

RECAPP Facility Evaluation Report

Edmonton School District No. 7



La Perle Elementary School

B3188A
Edmonton

Facility Details

Building Name: La Perle Elementary School
Address: 18715 - 97a Avenue
Location: Edmonton

Building Id: B3188A
Gross Area (sq. m): 3,797.72
Replacement Cost: \$8,459,012
Construction Year: 1982

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group Inc.
Evaluation Date: October 29 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$1,407,162**
5 year Facility Condition Index (FCI): **16.64%**

General Summary:

This one story school occupies a total area of 3193.00 sq. M and was constructed in 1982. In addition interconnected portable classrooms attached to the school were added. A portable unit of 302.36 sq. M consisting of 4 classrooms were added in 1985 and an additional unit of 309.92 sq. M consisting of 4 classrooms was added in 1991. Two classroom units of this latter unit are presently leased to Capital Health.

The school contains 7 classrooms, a central library, 2 computer rooms, a music room, a science room, a play school classroom, a gymnasium, administration and ancillary spaces including a second floor mechanical room.

At the time of the site visit, there were 259 enrolled students.

Structural Summary:

Foundations consist of concrete grade beams and cast-in-place concrete piles with concrete slab-on-grade floors. The superstructure consists of metal beams and columns and concrete block bearing walls supporting metal roof decking on metal joists. The second floor mechanical room floor consists of a concrete slab on metal deck supported by metal joists on concrete block walls. Mezzanine classroom study space floors consist of wood framing.

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

Envelope Summary:

Flat sections of the roof consists of built-up asphalt roofing and IRMA roofing over gymnasium with sloped sections of prefinished metal with sealed clearstory window fixtures.

Exterior elements consists of face brick cladding, prefinished horizontal metal siding and soffits, sealed fixed and opening glazing units in prefinished metal frames and painted metal doors in painted metal frames.

The building envelope appears to be in acceptable condition.

Interior Summary:

Flooring consist of carpeting located in teaching spaces, library and administration spaces, VCT is located in classrooms, corridors and ancillary support spaces, ceramic flooring is located in wash room spaces and wood strip flooring in located in the gymnasium.

Wall finishes consist of painted concrete block and gypsum wall board, vinyl wall covering and ceramic tile with glazed window units in painted metal frames at the central conference room and administration spaces.

Ceiling finishes consist of suspended acoustical tile, painted gypsum wallboard and painted structural support elements. Painted wood doors are housed in painted metal frames. Millwork is painted wood with plastic laminated counter tops. Teaching spaces contain tack and white boards. Horizontal non-metal blinds cover window units.

With the exception of VCT flooring, the finishes are in acceptable condition.

Mechanical Summary:

The School's condition is generally in acceptable condition. Most of the mechanical components are in acceptable condition and have a few years remaining in their useable life time. The key areas where the School needs immediate attention is the gas supply lines to the portables, which are heavily corroded, and need immediate replacement. Many of the bolts and lines themselves are in a poor state. Other issues that the School has is the lack of a DDC control system, a few rooms lacking exhaust ventilation and a few rooms that overheat due to electrical equipment need split system air conditioning units. The remained of the mechanical components are operating well and provide the school with a comfortable working environment.

Electrical Summary:

The school was built in 1983. The most major electrical systems are original and well maintained and in good condition. The electrical power distribution system meets current school requirements and can be easily expanded to meet future expansion.

The lighting systems are adequate and meet accepted standards for lighting levels. The fire alarm and security systems were upgraded in 2002. The PA and intercom system also was updated in 2006.

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

A1020.07 Grade Beams

Concrete grade beams and cast-in-place concrete piles.

<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*

Cast-in-place concrete.
Isolated areas of settlement.

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



Floor settlement in corridor space.

Event: Repair Concrete Slab on Grade

Concern:

Uneven floor finishes causing flooring finish failure and tripping hazard.

Recommendation:

Mud-jack effected areas and make good floor finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$17,160	High

Updated: APR-08

Event: Review site, design and construction conditions with respect to settlement problems

Concern:

Floor slab and support walls exhibiting settlement issues.

Recommendation:

Commission consultant to review site, design and construction conditions with respect to settlement problems.

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

Updated: MAY-08

B1010.01 Floor Structural Frame (Building Frame) - 1982 Section*

Steel beams and columns.

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

Second floor mechanical room consists of concrete slab supported by metal deck on metal joists.
Classroom study areas consists of wood sheathing on wood joists.

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

B1020.01 Roof Structural Frame - 1982 Section*

Metal decking on metal joists.

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

B2010.01.06 Siding Panels - 1982 Section

Prefinished metal horizontal siding around upper gymnasium walls and fascia.

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

Event: Replace Siding Panels - 1982 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$177,210	Unassigned

Updated: APR-08**B2010.01.09 Expansion Control: Exterior Wall Skin - 1982 Section***

Vertical control joints in face brick.

<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**

Joint sealants 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: Repai Joint Sealers (caulking): Ext. Wall*

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$23,969	Unassigned

Updated: APR-08**B2010.02.03 Masonry Units: Ext. Wall Const. - 1982 Section***

Concrete block load bearing walls.

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

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

No visible effervescence or condensation.

<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 grills to mechanical spaces and metal screens over glazed doors and south side window units facing play grounds.

<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 siding.

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

B2020.01 Exterior Standard Windows - 1982 Section

Sealed fixed and opening glazed window units in prefinished metal frames.

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

Event: Replace 117 Exterior Standard Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$160,732	Unassigned

Updated: APR-08

B2030.01 Exterior Entrance Doors - 1982 Section

Painted insulated metal doors complete with glazing units 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 20 Exterior Entrance Doors - 1982 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,740	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - 1982 Section**

Painted insulated metal doors in painted metal frames.

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

Event: Replace 30 Exterior Utility Doors - 1982 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$17,160	Unassigned

Updated: APR-08

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

No visible roof blisters or leaks reports.

<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)**

Built-up asphalt roof.

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



Partial view of roof with boarded up clearstory windows.

Event: Replace 1800 sq. M Built-up Asphalt Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$236,808	Unassigned

Updated: APR-08

B3010.04.08 Membrane Roofing (Inverted/ Protected)**

Inverted roof membrane located on gymnasium roof.

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

Event: Replace 470 sq. M Inverted Roof Membrane

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$61,776	Unassigned

Updated: APR-08

B3010.07 Sheet Metal Roofing**

Prefinished metal roofing over sloped roof areas.

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

Event: Replace 300 sq. M Prefinished Metal Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$97,240	Unassigned

Updated: APR-08

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

Plumbing vents and exhaust fan housings.

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

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

Concrete block.
Isolated settlement cracks.

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



Wall crack in main floor storage space.

C1010.01.07 Framed Partitions (Stud) -

Miscellaneous small room partitions in administration support spaces.

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

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

Metal balustrades with "lexan" inserts to classroom mezzanine study spaces.

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

C1010.05 Interior Windows - *

Glazing units set in painted metal frames located in administration area.

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

C1010.06 Interior Glazed Partitions and Storefronts - *

Glazed partition around centrally located conference room in library space.

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

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

Stained solid core wood doors in painted metal frames to teaching and administration area spaces.
Painted rated metal doors in painted metal frames to storage and mechanical room spaces.

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

C1020.03 Interior Fire Doors - *

Double rated doors separating school and portables.

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

C1020.04 Interior Sliding and Folding Doors - *

Sliding patio type doors to conference room in library.

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

C1030.01 Visual Display Boards - **

White, green and tack boards located in teaching and administration spaces.

<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	\$51,459	Unassigned

Updated: APR-08

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

Prefinished metal toilet partitions.

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

**Event: Replace 21 Fabricated
Compartments(Toilets/Showers)****

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$43,243	Unassigned

Updated: APR-08

C1030.06 Handrails - *

Painted wood handrails to classroom mezzanine study areas.
Painted metal handrails to 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 - *

Applied room names applied to doors.

<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, waste paper dispensers/containers, mirrors, etc.

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

C2010 Stair Construction*

Carpet covered wood framed stairs to classroom study spaces.
Painted concrete stair to second floor mechanical room.

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

C2030 Interior Ramps

Carpet finished wood wood framed ramp in music room.

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

C3010.06 Tile Wall Finishes - **

Ceramic tile walls (1500mm high) in boys/girls wash rooms.
Ceramic tile walls in shower rooms.

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

Event: Replace 175 sq. M Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$47,488	Medium

Updated: APR-08

C3010.09 Acoustical Wall Treatment - **

Fabric covered rigid insulation wall panels located in gymnasium.

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

Event: Replace 240 q M Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,456	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

Painted concrete block and gypsum wallboard in administration and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	10	MAR-08

C3010.12 Wall Coverings - *

Vinyl wall covering to classroom walls.

<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 and janitorial support spaces.

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

C3020.02 Tile Floor Finishes - **

Ceramic tile located in all wash and shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	50	MAR-08

Event: Replace 165 Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$45,760	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Wood strip floor located in gymnasium.

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

Event: Replace 474 sq. M Wood Strip Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$151,008	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - **

VCT flooring located in corridors, teaching spaces, administration and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	20	MAR-08

Event: Replace 860 sq. M VCT Flooring**Concern:**

VCT flooring worn to indicate trowel marks through flooring material.

Recommendation:

Replace VCT flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$45,188	High

Updated: APR-08

C3020.08 Carpet Flooring - **

Located in classrooms, library, music room and administration spaces

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

Event: Replace 1115 sq. M Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$108,394	Unassigned

Updated: APR-08

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

Located various corridors, science room and administration

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

Event: Replace 165 Sq. M Acoustic Ceiling Treatment (Susp.T-Bar)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,580	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Painted exposed structural elements and gypsum wallboard.

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

S4 MECHANICAL

D2010.04 Sinks - **

There are three (3) mop sinks serving the school, they are floor mounted Molded Stone MSB-2424, 24"x24"x10" complete with 830AA valve breakers located in the Janitor Rooms. The classrooms are equipped with eleven (11) single bowl, ledge back, stainless steel sink complete with faucet to meter and mix hot and cold water, a 6" swing spout and a water fountain. The rest of the school is equipped with thirteen (13) single bowl, ledge back, stainless steel sink complete with faucet to meter and mix hot and cold water 8" swing spout.

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

Event: Replace Twenty-Seven (27) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,885	Unassigned

Updated: APR-08

D2010.05 Showers - **

The school is equipped with seven (7) institutional type shower heads, pressure and temperature of shower heads is controlled by a single Symmons temcontroller valve model 5400.

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

Event: Replace Seven (7) Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,449	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

The school is equipped with five (5) wall hung, vitreous china, non-recessed bubbler type drinking fountains.

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

Event: Replace Five (5) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,370	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

Non-Freeze Hose Bibs located around the perimeter of the school complete with backflow preventors, provide access to domestic cold water for the exterior 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 two (2) barrier free, wall hung, vitreous china American Standard lavatories c/w barrier free faucet by Cambridge Brass Teck 12, and two (2) barrier free, elongated, vitreous china, flush valve, water closets by American Standard complete with elongated open front seat. There are four (4) flush tank water closets serving the Boys' and Girls' Dressing Rooms, four (4) stainless steel Kindred Aristaline oval lavatories complete with Cambridge Brass push mixing valves. The rest of the school is serviced by fourteen (14) stainless steel Kindred Aristaline, oval lavatories complete with Cambridge Brass push mixing valves, seventeen (17) American Standard flush valve, vitreous china, water closets complete with open front seats, seven (7) American Standard, top inlet, flush valve, floor mounted, stall type, vitreous china urinals complete with Cambridge Brass valves, and two (2) American Standard, top inlet, flush valve, wall hung, vitreous china urinals complete with Cambridge Brass valves.

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

Event: Replace Fifty-Two (52) Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$52,576	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

Domestic water lines are 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	\$23,111	Unassigned

Updated: APR-08

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

The school is equipped with a backflow preventor on the feed line to the hot water heating system.

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

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,720	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

The school's DHW circulation is provided by one (1) Grundfos recirculation pump Type UP25-42SF.

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

Event: Replace One (1) Domestic Water Recirculating Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,716	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

DWH to the school is provided by two (2) gas fired A.O. Smith BTRC120-110, 71 gallon, 120,000 BTU input with a heat recovery capacity of 116.36 Gal/hr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	MAR-08

Event: Replace Two (2) Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$8,580	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

DCW and DHW 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 150mm sanitary main. Flows by gravity @ 1% slope, leaving the building at the northeast.

<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 15" storm line providing the school's storm drainage. There are three (3) catch basin on school property that connect to the storm main. The storm line connects to the municipal storm main to the North side of the school.

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

D2040.02.04 Roof Drains - *

4" Zurn Z-121 roof drains on gravel roof. All drains are connected to the storm system via a 4" water leader.

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

D3010.02 Gas Supply Systems - *

4" buried gas line enters the Water/Gas Meter Room from the North side of the school.

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

D3010.02 Gas Supply Systems - Portables Leased Out to AB Health*

Gas lines run on roof to portables and show extremely large amount of corrosion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	60	MAR-08

Event: Replace gas lines on roof.**Concern:**

Gas lines supplying gas to furnaces in portables are extremely corroded.

Recommendation:

Replace gas lines on roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$7,737	High

Updated: MAY-08



Portables B - 1.JPG

D3010.02 Gas Supply Systems - Portables*

Gas lines run on roof to portables and show extremely large amount of corrosion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	60	MAR-08

Event: Preventative Maintenance**Concern:**

Gas lines supplying gas to furnaces in portables are extremely corroded.

Recommendation:

Replace gas lines on roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$6,942	High

Updated: MAR-08



Portables A - 1.JPG

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

The School's hot water heating system is provided by two (2) Teledyne Laars water boilers model HQ-1666-CNO1 with a 1,666,000 BTUH input. Boilers are complete with relief valves, chemical feeder, low water cut off detector, air separator, expansion tank, two (2) PACO Pacific Pumps of Canada circulating pumps with a 85 GPM circulating capacity. The boilers provide hot water to the perimeter finned tube radiation heating throughout the school, force flow heaters, two (2) air handling units, two (2) Trane model 80A unit heaters serving the combustion air duct and the doorway to the roof, as well and two (2) ceiling mounted Trane model 180P unit heaters for the Gymnasium.

<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	\$124,718	Unassigned

Updated: APR-08

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

Common chimney serving two (2) boilers and two (2) domestic water heaters. Combustion air duct is adequately sized, complete with damper and unit heater.

<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	\$18,184	Unassigned

Updated: APR-08

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

Armstrong vortex air separator model: VAS-3, chemical pot feeder.

<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 - All Portables*

All furnaces in portables are vented by a type-B vent.

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

D3030.06.02 Refrigerant Condensing Units - Portables Leased**

Copier Room in the Leased out Portables overheats. No AC system installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	MAR-08

Event: Install a Split System A/C Unit**Concern:**

Very hot in Copier Room in the leased out portables.

Recommendation:

Install split system AC unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$5,627	Unassigned

Updated: MAR-08

D3030.06.02 Refrigerant Condensing Units - School**

Copier Room, and two (2) Computer Rooms does not have an AC units and overheat due to electrical equipment.

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

Event: Install a Split system A/C Unit**Concern:**

Copier Room, and two Computer Rooms overheat.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$9,586	Unassigned

Updated: MAR-08

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

Two (2) Trane model 25LP HFTH air handling units located in the Mechanical Room are controlled by pneumatic and electronic Johnson Controls. Complete with return and supply air fans, hot water heating coils on the return and supply side, and a PYR-A-Larm model DIA-6 air duct smoke detectors on the return air ducts. The supply fans for the units are 7.5hp @ 1,740 rpm, Type NVB1-B0W1, the return air fan are Leroy Somer, type AP 2131 7.5 Hp @ 1,740rpm. Both fans are connected to a 208V, 3phase power supply.

<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	\$269,786	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 both return and supply 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 square ceiling, 12"x12" diffusers and return air by egg crate grilles.

<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 finned tube perimeter radiation in the Classrooms, force flow heaters, fan coils in classrooms combustion air unit heater, roof door unit heater, two ceiling mounted unit heaters.

<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	\$286,165	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

There are four (4) exhaust fans serving the School's Washrooms and Locker Rooms. The fans are Emerson Electric model 3A55NXTD-4491 with a 1/4hp motor.

Five rooms in the school do not have exhaust fans equipped and should have them installed.

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

Event: Install exhaust fans to Storage Rooms**Concern:**

Five Rooms including Outdoor Storage room, two (2) Gymnasium Storage Rooms, Storage Room 145 and Storage Room 125 do not have exhaust fans to provide negative pressurization.

Recommendation:

Install ductwork and exhaust fans for the above mentioned rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$14,300	Unassigned

Updated: MAR-08

Event: Replace Four (4) Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,945	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 coil units are present throughout the ductwork to provide temperature zoning.

<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	\$5,044	Unassigned

Updated: APR-08

D3050.03 Humidifiers - **

Cast iron Wiel-McLain sectional steam boiler, capped off and not in use.

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

Event: Replace One (1) Humidifier

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,124	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units - **

Six (6) force flow heaters are located at the vestibules throughout the School as well as the Science/Arts Room to heat the glazing. There are two (2) supply air coils and two (2) return air coils heating the air on the two (2) air handling units.

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

Event: Replace Ten (10) Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$67,947	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	\$141,950	Unassigned

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls -

The school has electric and pneumatic Johnson Controls complete with compressor powered by a Baldor Industrial Motor model M3116T and air dryer. No DDC system installed.

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

Event: DDC system**Concern:**

No DDC system installed in school.

Recommendation:

Install DDC system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$62,920	Unassigned

Updated: APR-08

Event: HVAC Instrumentation and Controls

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

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

The school is equipped with 5 lbs. ABC wall hung fire extinguishers throughout. Fire extinguishers are located at all entrances and within an appropriate distance away from each other.

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

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

The main distribution system for the school is 120/208V, 3 phase and 4 wire and rated at 800A. The service is sufficient for current usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	MAR-08
<u>Capacity Size</u>		<u>Capacity Unit</u>	
800		amps	

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$34,320	Unassigned

Updated: APR-08

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

All the panels are in good condition, but don't have much space left for future usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-08

Event: Replace Seven Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$36,036	Unassigned

Updated: APR-08

D5010.07.01 Switchboards, Panelboards, and Motor Control Centers**

Equipment was installed with original building and used mainly for major mechanical equipment controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-08

Event: Replacement Motor Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,152	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Most wires are installed with original building and in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

The low voltage controls are used for entire lighting switching. The lights in the classroom and offices are control locally; the hallway lights are central controlled in custodian office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

The fluorescent fixtures of two maintenance storage rooms were retrofit in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-08

Event: Replace 13 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,785	Unassigned

Updated: APR-08

D5020.02.02.02 Interior Florescent Fixtures**

Most fluorescent light fixtures are T-12 lamp fixtures through entire school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-08

Event: Replacement 700 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$96,096	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The fixtures 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 installed with original building and lighting level meets accepted standards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-08

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

All the exterior lights are control by photocell

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-08

D5030.01 Detection and Fire Alarm - **

Fire alarm system is Notifier ATP-200 hardwired system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-08

Event: Replace Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$57,200	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

The Magnumalert is used for security system; the motion sensors are installed through entire school hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$11,440	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

Simplex 2350 unit 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	1983	25	MAR-08

D5030.04.01 Telephone Systems - *

Main telephone system is Nortel BCM 50

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The computer outlets are installed through entire school classrooms and offices; the system was upgraded in 2003.

<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 unit is used for intercom system to perform PA and music, call and paging functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-08

Event: **Replace [D5030.05 Public Address and Music Systems** -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$45,760	Unassigned

Updated: APR-08

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

The 25kw emergency generator was installed with original building and provide power for school emergency lighting and Exit Signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	35	MAR-08

Event: **Replace Emergency Generator Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2138	\$32,032	Unassigned

Updated: APR-08

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

Painted shelving units with plastic laminated counter tops.

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

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

Basketball and 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 shelving with plastic laminated cupboards and counter tops in teaching and administration spaces.

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

Event: Replace 200 m of Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$208,811	Unassigned

Updated: APR-08

E2010.03.01 Blinds - **

Horizontal non-metallic blinds located in classrooms and administration spaces.

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

Event: Replace 70 Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,342	Unassigned

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - *

Two 4 classroom pod units attached to school by means of internal corridors and separated from each other constructed in 1985/91. 2 classrooms of one unit leased to capital health.

Each wood framed 4 classroom unit is supported on steel beams on concrete pile caps.

Each has:

- built-up asphalt roof in acceptable condition.
- prefinished metal siding in acceptable condition.
- sealed fixed and opening window units in acceptable condition complete with wire protection units.
- exterior painted insulated metal doors in acceptable condition.
- caulking around all exterior openings in acceptable condition.
- interior wood stained doors in metal frames in acceptable condition.
- vinyl coated wall finish in acceptable condition
- visual display boards in acceptable condition.
- fixed casework in acceptable condition.
- carpet flooring in acceptable condition.
- suspended acoustical tile ceilings in acceptable condition.
- vertical louvered window blinds in acceptable condition.

Mechanical: Replace all 8 Furnaces at 5,000 each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08



Exterior view of leased out unit.

Event: Replace 8 furnaces**Recommendation:**

Replace (8) Palm Aire furnaces model PAG105AH with an input of 94,500 BTUH and an output of 75,600 BTUH.

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

Updated: MAR-08

F2020.01 Asbestos - *

Report of 09 September 2001 reported no existing conditions identified within the building requiring remedial action.

<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.

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

S8 FUNCTIONAL ASSESSMENT

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

Concrete walkway with curb cut at parking lot.

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

K4010.02 Barrier Free Entrances - *

School entry doors.

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

Event: Install Power Equipped Door Hardware

Concern:

Entry doors do not meet BFA requirements.

Recommendation:

Install power equipped door hardware to main entry doors.

<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 - *

Teaching and administration doors equipped with round knobs.

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

Event: Replace 65 Door Knobs

Concern:

Existing teaching and administration door knobs do not meet BFA requirements.

Recommendation:

Replace knobs with lever handled hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$7,436	Low

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

Wash rooms equipped with toilet partitions and lavatory units meeting BFA requirements.

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

RECAPP Facility Evaluation Report



La Perle Elementary School

S3188
Edmonton

Facility Details**Building Name:** La Perle Elementary School**Address:****Location:** Edmonton**Building Id:** S3188**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** A&E Architectural & Engineering Group Inc.**Evaluation Date:** October 29 2007**Evaluator Name:** Vic Maybroda**Total Maintenance Events Next 5 years:** **\$53,024****5 year Facility Condition Index (FCI):** **0%****General Summary:**

School access is from adjacent municipal street. Asphalt surfaced areas consists of a driveway accessing a vehicle parking area continuing to a secondary driveway accessing a large outdoor play area at the rear of the school and an asphalt area surrounding the west side of the school and around the portable classroom units.

The main entry is served by a concrete surfaced walkway containing paver inserts and housing a seating area. The science/green house is surrounded by a concrete surfaced area containing a tree planter. Additional concrete surfaced walkways connect the parking area to secondary school entry and connect various areas at the front of the school.

Mature trees are located in isolated areas around the school perimeter with grassed playing fields located to the south of the school.

Settlement of concrete walkways present drainage problems at the main entry and entries on the east side of the school. Except for this latter issue, site conditions appear 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) - ****

Driveway accessing parking area from municipal street.

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

Event: **Replace 90 sq. M Flexible Pavement Roadway (Asphalt)****

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,746	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) - **

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

Event: **Replace 1200 sq. M Flexible Paving Parking Lots(Asphalt)****

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,693	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 - *

No signage provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1982	0	MAR-08

Event: Install Parking Lot Signage**Concern:**

No signage installed designating staff, visitor or BFA parking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,430	Unassigned

Updated: MAR-08

G2020.06.04 Pavement Markings - *

Painted stall lines worn.

Replacement cost included in Item G2020.02.02.

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

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

Generally the concrete walkways are in acceptable condition but are constructed so that the main entry walkway slopes back to school entry and settlement has caused similar conditions around the remaining walkways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	25	MAR-08

**Event: Replace 55 sq. M Rigid Pedestrian Pavement (Concrete)******Concern:**

Existing concrete walkways slope back to building foundation causing moisture entry at entry doors and settlement concerns.

Recommendation:

Replace effected concrete walkways.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$7,722	High

Updated: MAY-08

G2040.03 Athletic and Recreational Surfaces - **

Asphalt surfaced basketball courts.

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

Event: Replace 160 sq. M Athletic and Recreational Surfaces**

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

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Painted wood seating at main entry and bike rack.

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

G2040.06 Exterior Signs - *

School identification sign mounted on building face.

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

G2040.08 Flagpoles - *

Single metal.

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

G2050.04 Lawns and Grasses - *

Grass covered playing fields.

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

G2050.05 Trees, Plants and Ground Covers - *

Mature trees at main entry and at strategic locations around school perimeter.
Grassed areas at front and east side of school.

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

G2050.07 Planting Accessories - *

Timber planter at rear of school.

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

G3010.02 Site Domestic Water Distribution - *

Underground municipal service.

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

G3010.03 Site Fire Protection Water Distribution - *

Underground to on site fire hydrant.
Two fire hydrants on street in front of school.

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

G3020.01 Sanitary Sewage Collection - *

Underground to municipal service.

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

G3030.01 Storm Water Collection - *

Underground from school building to parking lot catch basin then to municipal service.

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

G3060.01 Gas Distribution - *

Under ground to school.

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

G4010.01 Electrical Substations - *

Above ground located between parking lot and school.

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

G4010.02 Electrical Power Distribution Lines - *

Underground to school from transformer.

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

G4010.04 Car Plugs-ins - *

Mounted on parking lot painted pipe railing.

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

G4020.01 Area Lighting - *

School lit by fixtures mounted on perimeter of building.

No lighting provided for parking area other than cast off light from street lighting.

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