

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Lago Lindo Elementary School

B3189A
Edmonton

Facility Details

Building Name: Lago Lindo Elementary School
Address: 17303 - 95 Street
Location: Edmonton

Building Id: B3189A
Gross Area (sq. m): 3,582.00
Replacement Cost: \$7,806,871
Construction Year: 1989

Evaluation Details

Evaluation Company: A&E Architectural and Engineering Group Inc.
Evaluation Date: October 30 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$422,523**
5 year Facility Condition Index (FCI): **5.41%**

General Summary:

This is a one story school with mezzanine spaces above classrooms and central library and a second floor located mechanical room. The school was constructed in 1989 and contains 3,582.00 square metres gross floor area. An attached portable unit containing 4 classrooms of 407.90 square metres was added in 1992. The school contains two early education (kindergarten) classrooms, 9 regular classrooms, a computer room, a lunch/study room, a central library, a music room, a gymnasium, administration and ancillary support spaces.

At time of the site visit there were 363 enrolled students.

Structural Summary:

Foundations consist of foundation walls on spread footing and cast-in-place concrete piles. The main floor consists of concrete slab on grade. The central library mezzanine area is supported by concrete beams and columns with steel columns extending to support roofing components. Wood framed classrooms mezzanine study spaces are supported by steel columns on concrete foundations. The second floor mechanical room floor is composed of a concrete slab on a metal deck on metal joists. Roof structure is composed of metal decking on metal joists. Support walls consists of load bearing concrete block.

With exception of isolated settlement issues, the structure is in acceptable condition.

Envelope Summary:

Flat roof sections consist of built-up asphalt roofing with SBS membrane walking strips. The sloped section of the roof is composed of asphalt shingles with eavestroughs and downspouts. Each roof type houses pyramidal glazed skylights. Wall surfaces are composed of face brick and textured stucco and house sealed fixed and opening glazing units in a prefinished metal frame with protective screens over units facing playground areas. Exterior entry doors are painted metal with sealed glazing in painted metal frames with exterior utility doors of painted metal in painted metal frames.

Overall the building envelope elements appear to be in acceptable condition.

Interior Summary:

VCT resilient flooring is located in corridors, classrooms and ancillary spaces. Sheet vinyl flooring is located in the kindergarten spaces. Carpeting is located in classrooms, library and administration spaces. Ceramic flooring is located in wash rooms. Wall finishes consist of face brick, painted substrates, vinyl covering and ceramic tile in wash room spaces. Ceilings have painted surfaces. Glazed window walls are located adjacent the library space and general office space. Painted wood doors complete with glazing units are housed in painted metal frames. Exterior and classroom door have horizontal blinds. Teaching and administration spaces contain visual display boards and stained millwork with plastic laminated counter tops. Stairways consist of painted finishes to handrails and stair support elements.

Overall, interior elements appear to be in acceptable condition.

Mechanical Summary:

Ventilation system to entire building is provided by two indoor mounted air handling units. Four portable classrooms are heated and ventilated by two indoor packaged air handling units complete with glycol coils.

Heating is provided by two gas fired boilers serving air handling unit heating coils, perimeter radiation, unit heaters and radiant panels.

Conventional plumbing fixtures throughout the school complete with hot water recirculation system. Domestic hot water provided by two gas fired domestic water heaters.

Fire protection system consist of hand held fire extinguishers and automatic sprinkler system.

Storm system via roof drains to City mains.

Municipal type sewer and water system.

Overall mechanical system is acceptable condition.

Electrical Summary:

The school was initially built in 1990 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.

Lighting levels are adequate and meet accepted standards for lighting levels, 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 - 1989 Section*

Concrete foundations on concrete spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

A1010.02.02 Pile Caps

Concrete piles supporting concrete columns.

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

A1030 Slab on Grade - 1989 Section*

Reinforced concrete slab on grade with isolated cracks around interior pile caps and separating from foundation walls in depressed classroom study areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

Event: Repair Concrete Slab at Pile Caps

Concern:

Isolated cracking to concrete slab at pile caps destroying floor finish.

Rodent infestation reported in classroom study area.

Recommendation:

Inject mud jacking adjacent to concrete slab adjacent to effect pile cap locations.

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

Updated: MAY-08

B1010.01 Floor Structural Frame (Building Frame) - 1989 Section*

Cast-in-place concrete beams and columns supporting upper floor level of central library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1989 Section*

Load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1989 Section*

Wood framed/sheathed floor deck to upper level classroom study area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B1010.05 Mezzanine Construction - 1989 Section*

Reinforced concrete floor slab to upper level library area.

Concrete slab on metal deck to mechanical room floor and upper level library study/storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B1020.01 Roof Structural Frame - 1989 Section*

Metal decking on metal joists for flat and sloped roof sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B1020.04 Canopies - 1989 Section*

Metal framing supported by cast-in-place concrete columns at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1989 Section***

Standard face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	75	MAR-08

B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1989 Section*

Applied to exterior gymnasium and upper wall areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1989 Section*

Vertical control joints at strategic location in face brick wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1989 Section**

Joint sealants around all exterior wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	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	\$23,821	Unassigned

Updated: APR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1989 Section*

Air barrier material and insulation not visible at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1989 Section*

Paint finished metal louvers to upper level mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B2010.09 Exterior Soffits - 1989 Section*

Prefinished metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

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

Sealed fixed and opening units in prefinished metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	40	MAR-08

Event: Replace 124 Exterior Standard Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$169,965	Unassigned

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

Sealed fixed glazing side light units and painted metal glazed doors in painted metal frames at entry areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-08

Event: Replace 12 Steel-Framed Storefronts: Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$54,196	Unassigned

Updated: APR-08**B2030.02 Exterior Utility Doors - 1989 Section****

Painted insulated metal doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	40	MAR-08

Event: Replace 10 Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$15,738	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1989 Section*

Not visible at time of site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

B3010.02.01.01 Asphalt Shingles - 1989 Section**

Asphalt shingles over sloped roof area.

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



Partial view of asphalt shingled roof.

Event: Replace 2200 sq M. Shingles and Roofing Tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$114,400	Unassigned

Updated: APR-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1989 Section**

Built-up asphalt roof over flat roof sections with SBS walkways.

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

Event: Replace 1200 sq M Built-up Asphalt Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$127,670	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1989 Section**

Painted metal gutters for sloped roofs with downspouts diverted to interior drainage collection piping.

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

Event: Replace Metal Gutters and Downspouts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$39,072	Unassigned

Updated: APR-08

B3020.01 Skylights**

5 pyramidal glazed skylights located on sloped and flat roof sections.

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



Typical glazed skylight.

Event: Rplace 5 glazed ss skylights

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$57,200	Unassigned

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1989 Section*

Plumbing vents, exhaust fan housing, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions -

Concrete block and face brick cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08



Face brick cladding over concrete block substrate.

C1010.01.07 Framed Partitions (Stud) -

Metal stud partitions in administrations areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

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

Painted metal balustrades and handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08



Painted metal balustrades and handrail to classroom study space.

C1010.05 Interior Windows - *

Glazed window units in painted metal frames to administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

C1010.06 Interior Glazed Partitions and Storefronts - *

Glazed partitions between corridors and central library and around library mezzanine study spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08



View of corridor adjacent to library.

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

Painted metal doors and door frames.
Classroom doors glazed.
Solid core wood doors to wash rooms.
Service and storage room doors fire rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	40	MAR-08

C1030.01 Visual Display Boards - **

Tack and white boards located in teaching and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

Event: Replace 40 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$51,155	Unassigned

Updated: APR-08

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

Prefinished metal toilet and shower room partitions.

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

**Event: Replace 13 Fabricated
Compartments(Toilets/Showers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$28,600	Unassigned

Updated: APR-08

C1030.06 Handrails - *

Painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

C1030.12 Storage Shelving - *

Painted and stained wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

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

Toilet paper and towel dispensers, waste paper containers, mirrors, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

C2010 Stair Construction*

Wood stairs located in classrooms to upper level study area and in gymnasium to stage area.
Steel stairs located in library to mezzanine level study/storage areas and to second floor level mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	100	MAR-08

C2020 Stair Finishes

Classroom,gymnasium and library stairs are carpeted.
Mechanical room stairs are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

C2030 Interior Ramps

Carpet surfaced concrete ramp located in corridor accessing gymnasium.
 Carpeted wood ramp between school and portable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

C3010.06 Tile Wall Finishes - **

Ceramic wall tile located in wash and shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-08

Event: Replace 310 sq. M. Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$83,340	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

Painted concrete block and gypsum wallboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	10	MAR-08

C3010.12 Wall Coverings - *

Vinyl wall covering located in teaching spaces displaying isolated delamination at corner returns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-08

Event: Replace 3500 sq. m Vinyl Wall Covering

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

Updated: MAY-08

C3020.01.02 Paint Concrete Floor Finishes - *

Located in various storage and mechanical room spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	10	MAR-08

C3020.02 Tile Floor Finishes - **

Located in student and staff wash and shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-08

Event: Replace 115 sq. M. Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$31,231	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	1989	30	MAR-08



View of gymnasium

Event: Replace 396 sq. M. Wood Strip Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$126,870	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - **

Located in corridors and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

Event: Replace 1010 sq. M. Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$53,196	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - **

Located in classrooms, corridors, library, administration and support spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-08

Event: Replace 1815 sq. M. Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$176,519	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Gypsum wallboard and exposed concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

S4 MECHANICAL**D2010.04 Sinks****

Stainless steel, single and double compartment bowls, countertop. Deck mounted chrome faucet. Drinking faucets installed in each classroom.

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

Event: Replace Eighteen (18) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$26,312	Unassigned

Updated: APR-08

D2010.05 Showers**

Built-up showers, concealed valves with integral stop in Gymnasium Changerooms.

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

Event: Replace Two (2) Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$4,576	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers**

Wall hung stainless steel and porcelain drinking fountains complete with safety bubbler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-08

Event: Replace Six (6) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$6,864	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures*

Molded stone, floor mounted mop sink in Janitor's Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

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

- 1) Floor mounted, flush valves, elongated bowls, vitreous china toilets with open front seats.
- 2) Stall urinals, flush valve operation, vitreous china.
- 3) Stainless steel and enameled steel , countertop lavatories complete with lever handle or push button faucets. Wall hung, porcelain lavatories with gooseneck faucets.

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

Event: Replace Fourty-Two (42) Plumbing Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$74,360	Unassigned

Updated: APR-08**D2020.01.01 Pipes and Tubes: Domestic Water***

Copper domestic piping distribution to plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D2020.01.02 Valves: Domestic Water**

All plumbing fixtures isolated individually. Showers equipped with hot/cold water mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-08

Event: Replace Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$34,320	Unassigned

Updated: APR-08**D2020.01.03 Piping Specialties (Backflow Preventors)****

Backflow prevention installed on main service and boiler make-up water.
 Vacuum breakers on N.F.H.B. and mop sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

Event: Replace Backflow Valves

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

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water**

One in-line hot water recirculation pump equal to Bell & Gosset model: SLC-25B.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

Event: Replace One (1) Domestic Hot Water Pump

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

Updated: APR-08

D2020.02.06 Domestic Water Heaters**

Two gas fired domestic water heater located in mechanical room equal to State SBT1007, 67 MBH heating capacity, 100 gal storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

Event: Replace Two (2) Domestic Water Heaters

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

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic*

All water lines insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D2030.01 Waste and Vent Piping*

Waste piping is cast iron and PVC. Vent piping is cast iron, copper and PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems*

Cast iron and ABS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D2040.02.04 Roof Drains*

Cast iron dome, sump roof drains with flashing flange and integral gravel stop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-08

D3010.02 Gas Supply Systems*

Medium pressure, black steel schedule 40 natural gas service. Building shut-off valve located before gas meter and pressure reducing station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	60	MAR-08

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

Two water tube boilers provide heated hot water to the perimeter radiation, reheat coils, unit heaters, force flow heaters and hot water to glycol heat exchanger.

Heated water is circulated by two primary circulation pumps.

Boilers B-1&2: Raypack, 1890 MBH heating output each.

Hot water circulating pumps P-1&2: Bell and Gosset, 102 gpm, 75' head, base mounted.

Each boiler is complete with low water cut-off device and remote alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-08

Event: Replace Two (2) Boilers with Pumps and Associated Equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$143,000	Unassigned

Updated: APR-08

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

Insulated combustion air duct from the louver, down to 18" above the floor.

Steel vents up through the roof.

Adequate separation vents from air intakes to the building.

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

Event: Replace Vents and CA Ducts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$18,304	Unassigned

Updated: APR-08

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

Chemical pot feeder complete with funnel, petcock and two valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D3040.01.01 Air Handling Units: Air Distribution**

Ventilation system consist of two indoor air handling units located in mechanical room. Air is delivered to occupied spaces through low velocity ductwork to grilles and diffusers.

AS-1 Engineered Air model LM-6, 7500 cfm of S/A, include supply and return air fans, heating coil, filter section, air blender, evaporative humidifier and automatic controls. Unit is serving Gymnasium.

AS-2 Engineered Air model LM-21 24,000 cfm of S/A, all components are similar to AS-1.

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

Event: Replace Two (2) Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$411,840	Unassigned

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution*

Replaceable medium efficiency filters serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D3040.01.04 Ducts: Air Distribution*

Low velocity, galvanized steel ductwork distribution in ceiling space to grilles and diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Combination of wall mounted grilles and ceiling square diffusers for supply air application. Egg crate type grilles for return, transfer and exhaust air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D3040.03.01 Hot Water Distribution Systems**

Copper piping distribution to perimeter radiation, heating coils and force flow heaters.
Reverse return system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-08

Event: Replace Heating Pipes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$343,200	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust**

Cabinet exhaust fans located throughout the building. Exhaust fans removes a fixed amount of air from designated spaces. Some units are interlocked with air handling units (Janitor Room, Mechanical Room).

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

Event: Replace Approximately Sixteen (16) Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$29,744	Unassigned

Updated: APR-08

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to ceiling and roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and louver face return grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

D3050.03 Humidifiers**

Steam boiler equal to Fulton model 4-E serving steam grid humidifiers in air handling units, 138 Lbs of steam per hour, gas fired.

Steam boiler and distributors disconnected, not required by owner.

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

D3050.05.02 Fan Coil Units**

Vertical semi-recessed force flow heaters serving vestibules.

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

Event: Replace Seven (7) FF Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$13,728	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation**

Single and double slope perimeter radiation located throughout. Bare fin radiation serving classrooms located in millwork. No signs of leaks or concerns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-08

Event: Replace Perimeter Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$183,040	Unassigned

Updated: APR-08

D3050.05.06 Unit Heaters**

Vertical Cabinet hot water heaters serving Gymnasium, Meter Room, Mechanical Room and Combustion Air duct.

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

Event: Replace Eight (8) Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$27,456	Unassigned

Updated: APR-08

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Ceiling radiant panels serving Corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-08

Event: Replace Ten (10) Ceiling Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$9,152	Unassigned

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls

Pneumatic and electric controls installed throughout. Duplex pneumatic control air and Devilbiss refrigerated after cooler.

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

Event: Replace Control System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$194,480	Unassigned

Updated: APR-08

D4010 Sprinklers: Fire Protection*

Automatic wet sprinkler system throughout. Sprinkler tree located in the Meter Room.
Sprinkler siamese connection provided at the main entrance. Fire hydrant is located within 147ft.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	60	MAR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Hand held fire extinguishers provided throughout - multi purpose dry chemical.
All fire extinguishers inspected yearly.

<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 800A. The distribution section has sufficient spaces for future expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	MAR-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$57,200	Unassigned

Updated: APR-08

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

The panels were installed with original building and have more than 25% space for future uses

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	MAR-08

Event: Replace 6 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$68,640	Unassigned

Updated: APR-08

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

Equipment is installed in the mechanical room for major mechanical equipment control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	APR-08

Event: Replace Motor Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$20,592	Unassigned

Updated: MAR-08

D5020.01 Electrical Branch Wiring - *

Most wires were installed with original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

The fixtures are all T-12 fluorescent lamp fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	MAR-08

Event: Replace 790 Florescent Fixtures with T8's

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2020	\$97,240	Unassigned

Updated: APR-08

D5020.02.02.03 Interior Metal Halide Fixture - *

Fixtures are installed in the gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	MAR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

All the devices were installed with original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	MAR-08

Event: Replace 25 Emergency Lighting Battery Packs

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

Updated: APR-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	2005	0	MAR-08

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

Fixtures were installed with original building and have good lighting coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	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	1900	0	MAR-08

D5030.01 Detection and Fire Alarm - **

System was installed with original building. System is Simplex 4002 hard wired system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	MAR-08

Event: Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$57,200	Unassigned

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	2002	25	MAR-08

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$34,176	Unassigned

Updated: APR-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	2006	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The system was installed in 1996 and has data outlets installed entire school classrooms and offices. The system was upgraded in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1006	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	2008	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	\$34,320	Unassigned

Updated: APR-08

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

Stained millwork and plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

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

Basketball and badminton equipment and floor mats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

E2010.02 Fixed Casework - **

Stained wood millwork with plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-08

Event: Replace 300 m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$207,574	Unassigned

Updated: APR-08

E2010.03.01 Blinds - **

Horizontal non-metallic blinds over classroom entry door glazing and exterior windows.

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

Event: Replace Door and Window Blinds (124 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$32,142	Unassigned

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - *

4 interconnected portable classroom units totaling 407.90 sq. M in area attached to school building by means of a internal corridor constructed in 1992.

Wood structure on stabilized foundations with built-up roof in acceptable condition.

Exterior is clad in textured stucco finish in good condition complete with vertical expansion control joints.

Windows are sealed fixed and opening units in prefinished metal frames in acceptable condition.

Doors are insulated painted metal clad in painted metal frames complete with sealed glazing units in acceptable condition.

Joint sealants are located around openings.

Carpeted floors are in acceptable condition. 350 sq. M.

VCT flooring is in acceptable condition. 50 sq. M.

Walls are vinyl clad in acceptable condition.

Horizontal blinds cover exterior windows in acceptable condition.

Interior doors are stained wood in metal frames in acceptable condition.

Visual display boards are in acceptable condition.

Millwork is painted wood with plastic laminated counter tops in acceptable condition.

Ceilings consist of acoustical tile in acceptable condition. 380 sq. M.

Mechanical and Electrical in acceptable condition.

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



South elevation view of portable units.

F2020.01 Asbestos - *

No asbestos containing materials were identified in a report completed in May 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

F2020.04 Mould - *

No mould was viewed or reported at time of the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance - ***

Concrete surfaced entry plaza accessible via parking lot curb cut.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

K4010.02 Barrier Free Entrances - *

Main entry doors to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

Event: Intall Power Equipped Hardware to Entry Doors**Concern:**

Entry doors do not meet BFA requirements.

Recommendation:

Install power equipped hardware to main entry doors to meet BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$8,580	Medium

Updated: MAR-08

K4010.03 Barrier Free Interior Circulation - *

Doors to teaching and administration spaces equipped with round knobs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	0	MAR-08

Event: Install 50 Lever Handled Door Hardware**Concern:**

Interior doors to teaching and administration spaces equipped with round door knobs not meeting BFA requirements.

Recommendation:

Replace knobs with lever handles to meet BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$8,580	Medium

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

Wash rooms equipped with BFA toilet partitions and lavatory units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08

RECAPP Facility Evaluation Report



Lago Lindo Elementary School

S3189
Edmonton

Facility Details**Building Name:** Lago Lindo Elementary School**Address:****Location:** Edmonton**Building Id:** S3189**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 30 2007**Evaluator Name:** Vic Maybroda**Total Maintenance Events Next 5 years:****5 year Facility Condition Index (FCI):****0%****General Summary:**

The site consists of an asphalt surfaced laneway, parking lot and play spaces. Concrete surfaced areas consist of a walkway accessing the site from the street to a large entry plaza and walkways around the perimeter of the school. The entry plaza consists of unit pavers. Large mature trees and shrubbery are strategically located around the school building. Grassed areas are located adjacent to the school building and to soccer and baseball playing fields. Ground slope appears to provide adequate drainage away from the school building.

Overall the site appears 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 to parking lot from municipal street.

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

Event: Replace 60 sq. M Flexible Pavement Roadway (Asphalt)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,152	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	1989	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	1989	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	2014	\$89,461	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	1989	0	MAR-08

G2020.06.03 Parking Lot Signs - *

Staff, visitor and BFA signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2020.06.04 Pavement Markings - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2030.03 Pedestrian Unit Pavers**

Consist of walkway from street and large entry plaza

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

Event: Replace 1250 sq. M Unit Paving

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$263,978	Unassigned

Updated: APR-08**G2030.04 Rigid Pedestrian Pavement (Concrete) - ****

Concrete walkways around school perimeter.

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

Event: Replace 110 sq. M Rigid Pedestrian Pavement (Concrete)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,393	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Asphalt surfaced areas exhibiting minor surface cracking.

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

Event: Replace 120 sq. M Athletic and Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,729	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Bike racks, fibre glass seating in entry plaza and at creative play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2040.06 Exterior Signs - *

Stand alone building identification sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2040.08 Flagpoles - *

Single metal pole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2040.11 Retaining Walls - *

Decorative concrete adjacent to entry plaza.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2050.04 Lawns and Grasses - *

Grassed areas adjacent to school and to playing fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Mature trees, shrubbery and planting area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	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	1989	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

One fire hydrant located adjacent entry plaza/parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Underground service to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G3030.01 Storm Water Collection - *

Underground from school and parking lot catch basins to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G3060.01 Gas Distribution - *

Underground from municipal street to school and to portable classrooms from school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G4010.01 Electrical Substations - *

Bollard protected transformer located adjacent parking lot and entry plaza.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground from street to transformer and underground to school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G4010.04 Car Plugs-ins - *

Mounted on painted metal parking lot railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

G4020.01 Area Lighting - *

Light standards located adjacent to parking lot.
Light fixtures mounted on exterior school walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-08