000 BTUH. The hot water is circulated to two (2) Rosemex model R-18-13 1/25hp @ 1,530 rpm unit heater two (2) Rosemex model R-5324 1/3 hp unit heaters, perimeter finned radiation, Eight (8) force flow heaters, and air coils throughout the School by two (2) A.O. Smith E Plus model E102 Type SCE circulating pumps with a 2 hp @ 1,745 rpm motor connected to a 208V three phase power supply. Boilers are complete with a low water cut off sensor, chemical feeder, and are connected to the DDC control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	MAR-08

**Event: Replace Two (2) Heating Boilers and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$169,439	Unassigned

**Updated:** APR-08

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

One (1) vent serves two (2) boilers and one (1) vent serves two (2) domestic water heaters. Both vents are Type-B vents and are located on the roof more than 10 feet away from any intake or combustion air duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Chimneys (&Comb. Air): H.W. Boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,092	Unassigned

**Updated:** APR-08

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

Chemical pot feeder serving hot water system.

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

**D3020.03.02 Chimneys (&Comb. Air): Furnace - Portable 1989\***

One (1) type-B vent serving furnace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-08

**D3020.03.02 Chimneys (&Comb. Air): Furnace - Portable 2001\***

One (1) type-B vent serving furnace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-08

**D3030.06.02 Refrigerant Condensing Units - \*\***

No air conditioning equipment is present at the School. There are three (3) rooms in the School that experience overheating: the Server Room and Computer Lab overheat due to electrical equipment, and the Library overheats due to glazing that is present on the sloped roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1982	25	MAR-08

**Event: Install Split System A/C Unit for Three Rooms****Concern:**

Three (3) Rooms overheat due to heat generation by electrical means and a large amount of glazing.

**Recommendation:**

Install split system air conditioning units in Server, Computer Rooms, and Library.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$27,823	Low

**Updated:** MAY-08

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

- AHU-1 is a Bohn model H6T14ALF unit providing ventilation to the gymnasium with an air capacity of 6,000 CFM. Unit is connected to 208V three phase power. Unit is complete with smoke detector on the return air plenum.

- AHU-2 is an air handling unit by World Energetic model BD15 with a Chicago Blower return air fan by type SQA, size 33, CL2, DWDI with a fan speed 920 rpm, and a Chicago Blower supply air fan Type SQA, size 35, CL2, DWDI with a fan speed of 1129 rpm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Replace Two (2) Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$298,090	Unassigned

**Updated:** APR-08

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

Standard replaceable medium filters are used in both air handling units, changed on regular intervals.

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

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

School is equipped with galvanized steel ducts throughout for supply and return air.

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

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

Typical Classrooms have air supplied by ceiling mounted, square 24"x24" and 12"x12" diffusers, air is returned to the air handling units via standard egg crate grilles connected to galvanized steel ductwork.

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

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

Insulated copper piping distribution to perimeter radiation in the Classrooms, force flow heaters, unit heaters and air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-08

**Event: Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$316,189	Unassigned

**Updated:** APR-08

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

The School is equipped with the following exhaust fans:

- Four (4) Canadian General Model 3J522AX5 1/4 hp @ 1,725 rpm 115V, single phase fans serving washrooms.
- One (1) AO Smith model 316P760 1/2hp @ 1,725 rpm 115V, single phase fans serving Locker Rooms.
- Two (2) Broan model 76000 kitchen range hood fan with an exhaust air capacity of 170 CFM.

There are five (5) Storage Rooms, some of which store cleaning chemicals that do not have exhaust fans installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	30	MAR-08

**Event: Install 5 New Exhaust Fans****Concern:**

There are five (5) Storage Rooms in the East side of the School that do not have exhaust fans installed, some of which store cleaning supplies. Storage Rooms 148, 149, 156, 157 and 158.

**Recommendation:**

Install exhaust fans and ductwork for the above named Storage Rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$10,868	High

**Updated:** MAR-08

**Event: Replace Seven (7) Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,706	Unassigned

**Updated:** APR-08

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

Exhaust air ductwork to roof and ceiling mounted fans. All ducts insulated with 1" thermal insulation.

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

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

Standard egg crate grilles are provided to exhaust air ducts, grilles are in acceptable condition.

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

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

Air coils are located throughout the ductwork to provide zoning control over the temperature. Are connected to non-programmable thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Air Coils**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,574	Unassigned

**Updated:** APR-08

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

- Four (4) hot water force flow heaters by Rosemex model R-40-3 with a 1/60hp @ 1,050 rpm motor connected to 115V single phase power, heating storage Rooms in Gymnasium.

- Four (4) hot water force flow heaters by Rosemex model R-40-1 with a 1/60hp @ 650 rpm motor connected to 115V single phase power, heating entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Install One (1) Force Flow Heater In Main Vestibule****Concern:**

The Front vestibule does not have a force flow heater installed.

**Recommendation:**

Install a force flow heater for the Front Entrance Vestibule.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$5,148	Low

**Updated:** MAR-08

**Event: Replace Eight (8) Force Flow Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$75,074	Unassigned

**Updated:** APR-08

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

The school has perimeter Finned Tube Radiation throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-08

**Event: Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$150,687	Unassigned

**Updated:** APR-08

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

Pneumatic control pressure used in mechanical system throughout the School. The compressed air is generated by DevilBiss model UDL-5030 pump complete with compressed air dryer. The school is complete with a Barber Coleman Network 8000 DDC Controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: HVAC Instrumentation and Controls**

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

**Updated:** APR-08

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

School is equipped with 2.5 gallon pump tank, 5 lbs. ABC and 10 lbs. CO2 fire extinguishers throughout located in fire cabinets. They are inspected monthly and annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

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

One (1) 5lbs. ABC fire extinguishers hung on wall, typical of each Portable.

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

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

The main incoming board are 120/208V, 3 phase, 4 wire and rated 1200A. The distribution section has some space for future expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	40	MAR-08

**Event: Replace Main Electrical Switchboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$51,480	Unassigned

**Updated:** APR-08

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

All the panels were installed installed with original building and have few space left for future usage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	30	MAR-08

**Event: Replace 7 Electrical Branch Circuit Panelboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,464	Unassigned

**Updated:** APR-08

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

The individual magnetic start/stop stations are used for major mechanical equipment controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	30	MAR-08

**Event: Replace 7 Motor Starters and Accessories**

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

**Updated:** APR-08

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

All the wires were installed with original building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08



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

The lights in the classrooms and offices are controlled locally and the hallway lights are controlled in the administration office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

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

All the fluorescent fixtures were replaced or retrofitted to T-8 lamp type fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-08

**Event: Replace 590 Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$80,995	Unassigned

**Updated:** APR-08

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

Fixtures are used for gym area lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

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

The Exit signs were retrofit with LED type lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-08

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

Fixtures were replaced in 2002 and have good lighting coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-08

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

All the outdoor lights are controlled by photocell

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

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

The Simplex 2001 panel is used for fire alarm system. The fire alarm system is hardwired zoning panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	25	MAR-08

**Event: Replace Fire Alarm System**

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

**Updated:** APR-08

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

The Magnum system is used and the motion sensors are installed through entire school hallways.

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

**Event: Replace Intrusion Detection System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$22,880	Unassigned

**Updated:** APR-08

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

The Simplex 2350 panel was installed with original building and connected to PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	25	MAR-08

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

The Nortel Norstar system is used for the telephone system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	25	MAR-08

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

The system was originally installed in 1998 and upgraded in 2003. The outlets are installed through entire school classrooms and offices.

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

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

The Bogen Multicom 2000 system is installed to perform Clock and Program System, Call, Paging, PA and Music functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2006	20	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$28,600	Unassigned

**Updated:** APR-08

**D5090.02 Packaged Engine Generator Systems (Emergency Power System)\*\***

A 37.5 KVA emergency generator is used mainly for school emergency lights, fire alarm and computer systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	35	MAR-08

**Event: Replace Emergency Generator Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$41,184	Unassigned

**Updated:** APR-08

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment - \*

Stand-alone library shelving

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



Partial view of centrally located library.

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

Basketball hoops, badminton equipment, climbing apparatus and floor mats.

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

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

Painted wood cupboards/shelving units and plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	MAR-08

#### Event: Replace Fixed Casework\*\*

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$230,718	Unassigned

**Updated:** APR-08

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

Horizontal blinds on interior and exterior classroom windows with vertical louvred blinds in administration and related spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Replace Horizontal and Vertical Louvred Blinds\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,880	Unassigned

**Updated:** APR-08

**F1010.02.04 Portable and Mobile Buildings - \***

Two attached stand alone units added in 1988/89..  
 Wood frame on wood blocking with stained wood skirting.  
 SBS membrane roofing: Acceptable condition.  
 Painted metal access stairs and handrails. Acceptable condition.  
 Prefinished metal vertical siding. Acceptable condition.  
 Sealed fixed and opening glazing units in prefinished frames. Acceptable condition.  
 Painted insulated metal doors and painted frames. Acceptable condition.  
 Vinyl coated wall finish. Acceptable condition.  
 Carpeted flooring. Acceptable condition.  
 VCT flooring. Acceptable condition.  
 Suspended acoustical tile ceilings. Acceptable condition. 190 sq. M  
 Visual Display Boards. Acceptable condition.  
 Painted wood fixed casework. Acceptable condition.  
 Vertical louvred blinds. Acceptable condition.

Mechanical and electrical: Acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1198	0	MAR-08



Arial view of portables.

**F2020.01 Asbestos - \***

No asbestos reported (Assessment report dated 10 July 2001).

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

**F2020.04 Mould - \***

No mould viewed or reported.

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

## S8 FUNCTIONAL ASSESSMENT

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

Concrete walkway with curb cut.

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

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

Entry doors.

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

#### Event: Install BFA Door Equipment

##### **Concern:**

Entry doors not equipped for BFA.

##### **Recommendation:**

Install power equipped door hardware on entry doors to meet BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$8,580	High

**Updated:** APR-08

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

Interior doors equipped with round knobs only.

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

#### Event: Replace 55 Round Door Knobs

##### **Concern:**

Existing round door knobs limit BFA access to student spaces.

##### **Recommendation:**

Replace existing affected round door knobs with lever handles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$6,292	Medium

**Updated:** APR-08

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

Special washrooms equipped for BFA.

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



# RECAPP Facility Evaluation Report



## Kirkness Elementary School

S3185  
Edmonton

### Facility Details

**Building Name:** Kirkness Elementary School  
**Address:**  
**Location:** Edmonton  
  
**Building Id:** S3185  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

### Evaluation Details

**Evaluation Company:** A&E Architectural & Engineering Group Inc.  
**Evaluation Date:** November 7 2007  
**Evaluator Name:** Vic Maybroda

**Total Maintenance Events Next 5 years:** **\$151,597**  
**5 year Facility Condition Index (FCI):** **0%**

#### General Summary:

Vehicle and pedestrian access is from the municipal street. Asphalt surfaced areas consist of staff/visitor parking area, large basketball court area, an area for bike racks and a narrow, long games area. Concrete surfaced walkways access the main school entry and the parking area to school. Soccer and baseball play areas are located in a large field north of the school. A creative play space consisting of various types of climbing equipment housed in a wood chip surfaced area is located on the west side of the school.

Large mature trees and shrubbery are located at the front, east and west sides of the school.

A creative play space is located to the south side of the parking lot.

Ground slope appears to provide adequate site drainage away from the school building.

With exception of parking lot issues, the site conditions appear to be in acceptable condition.

#### Structural Summary:

#### Envelope Summary:

#### Interior Summary:

#### Mechanical Summary:

#### Electrical Summary:

#### Rating Guide

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

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

Laneway between municipal street and parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08

**Event: Replace 100 sq. M Flexible Pavement Roadway (Asphalt)\*\***

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

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

Concrete.

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

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

Areas around catch basins require repaving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08

**Event: Repair Flexible Paving Parking Lots(Asphalt)\*\***

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

**Updated:** MAY-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08

**Event: Replace 1300 sq. M Asphalt Paved Parking Lot**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$98,098	Unassigned

**Updated:** APR-08

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

Concrete.

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

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

BFA signage only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	MAR-08

**Event: Supply and Install Signage****Concern:**

No signage provided for staff and visitor parking areas.

**Recommendation:**

Install staff and visitor parking signage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,144	Low

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

Existing stall identification lines poorly defined.

Cost included in G2020.02.02

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	MAR-08

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

Concrete walkway from street to main entry and from parking area to east side entry.

Concrete surface play area adjacent kindergarten room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08

**Event: Replace 155 sq, M Rigid Pedestrian Pavement (Concrete)\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$23,166	Unassigned

**Updated:** APR-08



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

Concrete step and ramp accessing kindergarten space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	MAR-08

**G2040.02 Fences and Gates -**

Chain link fencing located at north property line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-08

**Event: Replace Fences and Gates**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,883	Unassigned

**Updated:** APR-08

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

Asphalt surfaced play area at north side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-08

**Event: Replace 110 sq. M Athletic and Recreational Surfaces\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,294	Unassigned

**Updated:** APR-08

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

Bike racks and plastic finished seating adjacent creative play area on west side of school.

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

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

School identification sign on side of school building adjacent main entry.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1982	0	MAR-08

**G2040.08 Flagpoles - \***

Single metal at building entry area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1982	0	MAR-08

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

Grassed areas at main school entry area, adjacent to music room access area and playing fields.

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

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

Large mature trees and shrubbery around west, south and east side of school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1982	0	MAR-08

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

Rough sawn timber planting beds adjacent main entry.

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

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

Underground municipal service.

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

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

Two fire hydrants located on street in front of school.

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

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

Underground to municipal service.

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

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

Underground to municipal service from two parking lot catch basins.

No drawing indication how and to what catch basin is connected in concrete surfaced kindergarten play space.

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

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

Underground from street to mechanical room.

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

**G4010.01 Electrical Substations - \***

Pad mounted transformer adjacent parking area.

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

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

Underground to pad mounted transformer and to school building.

Overhead from school to portables.

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

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

Mounted on painted pipe railing around perimeter of parking area.

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



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

Light standards on east side of parking lot and surfaced mounted light fixture on perimeter of school building.

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