

# RECAPP Facility Evaluation Report

## Private School



## Lansdowne Elementary School

B3190A  
Edmonton

**Facility Details**

**Building Name:** Lansdowne Elementary Sch  
**Address:** 12323 - 51 Avenue  
**Location:** Edmonton

**Building Id:** B3190A  
**Gross Area (sq. m):** 2,999.00  
**Replacement Cost:** \$6,536,238  
**Construction Year:** 1968

**Evaluation Details**

**Evaluation Company:** A&E Architectural & Engineering Group Inc.  
**Evaluation Date:** November 9 2007  
**Evaluator Name:** Vic Maybroda

**Total Maintenance Events Next 5 years:** **\$2,158,566**  
**5 year Facility Condition Index (FCI):** **33.02%**

**General Summary:**

Lansdowne Elementary School is a one story facility of 2,999.00 sq. metres constructed in 1968. In 1981, renovations were undertaken to provide space for a leased out daycare facility. In 1982, renovations were undertaken to a four classroom section in the north west area of the school.

The school contains a kindergarten classroom, 7 classrooms, a library, a music room, gymnasium with stage area, administration and ancillary support space, leased out areas and a central located courtyard.

At time of the site visit there were 186 enrolled students.

**Structural Summary:**

Foundations consist of concrete foundation walls supported on concrete strip footings. Concrete block load bearing walls support the roof structure of metal decking on open web steel joists. Interior floor consist of concrete slab on grade. Isolated floor settlement and wall cracks are evident in the music room area and sloped flooring is evident in the leased space south of the stage area.

Except for these latter conditions, the structure appears to be in acceptable condition.

**Envelope Summary:**

Exterior cladding consists of painted concrete block, vertical asbestos cement board siding and prefinished metal fascia panels. Windows are sealed fixed and opening units in vinyl frames, mill and anodized finished aluminum frames. Paint finished insulated panels are located below the exterior glazing units. The courtyard windows are sealed fixed and opening units in prefinished metal frames. Wood entry and utility doors are housed in metal frames. Entry doors contain sealed glazing units and glazed sidelights and transoms. Roofing is composed of built-up asphalt.

Overall major exterior elements are in acceptable condition.

**Interior Summary:**

Carpeting is located in classrooms, music room, library and administration spaces. Sheet vinyl flooring is located in corridors and classrooms. VCT flooring is located in entry vestibules and support spaces. Epoxy flooring is located in wash rooms and support spaces; wood strip flooring located in the gymnasium. Vinyl wall covering is located in teaching and administration spaces with painted walls located in corridors and support areas.

Suspended acoustical tile ceilings are located through out the school with special designed acoustical tile ceiling located in the music room. Painted ceilings are located in various support spaces.

Painted solid core wood doors are housed in painted metal frames. Visual display boards consist of tack, green and white boards. Millwork is painted wood with plastic laminated counter tops.

With exception of isolated floor settlement, materials appear to be in acceptable condition.

**Mechanical Summary:**

The School is in acceptable to good mechanical condition throughout. No problems were reported with the mechanical system and upon inspection, it was determined that it is a well designed system. The addition of two (2) 1991 Roof Top Units has made a very positive impact on the quality of the ventilation throughout the School. The only problems with the

mechanical system observed during the inspection is that there are five (5) Storage Rooms that do not have exhaust fans installed, and one (1) wall hung sink is in need of failure replacement.

**Electrical Summary:**

The school was initially built in 1968 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.

The lighting energy upgrading was completed in 2004, Lighting levels are adequate and meet accepted standards for lighting levels, The security, fire alarm 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 - 1968 Section\*

Concrete foundation walls on concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

### A1030 Slab on Grade - 1968 Section\*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08



Floor settlement in girls wash room.

#### **Event:** Repair Concrete Slab on Grade

##### **Concern:**

Settlement of sections of concrete slab impacting health and safety concerns of occupants.

##### **Recommendation:**

"mud-jack" effected areas of concrete slab and make good floor finishes.

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

**Updated:** MAR-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1968 Section\***

Concrete block.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08



Wall crack adjacent to music room entry.

**B1010.06 Ramps: Exterior - 1968 Section\***

Cast-in-place concrete.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	40	MAR-08



View of concrete ramp, steps and metal railing at south entry.



**B1010.07 Exterior Stairs - 1968 Section\***

Cast-in-place concrete.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	40	MAR-08



Concrete steps from leased space adjacent stage area.

**B1020.01 Roof Structural Frame - 1968 Section\***

Metal deck on metal joists.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

**B1020.04 Canopies - 1968 Section\***

Part of roof structure.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

## S2 ENVELOPE

### B2010.01.02.02 Concrete Block: Ext. Wall Skin - 1968 Section\*

Painted concrete block around gymnasium area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	75	MAR-08

### B2010.01.06 Siding Panels - 1968 Section

Vertical asbestos cement panels.around classrooms areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

#### Event: Replace Asbestos Cement Siding Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$166,443	Unassigned

**Updated:** APR-08

### B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1968 Section\*\*

Sealants around exterior wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

#### Event: Repair Joint Sealers (caulking)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,454	Unassigned

**Updated:** APR-08

### B2010.01.13 Paints (& Stains): Exterior Wall - 1968 Section\*\*

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	15	MAR-08

#### Event: Paint Concrete Block Exterior Wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,989	Unassigned

**Updated:** APR-08

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1968 Section\***

Load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1968 Section\***

No visible effervescence or deterioration of interior wall surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1968 Section\***

Painted louvers and screens to mechanical room spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**B2010.09 Exterior Soffits - 1968 Section\***

Prefinished metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**B2020.01 Exterior Standard Windows - 1968 Section**

Combination of vinyl and aluminum framed fixed and opening units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08



View of exterior window units.

**Event: Replace 49 Exterior Standard Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$84,084	Unassigned

**Updated:** APR-08



**B2030.01 Exterior Entrance Doors - 1968 Section**

Solid core painted wood doors with sealed glazing units in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace 4 Exterior Entrance Doors**

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

**Updated:** APR-08

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

Painted metal doors, sealed glazing units in and adjacent to doors in painted metal frames entry system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace 4 Entry Store Fronts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$54,912	Unassigned

**Updated:** APR-08

**B2030.02 Exterior Utility Doors - 1968 Section\*\***

Painted solid wood core doors in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

**Event: Replace 14 Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,554	Unassigned

**Updated:** APR-08

**B3010.01 Deck Vapor Retarder and Insulation - 1968 Section\***

Existing elements undergoing continuous spot repairs.  
Replacement cost included in Item B3010.04.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

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

Built-up asphalt roofing over all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	25	MAR-08

**Event: Failure Replacement 3,000 sq. M Asphalt Roofing****Concern:**

Roofing causing expensive repairs and poor thermal protection.

**Recommendation:**

Replace roofing complete with vapour barrier, insulation and metal flashing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$348,920	High

**Updated:** APR-08



Partial view of roof with visible roof patch, area divisions and metal flashing.

**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1968 Section\***

Roof hatch, 2 air handling units, roof drains and plumbing vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**C1010.03 Interior Operable Folding Panel Partitions - \*\***

Folding partition separating stage to leased space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace Interior Operable Folding Panel Partitions\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,706	Unassigned

**Updated:** APR-08**C1010.05 Interior Windows - \***

Fixed glazing unit in painted metal frame between general office and administration vestibule and between entry corridor and general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**C1010.08 Other Partitions - \***

Metal stud partitions sub dividing areas in play school leased area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Painted solid core wood doors in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

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

Rated metal doors, frames and hardware in corridors each side of interior courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Tack, green and white boards located in teaching and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

**Event: Replace 20 Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,451	Unassigned

**Updated:** APR-08

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

Prefinished metal toilet compartments located in wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

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

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

**Updated:** APR-08

**C1030.06 Handrails - \***

Painted metal handrail from gymnasium to stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Toilet paper dispensers, hand dryer, soap dispensers, mirrors, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08



Partial view of typical wash room accessories.

**C2010 Stair Construction\***

Concrete stair from gymnasium to stage area with VCT finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	MAR-08

**C3010.02 Wall Paneling - \*\***

Stained paneling over stage opening from gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace 18 sq. M Wall Paneling\*\***

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

**Updated:** APR-08

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

Painted gypsum wallboard and concrete block..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	10	MAR-08

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

Vinyl wall covering located in classrooms, library, music room and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	15	MAR-08

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

Epoxy floors located in wash and storage rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

**Event: Replace 272 sq. M Epoxy Flooring****Concern:**

Separation and settlement cracks present health and safety concerns.

**Recommendation:**

Replace existing epoxy flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$45,760	High

**Updated:** APR-08

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

Located in mechanical and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	10	MAR-08



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

Wood strip flooring located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	30	MAR-08



View of gymnasium.

**Event: Replace 223 sq. M Wood Strip Flooring****Concern:**

Separation cracks between board units present tripping hazard.

**Recommendation:**

Replace wood strip flooring to eliminate cracks between strip flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$70,356	High

**Updated:** APR-08

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

VCT located in entry vestibules and corridors.

Sheet vinyl flooring located in corridors, classrooms, gymnasium stage area and administrations lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

**Event: Replace 835 sq. M Resilient Flooring\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$85,914	Unassigned

**Updated:** APR-08

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

Located in classrooms and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	15	MAR-08

**Event: Replace 748 sq. M Carpet Flooring\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$72,644	Unassigned

**Updated:** APR-08

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

Located in library and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	15	MAR-08

**Event: Replace 430 sq. M Carpeting.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$41,756	Unassigned

**Updated:** MAR-08

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

Located in classrooms, library corridors, wash rooms, and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	MAR-08

**Event: Replace 1045 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$53,572	Unassigned

**Updated:** APR-08

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

Gypsum wallboard ceilings located in various support spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

**C3030.09.05 Suspended Decorative Grids**

Suspended coffered acoustical tile ceiling located in music room.  
Components shifting out of place and require maintenance.

**Rating**

4 - Acceptable

**Installed**

1968

**Design Life**

0

**Updated**

MAR-08



View of music room finishes.

## S4 MECHANICAL

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

School is equipped with the following sinks:

- Ten (10) stainless steel, single compartment, counter top mounted sinks complete with a swing spout and metering faucet.
- Six (6) stainless steel, single compartment, counter top mounted sinks complete with a 8" gooseneck spout and metering faucet.
- One (1) 12"x48" stainless steel sink.
- Five (5) 18"x36" stainless steel sinks, complete with swing spout, metering faucet and drinking fountain.
- Two (2) Molded Stone MSB-2436 floor mounted, mop sinks complete with 800A valve breakers and metering faucets.
- One (1) wall hung, steel mop sink located in Daycare Storage Room complete with metering faucet shows signs of leaking, corrosion and rust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	30	MAR-08

#### Event: Replace One (1) Wall Hung Mop Sink

##### **Concern:**

Mop sink in Daycare Storage Room is leaking, corroded and rusted.

##### **Recommendation:**

Replace with floor mounted molded stone mop sink complete with valve breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,653	Medium

**Updated:** MAR-08



Wall hung mop sink in need of failure replacement.

#### Event: Replace Twenty-Four (24) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,284	Unassigned

**Updated:** APR-08

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

One (1) double wall hung vitreous china water fountain located in hallway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-08

**Event: Replace One (1) Drinking Fountain**

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

**Updated:** APR-08

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

Recessed non-freeze hose bibs run the perimeter of the School and are also located in courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

The School is equipped with the following fixtures:

- Sixteen (16) vitreous china, vanity top mounted, oval, lavatories complete complete with mixing valves.
- Eleven (11) Aristaline, stainless steel, vanity top mounted oval, lavatories complete with push valve faucets.
- One (1) Aristaline, stainless steel, vanity top mounted oval, lavatories complete with gooseneck faucet and offset p-trap (barrier free).
- Seventeen (17) American Standard, vitreous china, floor mounted, elongated water closets complete with open front seats and flush valves.
- Ten (10) American Standard, vitreous china, floor mounted, low height, complete with Olsonite closed front seats and covers serving Daycare Washrooms.
- Twelve (12) Cranada, vitreous china, floor mounted, stall type, top inlet urinals complete with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-08

**Event: Replace Sixty-Seven (67) Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$73,496	Unassigned

**Updated:** APR-08

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

All domestic water piping throughout the school is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	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	1968	40	MAR-08

**Event: Replace Domestic Water Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,706	Unassigned

**Updated:** APR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-08

**Event: Replace 2 Backflow Preventors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$12,866	Unassigned

**Updated:** APR-08

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

Domestic hot water is circulated through the School by a Grundfos type UP 15-18-SF 115V single phase circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,121	Unassigned

**Updated:** APR-08



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

One (1) State domestic water heater SBT80-180-NE1-DCGA with a 80 gallon storage capacity a 160,000 BTUH input and a 136.13 gallon per hour heat recovery provides the domestic hot water to the Schools fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

**Event: Replace One (1) Domestic Water Heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,176	Unassigned

**Updated:** APR-08

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

All water supply lines are insulated throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Roof drains and Courtyard area drain are connected to the storm line providing the school's storm and connects to the municipal storm main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

4" Zurn roof drains located on roof, connected to storm line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

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

4" gas line enters the Mechanical Room from the South.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	60	MAR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - 1968\*\***

Weil McLain model J-6 with an input of 750,000 BTUH located in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-08

**Event: Replace One (1) Boiler and Accessories - 1968**  
**Original Boiler**

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

**Updated:** APR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - 1990\*\***

One (1) Raypack model E1223-WTD-W-21 with a 1,100,250 BTUH input. Boiler is complete with stainless steel filter, Armstrong air filter, expansion tank. Heating water is circulated by two (2) Bell & Gossett Hydro-Flo circulating pumps model L2T-IMP-6 with 7.5hp motor with a 50 GPM capacity at 30 feet of head.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-08

**Event: Replace One (1) Boiler and Accessories - 1990**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$121,264	Unassigned

**Updated:** APR-08

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

Adequately sized combustion air duct complete with a unit heater and spillbox, chimneys are type-B vents to roof individually vent boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace 2 Chimneys (&Comb. Air): H.W. Boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,080	Unassigned

**Updated:** APR-08

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

Chemical pot feeder, R-CAN FSS-34 stainless steel filter and a Armstrong air filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**D3040.01.01 Air Handling Units: Air Distribution - Gymnasium Mechanical Room\*\***

One (1) direct gas fired Olsen model NAS-120AH unit with a 108,000 BTUH input and an output of 86,400 BTUH serving Classrooms 6 and 7

One (1) direct gas fired custom built Modine model DG-225-A unit with a 225,000 BTUH input serves to ventilate Gymnasium.

Both units are located in Gymnasium Mechanical Room and are complete with smoke detectors on return air plenums.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace Two (2) Air Handling Units in Gymnasium Mechanical Room**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$39,267	Unassigned

**Updated:** APR-08

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

Two (2) direct fired Engineered Air Roof Top units providing the School with ventilation.

First unit is model DJ-60-0 complete with a 20/18 supply air fan with a 10hp motor and a supply air capacity of 9,832 CFM, a 18/18 FC DIDW return air fan with a 7.5 hp motor and a return air capacity of 7,883 CFM. The unit has an input capacity of 500,000 BTUH.

The second unit is a model DJ-60-0 complete with a 20/18 supply air fan with a 10hp motor and a supply air capacity of 9,589 CFM, a 18/18 FC DIDW return air fan with a 7.5 hp motor and a return air capacity of 7,650 CFM. The unit has an input capacity of 500,000 BTUH.

Both units are complete with smoke detectors on the return air plenums.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	MAR-08

**Event: Replace Two (2) Roof Top Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$267,696	Unassigned

**Updated:** APR-08

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

Standard 2" 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	1968	0	MAR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Square 24"x24" ceiling diffusers located throughout the School supply air into Classrooms. Egg crate grilles serve the return air back to the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Insulated copper piping distribution to perimeter radiation in the Classrooms, force flow heaters in entrance vestibules, and combustion air unit heater. The piping is insulated throughout and in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

**Event: Replace Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$268,778	Unassigned

**Updated:** APR-08

**D3040.04.01 Fans: Exhaust - 1968\*\***

The School is equipped with the following roof mounted exhaust fans:

- Two (2) Domex AT35 fans serving Washrooms on the in the leased area and the West side of the School.
- One (1) Domex AT25 fan serving South Washrooms.
- Two (2) Domex XR60 fans serving Storage Room 33 and Washroom 35.
- One (1) Domex XR82 fan serving Staff Washrooms.
- One (1) Domex (unknown model, as plate washed off) fan serving West side of School.

The School also has one (1) Broan model 48000 kitchen exhaust fan with a 170 CFM capacity located in Kitchen of South West of School.

There are five (5) Storage Rooms in the School that are not equipped with exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	30	MAR-08

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

Storage Rooms 2, 5, 32, 30, and Daycare Storage Room are not equipped with exhaust fans

**Recommendation:**

Install exhaust fans and ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$28,600	Low

**Updated:** MAR-08

**Event: Replace Eight (8) Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$23,795	Unassigned

**Updated:** APR-08

**D3040.04.01 Fans: Exhaust - 2005 Gymnasium\*\***

Gymnasium is equipped with one Emerson 56JXCRC82 exhaust fan that is wall vented complete with thermal insulation. The fan serves to try to limit humidity in the School's Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-08

**Event: Replace One (1) Gymnasium Floor Fan**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$1,373	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	1968	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	1968	0	MAR-08

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

Air coils are located throughout the ductwork, controlled by thermostats to attain temperature zoning.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace Air Coils**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,873	Unassigned

**Updated:** APR-08

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

Four (4) force flow heaters are provided for the entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace Four (4) Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,204	Unassigned

**Updated:** APR-08



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

Perimeter finned tube radiation is provided throughout the School in hallways and Classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

**Event: Replace Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$116,633	Unassigned

**Updated:** APR-08

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

Pneumatic control pressure controls the AHUs in the school. The compressed air is generated by DevilBiss model JUBJ-5031 pump complete with DevilBiss compressed air dryer. The school is complete with a Barber Coleman Network 8000 DDC Controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace HVAC Instrumentation and Controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$143,000	Unassigned

**Updated:** APR-08

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

Portable hand held 5 lbs. ABC fire extinguishers are located throughout the school hung on walls. All fire extinguishers are located near exits and within appropriate walking distance within the interior of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	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 500A. The distribution section has few space for future expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	40	MAR-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	500	amps	

**Event: Replace Main Electrical Switchboards**

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

**Updated:** APR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	30	MAR-08

**Event: Replace eight Branch Circuit Panelboards**

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

**Updated:** APR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	30	MAR-08

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

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

**Updated:** APR-08

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

Most wires were installed with original building; some wiring upgrading has been done for library and computer rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	0	MAR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	0	MAR-08

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

All the fixtures were replaced or retrofit with energy efficient T-8 lamp fluorescent fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2004	30	MAR-08

**Event: Replace 580 Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$90,376	Unassigned

**Updated:** APR-08

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

Emergency packs was upgraded during 1989 fire alarm upgrading.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	20	MAR-08

**Event: Replace 20 Emergency Lighting Battery Packs**

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

**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	1968	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>
4 - Acceptable	1968	0	MAR-08

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

The fire alarm upgrading was done in 1989. The fire alarm panel is Edwards 6616 and system is hard wired zoning system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	25	MAR-08

**Event: Replace Fire Alarm System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$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	2000	25	MAR-08

**Event: Replace Intrusion Detection**

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

**Updated:** APR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-08

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

The Nortel Norstar system is used for the telephone system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	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 library computer wiring was upgraded in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	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>
5 - Good	1999	20	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$22,880	Unassigned

**Updated:** APR-08

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

Stained library shelving millwork with plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Basketball hoops, badminton equipment and floor mats located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Painted wood millwork with plastic laminated counter tops located in classrooms, library and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-08

**Event: Replace 275 m Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$196,123	Unassigned

**Updated:** APR-08

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

Vinyl windows have integral blinds.

Aluminum window units have horizontal non-metallic blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace Blinds ( 39 required)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,281	Low

**Updated:** APR-08



**E2010.06 Fixed Interior Landscaping - \***

Internal courtyard with mature planting.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08



Partial view of internal courtyard.

**F2020.01 Asbestos - \***

Asbestos report prepared in December 2001 recommending actions to be taken in mechanical room, day care flooring and to exterior siding.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

**F2020.04 Mould - \***

No mould reported or visible at time of site visit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1968	0	MAR-08

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

From parking lot via asphalt paved play area to exterior concrete ramp accessing south entry door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Main school entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**Event: Install 2 Door Operators to Meet BFA Requirements****Concern:**

Existing entry doors limit BFA access.

**Recommendation:**

Install power operated door hardware to meet BFA requirements.

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

**Updated:** APR-08

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

Classroom and administration doors equipped with round door knobs only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

**Event: Replace 20 Door Knobs****Concern:**

Round door knobs limit BFA

**Recommendation:**

Install lever handled door hardware to BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$3,432	Medium

**Updated:** APR-08

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

Stairs to gymnasium from adjacent corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1968	0	MAR-08

**Event: Instal Chair Lift****Concern:**

Stairs to gymnasium limit BFA access.

**Recommendation:**

Install powered chair lift to gymnasium stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$13,728	High

**Updated:** APR-08

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

Toilet partitions and lavatory units meet BFA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

# RECAPP Facility Evaluation Report



**Lansdowne Elementary School**

S3190  
Edmonton

**Facility Details****Building Name:** Lansdowne Elementary Sch**Address:****Location:** Edmonton**Building Id:** S3190**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** Architectural & Engineering Group Inc.**Evaluation Date:** November 9 2007**Evaluator Name:** Vic Maybroda**Total Maintenance Events Next 5 years:** **\$38,210****5 year Facility Condition Index (FCI):** **0%****General Summary:**

The school is sited on the corner of two municipal streets. Asphalt areas consist of vehicle parking area and large play space on the south side of the school. Concrete strip walkway extend from the municipal streets to main school entry on the north side of the school and on the west side of the school to secondary access points. Large grassed playing fields are located east of the school with well developed planting areas located to the north and west side of the school. Chain link fencing is located on the west, east and south site perimeters with pipe rail fencing located on the north perimeter. Grading slopes away from the school building providing positive drainage.

Overall the site elements appear to be in acceptable condition.

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

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

**S7 SITE****G2020.02.02 Flexible Paving Parking Lots(Asphalt) - \*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	MAR-08



**Event:** **Replace 220 sq. M Flexible Paving Parking Lots(Asphalt)\*\***

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

**Updated:** APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-08

**Event:** **Replace 860 sq. M Asphalt Paving**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$64,922	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	1968	0	MAR-08



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

Staff, visitor and BFA parking signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

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

No signage provided for designating staff, visitor or BFA parking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,373	Low

**Updated:** APR-08

**G2020.06.04 Pavement Markings - \***

Painted stall designation parking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Main entry and west side walkways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	MAR-08

**Event: Replace 50 sq. M Rigid Pedestrian Pavement (Concrete)\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,550	Unassigned

**Updated:** APR-08

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

Concrete steps and ramps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08



**G2040.02 Fences and Gates -**

Chain link fence located on north and east site perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

**Event: Replace 150 lineal M of Fencing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,071	Unassigned

**Updated:** APR-08

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

Asphalt surfaced play spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-08

**Event: Replace 360 sq. M Athletic and Recreational Surfaces\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$27,170	Unassigned

**Updated:** APR-08

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

Bike racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

School identification sign mounted of building facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	0	MAR-08



**G2040.08 Flagpoles - \***

One metal.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1968	0	MAR-08

**G2040.09 Covers and Shelters - \***

Prefinished metal storage sheds on south side of school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Lawn area located on west and north side of school.  
Grassed playing fields.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Mature trees and shrubbery located on north and west side of school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Underground from municipal service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Fire hydrant located on street corner adjacent to school site.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	50	MAR-08

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

Underground to municipal service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Underground to municipal service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Underground from adjacent laneway.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Under ground from municipal street.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Mounted on parking lot pipe railing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08

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

Light standards around fenced-in tennis courts.  
Surface mounted fixture on school building perimeter.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	0	MAR-08