

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Lauderdale Elementary School

B3191A
Edmonton

Facility Details	
Building Name:	Lauderdale Elementary School
Address:	10610 - 129 Avenue
Location:	Edmonton
Building Id:	B3191A
Gross Area (sq. m):	2,558.00
Replacement Cost:	\$5,575,091
Construction Year:	1953

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:	\$2,166,227
5 year Facility Condition Index (FCI):	38.86%

General Summary:

Lauderdale School is a one story facility comprising a total area of 2558.00 sq. metres. The original school was constructed in 1963 of 1500 sq. metres with an addition of 1058.00 sq. metres added in 1964. Modifications and element replacement have taken place throughout the schools existence.

The school contains 11 classrooms, a science room, a library, a music room, a computer room, a gymnasium, administration and ancillary support spaces.

At the time of the site visit there were 165 enrolled students.

Structural Summary:

The 1953 original school is constructed of wood floor joists supported on concrete foundation walls and strip footings. The mechanical room is located 1/2 level below adjacent floor levels and is of concrete slab on grade. The 1964 addition consists of a concrete slab on grade with foundation walls and strip footings. Both sections consist of concrete block walls supporting wood roof decking on glue-laminated beams.

Overall, the structure appears to be in acceptable condition.

Envelope Summary:

The wall cladding of the original 1953 section consists of painted stucco and painted asbestos cement panels below sealed and opening window units in vinyl frames. In addition brick cladding is located at the main entry, north wall and wing walls extending out from the building face.

The 1964 addition wall cladding consists of face brick and prefinished vertical metal siding over similar vinyl window units and around upper sections of the gymnasium.

Roofing over each section consists of 2 ply SBS membrane. Exterior entry doors are painted wood with sealed glazing units in painted metal frames.

Overall, the building envelope appears to be in acceptable condition.

Interior Summary:

Flooring in each section consist of sheet vinyl and carpeting in classrooms, corridors and administration spaces. The 1953 section contains terrazzo flooring in vestibules and wash rooms with stained wood baseboards located in corridors, classrooms and administration spaces and the 1964 section contains wood flooring in the gymnasium. Walls in each section are painted concrete block with ceramic tile dados located in wash rooms and at hallway water fountains. Ceilings are painted gypsum board in the 1953 section and suspended acoustical tile in the 1964 section.

Painted millwork with lino finish counter tops are located in each section. Doors are painted wood in painted metal frames.

Overall, the interior finishes are in acceptable condition.

Mechanical Summary:

A NEW HEATING AND VENTILATION SYSTEM IS REQUIRED. PLUMBING PIPES ARE LEAKING AND FIXTURE

TRIM ARE FAILING.

Electrical Summary:

The school was initially built in 1953 and the electrical outlets and panels were upgraded in 1992. 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 2003, 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 - 1953 Section***

Concrete walls supported by concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

A1010 Standard Foundations - 1964 Section*

Concrete foundation walls on concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

A1030 Slab on Grade - 1953 Section*

Located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

A1030 Slab on Grade - 1964 Section*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

A2020 Basement Walls (& Crawl Space) - 1953 Section*

Vented crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1953 Section*

Wood floor joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1953 Section*

Load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1964 Section*

Load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1953 Section*

Wood sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1964 Section*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

B1010.06 Ramps: Exterior - 1953 Section*

Concrete ramp located at north entry of 1953 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08



Concrete ramp and stairs.

B1010.07 Exterior Stairs - 1953 Section*

Concrete stairs at north entry of 1953 Section.
Concrete stair to vestibule between 1953 and 1964 Sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08



Concrete stair to vestibule.

B1020.01 Roof Structural Frame - 1953 Section*

Wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B1020.01 Roof Structural Frame - 1964 Section*

Wood joists and glue-laminated beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

B1020.04 Canopies - 1953 Section*

Wood joist construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B1020.04 Canopies - 1964 Section*

Wood joist construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1953 Section***

Face brick wing walls, brick cladding at main entry and brick clad north wall face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	75	MAR-08

Event: Repair Brick Wing Walls**Concern:**

Weather causing separation cracks in face brick of wing walls.

Recommendation:

Repoint effected face brick joints of wing walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$4,004	High

Updated: APR-08



Typical brick clad wing wall.

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1964 Section*

Face brick clad classroom and gymnasium walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	75	MAR-08

B2010.01.06 Siding Panels - 1953 Section

Painted asbestos cement panels located below window units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08

Event: Replace 80 sq. M Siding Panels - 1953 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,010	Unassigned

Updated: APR-08

B2010.01.06 Siding Panels - 1964 Section

Painted metal siding above classroom windows and around upper section of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

Event: Replace 120 sq. M Siding Panels - 1964 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Unassigned

Updated: APR-08

B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1953 Section*

Painted stucco on east and west walls above fibreglass panel dado.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1953 Section*

Vertical control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1953 Section**

Sealants located around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1953 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,159	Unassigned

Updated: APR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1964 Section**

Sealants around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1964 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,032	Unassigned

Updated: APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1953 Section****

Painted wood soffits and canopy construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	MAR-08

Event: Repair Paints (& Stains): Exterior Wall - 1953 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,450	Unassigned

Updated: APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1964 Section****

Painted concrete block and wood soffits and canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	MAR-08

Event: Repair Paints (& Stains): Exterior Wall - 1964 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,030	Unassigned

Updated: APR-08**B2010.02.03 Masonry Units: Ext. Wall Const. - 1953 Section***

Load bearing concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1964 Section*

Load bearing concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1953 Section*

No sign of effervescence or condensation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1964 Section*

No sign of effervescence or condensation..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1953 Section*

Painted metal grills for air induction units, mechanical room and crawl space vents.
Metal screens over windows facing interior courtyard place space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1964 Section*

Metal screens over window units facing interior courtyard play space.

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

B2010.09 Exterior Soffits - 1953 Section*

Painted plywood on east and west sides of school and to entry canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

B2010.09 Exterior Soffits - 1964 Section*

Painted plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Vinyl clad sealed fixed and opening units in each section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-08

Event: Replace 110 Exterior Standard Windows - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$228,800	Unassigned

Updated: APR-08

B2030.01 Exterior Entrance Doors - All Sections

Painted wood in painted metal frames housing sealed glazing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

Event: Replace 12 Exterior Entrance Doors - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,612	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - All Sections**

One painted metal clad door and frame from mechanical room of 1953 section and from gymnasium of 1964 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08

Event: Replace 2 Exterior Utility Doors - All Sections**

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

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - All Sections*

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - All Sections**

2 ply SBS roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08



View of roofing elements.

Event: Replace 2,220 sq. M SBS Roofing - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$221,430	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - All Sections**

Downspouts from canopy roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-08

Event: Replace Metal Downspouts - All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,144	Unassigned

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - All Sections*

Roof hatch, exhaust fan housings, roof drains, and plumbing vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Painted concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

C1010.01.07 Framed Partitions (Stud) -

Miscellaneous partitioning in administration and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Painted metal railing and balustrades to ramp/stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

C1010.05 Interior Windows - *

Glazing unit in painted metal frame at general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Painted and stained wood doors in wood frames in 1953 Section.
Painted wood doors in painted metal frames in 1964 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08

C1020.03 Interior Fire Doors - *

6 pair rated doors and frames in all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

C1030.01 Visual Display Boards - **

Combination of black, white and tack boards in all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	MAR-08

Event: Replace 28 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$41,224	Unassigned

Updated: APR-08

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

Painted toilet partitions located in staff and student wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,020	Unassigned

Updated: APR-08

C1030.06 Handrails - *

Painted wood handrails to gymnasium stair.
Painted metal handrails located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

C1030.08 Interior Identifying Devices - *

Painted room names and numbers on interior doors all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

C1030.12 Storage Shelving - *

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Toilet paper and paper towel dispensers, mirrors, soap dispensers, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	0	MAR-08

C3010.02 Wall Paneling - **

Horizontal wood strip paneling in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08



Music room finishes.

Event: Replace 30 sq. M Wall Paneling**

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

Updated: APR-08

C3010.06 Tile Wall Finishes - **

Ceramic tile dado walls in boys wash room urinals in 1953 section and at water fountains in 1964 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08



Boys wash room finishes.

Event: Replace Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,430	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	2004	10	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - *

Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	10	MAR-08

C3020.03 Terrazzo Floor Finishes - *

Located in entry vestibules and wash rooms of 1953 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	MAR-08

C3020.07 Resilient Flooring - 1953 Section**

Located in corridors, classrooms, administration and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	MAR-08

Event: Replace 795 sq. M Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,297	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - 1964 Section**

Located in classrooms, corridors and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-08

Event: Replace 670 sq. M Resilient Flooring - 1964 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$53,768	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - **

Located in music room, library administration and ancillary spaces of 1953 section. Total 416 sq. M.
Located in classroom of 1964 section. Total 15 sq. M.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	15	MAR-08

Event: Replace 432 sq. M Carpet Flooring - All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,604	Unassigned

Updated: APR-08

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

Located in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,582	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Located in classrooms, corridors, administration and ancillary spaces of each section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	MAR-08

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

Stainless steel double compartment and single compartment sinks in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

Event: Replace Fourteen (14) Sinks

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

Updated: APR-08

D2010.08 Drinking Fountains / Coolers**

Wall hung vitreous china, double station, non-refrigerated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	MAR-08

Event: Replace Five (5) Drinking Fountains

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

Updated: APR-08

D2010.09 Other Plumbing Fixtures*

Wall hung Janitor Sink in custodial storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	0	MAR-08

Event: One Mop Sink Replacement**Concern:**

Finishes are worn off. Elevated sinks are difficult and potentially hazardous to use.

Recommendation:

Replace existing mop sink with floor mounted model.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,059	Low

Updated: MAR-08



IMG_6306.JPG

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

- 1) Flush tank operation, floor mounted water closets, vitreous china.
- 2) Stainless steel countertop lavatories installed in 1996.
- 3) Floor mounted urinals, vitreous china, flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

Event: Replace Seven (7) Urinals**Concern:**

Existing urinals are inefficient (no water conservation device), old and worn. Some units are cracked.

Recommendation:

Replace urinals with new, wall hung, flush valve operation models. Motion sensor with solenoid valve should be provided.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$14,872	Low

Updated: APR-08

Event: Replace Sixteen (16) Water Closets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$29,744	Unassigned

Updated: APR-08

Event: Replace Ten (10) SS Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$13,728	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper and galvanized piping throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	MAR-08

Event: Replace Domestic Water Lines**Concern:**

Piping system starting to leak continuously in different places.

Recommendation:

Replace domestic water lines throughout.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$74,360	Medium

Updated: MAR-08

D2020.01.03 Piping Specialties (Backflow Preventors)**

Vacuum breakers installed on the exposed non-freeze hose bibbs.

Check valve on domestic hot water make up.

Vacuum breakers provided on janitor's sink and art room sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-08

Event: Replace Vacuum Breakers

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

Updated: APR-08

D2020.02.06 Domestic Water Heaters**

One gas fired tank type domestic hot water heater equal to State model SBT50-65-NE, 50 MBH heating capacity, 50 gal storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-08

Event: Replace One (1) Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,864	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	1953	0	MAR-08

D2030.01 Waste and Vent Piping*

Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D2030.03 Waste Piping Equipment*

Sanitary sump located in boiler room complete with simplex pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping to the City main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D2040.02.04 Roof Drains*

Cast iron, large sump, flashing clamp ring with integral gravel stop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08

D3010.02 Gas Supply Systems*

Gas service at the exterior entrance of the building to gas meter in Mechanical Room. Black steel piping, medium pressure gas set up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	60	MAR-08

D3020.01.01 Heating Boilers & Accessories: Steam**

Two Reliance low pressure steam boilers provide heating for the school. Boilers have approximate capacity of 2000 kg/hr output.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	35	MAR-08

Event: Replace Two (2) Boilers

Concern:

Boilers are old, inefficient and very difficult to control.

Recommendation:

Replace existing boilers with new high efficiency condensing boilers and primary circulating pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$165,880	Medium

Updated: APR-08



IMG_6317.JPG

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

Insulated breeching with barometric draft dampers connecting to masonry chimney. Combustion air from wall cap with control dampers tied to boiler controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	MAR-08

Event: Replace Boilers Vents and Combustion Air

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

Updated: APR-08

D3040.01.01 Air Handling Units: Air Distribution**

Herman Nelson and Trane wall heating and ventilation units installed throughout.
 One indoor Recold ventilation unit serving Gymnasium complete with steam coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	30	MAR-08

Event: Ventilation System Replacement

Concern:

Unit ventilators serving classrooms are worn and deteriorate.
 Units
 Temperature in school is not consistent and difficult to control.
 Existing ventilation units create cold drafts.

Recommendation:

Install new ventilation system, that includes two air handling units (gymnasium and core school), overhead ductwork distribution, new grilles and diffusers.



Unit Serving Gymnasium

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$743,600	Medium

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution*

Replaceable media filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D3040.01.04 Ducts: Air Distribution*

Overhead round ducts serving Gymnasium. Unit ventilators in classrooms. See section D3040.01.01 for more information.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Duct mounted steel grilles.
 Louver face return steel or aluminum grilles for return air.
 Egg crate grilles for transfer air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Steal steam and condensate return piping used throughout. Minor leak repair and trap service is carried out on an ongoing basis. Condensate receiver and single feed pump are located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	40	MAR-08

Event: Install New Heating Piping System

Concern:

Heating system performs poorly and is very inefficient. There are many complaints related to the space comfort.

Recommendation:

Remove all existing steam piping distribution and install new copper hot water system complete with reverse return loop.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$183,040	Medium

Updated: APR-08



IMG_6318.JPG

D3040.04.01 Fans: Exhaust**

Roof mounted, belt driven exhaust fans extract air from the classrooms and corridors. The system is automatically controlled with the exhaust fans shut down at night time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	MAR-08

Event: Replace Twelve (12) Exhaust Fans

Concern:

Exhaust fans are worn and deteriorate. They run continuously at constant volume during occupied time. The fans are automatically shut off when the outdoor temperature is below or about zero, significantly reducing ventilation rates.

Recommendation:

Install new exhaust fans serving washrooms and storage rooms. New exhaust fans should be interlock with new ventilation system. See section D3040.01.01 for more details.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>	
Failure Replacement	2009	\$27,456	Low	IMG_6326.JPG

Updated: APR-08

D3040.04.03 Ducts: Exhaust*

Low pressure exhaust air ducts in main floor ceiling space and stud space to roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Wall grilles located at high level in the interior walls serving washrooms.
Wall grilles located at low level in the demising walls of the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

D3050.05.03 Finned Tube Radiation**

Single slope perimeter radiation located in vestibules and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	40	MAR-08

Event: Install New Radiation**Concern:**

Existing steam radiators are 50 years old and worn.

Recommendation:

Install new perimeter radiation serving classrooms, gymnasium and offices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$165,880	Medium

Updated: APR-08

D3060.02.02 Pneumatic Controls**

Simplex Devilbess control compressor with refrigerated air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

Event: Replace Control System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$108,680	Unassigned

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Multi purpose dry chemical fire extinguishers located throughout. Inspected as per maintenance schedule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

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

The incoming panelboard was installed with original building. It is 120/240V, single phase and rated 600A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	MAR-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$34,320	Low

Updated: APR-08

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

The panels were installed with original building with few space for future usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	MAR-08

Event: Replace Four Electrical Branch Circuit Panelboards

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

Updated: APR-08

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

Panels were installed to replace existing panels for new school technologies

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-08

Event: Replace Four Electrical Branch Circuit Panelboards

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

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	MAR-08

Event: Replace Eight Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$3,661	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Most wires have been upgraded during 1992 and 1999 electrical upgrading and 2003 lighting upgrading.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	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	1953	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	2003	30	MAR-08

Event: Replace 480 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$68,640	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	2003	0	MAR-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	1986	20	MAR-08

Event: Replace 15 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,864	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>
4 - Acceptable	1953	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	1953	0	MAR-08

D5030.01 Detection and Fire Alarm - **

Simplex 2001 hard wired system is used for fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	25	MAR-08

Event: Replace Fire Alarm System

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

Updated: APR-08

D5030.02.02 Intrusion Detection - **

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

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

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$22,880	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	2001	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The system was installed in 1999 and has data outlets installed entire school classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	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	2001	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$28,600	Unassigned

Updated: APR-08

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

Painted wood shelving units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Basketball hoops, badminton equipment and floor mats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

E2010.02 Fixed Casework - **

Painted wood cabinets with lino and plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	MAR-08

Event: Replace 210 m Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$132,933	Unassigned

Updated: APR-08**E2010.03.01 Blinds - ****

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-08

Event: Replace 100 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,168	Unassigned

Updated: APR-08**F2020.01 Asbestos - ***

Asbestos abatement of various interior elements undertaken in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

F2020.04 Mould - *

No mould seen or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

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

Level grade access to north side ramp access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

K4010.02 Barrier Free Entrances - *

School entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

Event: Install 2 power operators at front Entry Doors**Concern:**

Existing entry doors do not meet BFA requirements.

Recommendation:

Install power operated equipment to entry doors to meet BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$9,152	High

Updated: MAR-08

K4010.03 Barrier Free Interior Circulation - *

Classroom and administration doors equipped with round door knobs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

Event: Replace 30 Door Knobs**Concern:**

Existing teaching and administration doors equipped with round knobs not meeting BFA requirements.

Recommendation:

Replace round door knobs with lever handles meeting BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$4,862	Medium

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

Toilet stalls and lavatory units meet BFA requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

RECAPP Facility Evaluation Report



Lauderdale Elementary School

S3191
Edmonton

Facility Details	
Building Name:	Lauderdale Elementary Sch
Address:	
Location:	Edmonton
Building Id:	S3191
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: \$117,843
5 year Facility Condition Index (FCI): 0%

General Summary:

The asphalt surfaced parking area is directly accessed from the municipal street with secondary vehicle access to the school site is via a concrete surfaced roadway to an asphalt surfaced play area located between the 1953 and 1964 school sections. The main and west entries are accessed by a concrete surfaced walkway from municipal streets. Access from the parking area to the north entry of the 1964 section consists of a concrete surfaced walkway. A well developed creative play area is located close at the north-west area of the school building. Grassed soccer fields are located east of the school. Mature trees and shrubbery are located at the south and west side of the school building. Site fencing is accomplished by a combination of chain link and pipe railing. Grades slope away from the school building and appear to provide 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

G2010.04 Rigid Roadway Pavement (Concrete)**

Concrete surface driveway from municipal street to asphalt surface play area between 1954 and 1964 school sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	MAR-08

Event: Reconstruct 300 sq M Concrete Roadway

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,032	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	1964	25	MAR-08



Event: Replace 730 sq. M Flexible Paving Parking Lots(Asphalt)**

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

Updated: APR-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>
3 - Marginal	1964	0	MAR-08

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

Insufficient signage designating staff, visitor and BFA parking stalls.

Recommendation:

Install signage designating staff, visitor and BFA parking stalls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,716	High

Updated: APR-08

G2020.06.04 Pavement Markings - *

Stall lines indistinct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	0	MAR-08

Event: Replace Pavement Marking**Concern:**

Parking stalls not clearly defined.

Recommendation:

Repaint stall lines in conjunction with parking lot replacement.

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

Updated: APR-08

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

Walkways accessing south and west entries from street, from parking lot to north entry of 1964 section and from asphalt surfaced play area to north entry of 1953 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	MAR-08

Event: Replace 72 sq. M Rigid Pedestrian Pavement (Concrete)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,868	Unassigned

Updated: APR-08

G2030.06 Exterior Steps and Ramps - *

Concrete stairs and ramp to north entry of 1964 addition.
Concrete stairs to entry of 1953 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08



G2040.02 Fences and Gates -

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-08

Event: Replace 172 lin. M Chain Link Fences

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,014	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	MAR-08



Event: Replace 70 sq M Athletic and Recreational Surfaces**

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

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Bikes racks, wood stained benches and waste containers at creative play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

G2040.06 Exterior Signs - *

School identification sign mounted on school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G2040.08 Flagpoles - *

One metal clad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G2040.09 Covers and Shelters - *

Prefinished metal storage sheds located adjacent west school entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

G2050.04 Lawns and Grasses - *

Sodded area located adjacent south, north and east side of school.
Grassed soccer fields located on east side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Mature trees and shrubbery located at main entry area and adjacent to parking lot.
Planters located along south and southeast areas of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G2050.07 Planting Accessories - *

Planters located along south and southeast areas bordering the school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	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	1953	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

Fire hydrant located on street-side adjacent northwest corner of school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Underground to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G3030.01 Storm Water Collection - *

Underground to municipal serviced catch basin.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G3060.01 Gas Distribution - *

Underground from street to mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground from municipal street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08

G4010.04 Car Plugs-ins - *

Mounted on parking lot pipe railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-08

G4020.01 Area Lighting - *

Mounted on underside of soffit of 1953 section and to facade of 1964 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	MAR-08