RECAPP Facility Evaluation Report

Edmonton School District No. 7

Lawton Junior High School

B3193A
Edmonton

Report run on: October 28, 2008 1:58 PM

Facility Details

Building Name: Lawton Junior High School
Address: 11602 - 40 Street
Location: Edmonton

Building Id: B3193A
Gross Area (sq. m): 5,648.60
Replacement Cost: $12,310,969
Construction Year: 1957

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group Inc.
Evaluation Date: November 8 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **$2,745,789**
5 year Facility Condition Index (FCI): **22.30%**

General Summary:

Lawton Junior High School is a single story facility that comprises a total area of 5,624.75 sq. metres. The original school of 2,350.00 sq. metres was constructed in 1957. Additions of 1,053.30 sq. metres was constructed in 1960 and 2,219.45 sq. metres was constructed in 1967. Upgrading to the 1957 and 1960 sections were undertaken in 1998.
The school contains 10 classrooms, a music room, a library, an art room, a drama room, 4 science rooms, a home economics room, a gymnasium with stage space, an industrial arts area, administration and ancillary space.
In addition a large section of the northeast school wing has been leased out for community use.

At the time of the site visit there were 206 enrolled students.

Structural Summary:

All sections of the school are constructed upon concrete foundations supported by concrete strip footing. The 1957 and 1960 sections have a crawl space over a wood framed floor system. The 1967 section has a concrete slab on grade floor down 1/2 level from the 1960 section. The mechanical room floor located in the 1957 section is depressed 1/2 level below adjacent floors and consists of concrete slab on grade. Load bearing concrete block walls support wood framed roofing members in all sections.

Overall, the structural elements appear to be in acceptable condition.

Envelope Summary:

Elements of the 1957 and 1960 sections consists of painted concrete block, face brick, sealed fixed and opening wood framed window units with painted metal screens over, painted metal doors in metal frames with adjacent painted wood insulated wall panels, painted wood soffits and metal fascia panels, and an asphalt built-up roof. Painted metal gutters and downspouts drain the gymnasium roof.
The 1967 section consists of face brick cladding, sealed and opening window units in prefinished metal frames with painted metal screens over, painted metal doors with sealed glazing units, prefinished metal soffits and fascia panels and a SBS membrane roof.

Overall, the envelope components appear to be in acceptable condition.

Interior Summary:

Flooring consists of resilient flooring, carpeting, ceramic tile, painted concrete and wood strip flooring. Walls are painted concrete block, painted gypsum wallboard and ceramic tile. Ceilings are painted gypsum wallboard, suspended acoustical tiles and glue secured 300mm x 300mm acoustical tile units.
Clerestory windows in painted wood frames are located in the 1957 and 1960 sections.
Wood doors and wood frames are located in the 1957 and 1960 sections with wood doors in metal frames located in the 1967 section. Fire doors are rated metal in metal frames in all sections.
Millwork consists of painted wood with plastic laminated and lino counter tops. Painted metal lockers are located in corridors of all school lections.

Overall, the interior elements appear to be in acceptable condition.

Mechanical Summary:

The mechanical systems for this facility marginal condition. Although in 1996 the hot water distribution system has been replaced the 1967 addition to the School does not have perimeter heating and the space is cold in spring, summer and fall months due to the fact that only the ventilation system provides heating and does not have the capacity to

compensate for the heat losses to the windows and walls. The school does not have the capacity to provide current standards of fresh air and air changes per hour on a per occupant basis. Half of the lab sinks do not have vacuum breakers on the faucets. The school also has asbestos insulation in the crawl space, this should be removed as it poses a health hazard. The unit convectors and force flow heaters in the school are showing signs of their age (almost fifty years old) have much exceeded their useable life time. A new ventilation and perimeter heating system is an alternate way of heating the school instead of the outdated unit ventilators. The roof of the school is in acceptable condition as with the exhaust fans. The school in general is in need of serious mechanical redesign and construction.

Electrical Summary:

The school was initially built in 1953 and the electrical main distribution was upgraded during 1968 expansion; all the electrical branch circuit panels were replaced in 1998. The electrical systems are well maintained and in good condition. The electrical power distribution system meets current school requirements.

The lighting systems 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 - 1957 Section*

Concrete strip footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

A1010 Standard Foundations - 1960 Section*

Concrete strip footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

A1010 Standard Foundations - 1967 Section*

Concrete strip footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

A1030 Slab on Grade - 1957 Section*

Located in mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

A1030 Slab on Grade - 1967 Section*

All areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

A2020 Basement Walls (& Crawl Space) - 1957 Section*

Concrete.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

A2020 Basement Walls (& Crawl Space) - 1960 Section*

Concrete.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1957 Section*

Metal deck and metal joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1960 Section*

Metal deck and metal joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1957 Section*

Load bearing concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1960 Section*

Load bearing concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1967 Section*

Load bearing concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1957 Section*

Concrete floor deck.
Minor settlement in boys gymnasium change room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

Floor settlement in boys change room.

B1010.03 Floor Decks, Slabs, and Toppings - 1960 Section*

Concrete floor deck.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B1010.07 Exterior Stairs - 1967 Section*

Stair to south entry pad.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	40	MAR-08

South entry area 1967 section.

B1020.01 Roof Structural Frame - 1957 Section*

Wood joists and glue-laminated beams.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B1020.01 Roof Structural Frame - 1960 Section*

Wood joists and glue-laminated beams.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B1020.01 Roof Structural Frame - 1967 Section*

Wood joists and glue-laminated beams.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B1020.04 Canopies - 1957 Section*

Wood framing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B1020.04 Canopies - 1960 Section*

Wood framing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B1020.04 Canopies - 1967 Section*

Wood framing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1957 Section*

Gymnasium and accent walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	75	MAR-08

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1960 Section*

North vestibule and classroom walls

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	75	MAR-08

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1967 Section*

Face brick.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	75	MAR-08

B2010.01.02.02 Concrete Block: Ext. Wall Skin - 1957 Section*

Painted concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	75	MAR-08

B2010.01.02.02 Concrete Block: Ext. Wall Skin - 1960 Section*

Painted concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1957 Section*

Located in gymnasium walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1967 Section*

Located in face brick walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1957 Section**

Located at exterior wall openings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1957 Section**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$19,159	Unassigned

Updated: APR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1960 Section**

Located at exterior wall openings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1960 Section]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$12,757	Unassigned

Updated: APR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1967 Section**

Located at exterior wall openings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1967 Section]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$18,477	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1957 Section**

Painted concrete block, plywood panels adjacent north vestibules and plywood soffits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	15	MAR-08

Event: Repair Paints (& Stains): Exterior Wall - 1957 Section]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$14,014	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1960 Section**

Paint to concrete block walls, wood panels at north vestibules and plywood soffits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	15	MAR-08

Event: Repair Paints (& Stains): Exterior Wall - 1960 Section]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$11,440	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1967 Section**

Painted panels under window units and columns at west entry.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	15	MAR-08

Event: Repair Paints (& Stains): Exterior Wall - 1967 Section]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,574	Unassigned

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1957 Section*

Concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1960 Section*

Concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1967 Section*

Concrete block.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1957 Section*

No effervescence or condensation observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1960 Section*

No effervescence or condensation observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1967 Section*

No effervescence or condensation observed or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1957 Section*

Painted grills, louvsres and window screens.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1960 Section*

Painted grills and window screens.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1967 Section*

Painted mechanical louvres and window screens.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B2010.09 Exterior Soffits - 1957 Section*

Painted plywood.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B2010.09 Exterior Soffits - 1960 Section*

Painted plywood.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	0	MAR-08

B2010.09 Exterior Soffits - 1967 Section*

Painted plywood at south entry and acoustical tile at west and north entries.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B2020.01 Exterior Standard Windows - 1956 Section

Sealed fixed and opening units in metal frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-08

Event: Replace 22 Exterior Standard Windows - 1956 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$18,533	Unassigned

Updated: MAR-08

B2020.01 Exterior Standard Windows - 1957 Section

Wood framed sealed fixed and opening units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	40	MAR-08

Event: Replace 126 Exterior Standard Windows - 1957 Section]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$108,108	Unassigned

Updated: APR-08

B2020.01 Exterior Standard Windows - 1960 Section

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	40	MAR-08

Event: Replace 124 Exterior Standard Windows - 1960 Section]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$84,656	Unassigned

Updated: APR-08

B2020.01 Exterior Standard Windows - 1967 Section

Sealed fixed and opening units in metal frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	40	MAR-08

Event: Replace 23 Exterior Standard Windows - 1967 Section]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$19,734	Unassigned

Updated: APR-08

B2030.01 Exterior Entrance Doors - All Sections

1/2 glazed painted metal doors in painted metal frames.

Rating	Installed	Design Life	Updated
5 - Good	2002	30	MAR-08

Event: Replace 19 Exterior Entrance Doors - All Sections

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$27,170	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - All Sections**

Painted metal doors in painted metal frames.

Rating	Installed	Design Life	Updated
5 - Good	2002	40	MAR-08

Event: Replace 3 Exterior Utility Doors - All Sections**

Type	Year	Cost	Priority
Lifecycle Replacement	2042	$2,002	Unassigned

Updated: APR-08

B2030.03 Large Exterior Special Doors (Overhead)*

Wood overhead door in wood frame from Industrial Arts area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Overhead door.

Event: Replace 1 2.4 x 2.2 Overhead Door - 1957 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$14,300	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1957 Section*

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B3010.01 Deck Vapor Retarder and Insulation - 1960 Section*

Rating	Installed	Design Life	Updated
5 - Good	2003	0	MAR-08

B3010.01 Deck Vapor Retarder and Insulation - 1967 Section*

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1957 Section**

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	25	MAR-08

Partial view of Built-up Roof and gutters and Downspouts.

Event: **Replace 2,350 Sq. M Built-up Asphalt Roof - 1957 Section**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$188,188	Unassigned

Updated: APR-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1967 Section**

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	25	MAR-08

Roofing of 1967 Section.

Event: Replace 2,200 Sq. M Built-up Asphalt Roof - !967 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$176,176	Unassigned

Updated: APR-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1960 Section**

Rating	Installed	Design Life	Updated
5 - Good	2003	25	MAR-08

Membrane Roof of 1960 Section.

Event: Replace 1,000 sq. M SBS Roofing - 1960 Section

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$85,800	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1957 Section**

Painted metal gutters and downspouts from gymnasium roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Event: Replace Metal Gutters and Downspouts - 1957 Section]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,860	Unassigned

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1957 Section*

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1960 Section*

Exhaust fan housing, roof drains and plumbing vents.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	MAR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1967 Section*

Chimney vent, exhaust fan housing, roof drains and plumbing vents.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions -

Painted concrete block in all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C1010.01.07 Framed Partitions (Stud) -

Miscellaneous partitioning in leased-out space of 1957 section and in administration area of 1960 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C1010.02 Interior Demountable Partitions - *

Partitions located in leased-out spaces of 1957 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	0	MAR-08

C1010.03 Interior Operable Folding Panel Partitions - **

Located in drama room of 1967 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Event: **Replace Interior Operable Folding Panel Partitions** -]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,860	Unassigned

Updated: APR-08

C1010.05 Interior Windows - *

Clerestory wood framed windows located in corridors of 1957 and 1960 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

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

Wood doors and wood frames in 1957 and 1960 sections.
Wood doors in metal frames of 1967 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	40	MAR-08

C1020.03 Interior Fire Doors - *

Rated fire doors and frames located in all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C1030.01 Visual Display Boards - **

White and tack boards located in all teaching and administration spaces of all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	20	MAR-08

Event: Replace Visual Display Boards**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$109,241	Unassigned

Updated: APR-08

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

Metal toilet and shower partitions located in wash rooms of all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Typical shower partitions.

Event: Replace 31 Fabricated Compartments(Toilets/Showers) -]**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$42,900	Unassigned

Updated: APR-08

C1030.06 Handrails - *

Painted wood handrails located in gymnasium and administration area.
Painted metal handrails located in mechanical rooms and west and south vestibules of 1967 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C1030.08 Interior Identifying Devices - *

Name and number decals applied to interior doors

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C1030.10 Lockers - **

Painted full length lockers located in corridors of all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Event: Replace 595 Full Length Lockers**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$138,424	Unassigned

Updated: APR-08

C1030.12 Storage Shelving - All Sections*

Painted wood in all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

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

Toilet and waste paper dispensers, mirrors, soap dispensers, etc. In all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C2010 Stair Construction - All Sections*

Wood stairs to gymnasium stage of 1957 section and in administration area of 1960 section.
Concrete stairs to mechanical rooms of 1957 and 1967 sections and west and south entry vestibules of 1967 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

C2020.05 Resilient Stair Finishes - All Sections**

Resilient finishes to gymnasium stage area of 1957 section and south and west entry vestibules of 1967 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	20	MAR-08

Event: Replace Resilient Stair Finishes**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,002	Unassigned

Updated: APR-08

C2030 Interior Ramps

Wood framed ramp located in corridor adjacent to south entry of 1967 section with carpet finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1991	0	MAR-08

Ramp and stair located in south entry corridor of 1967 section.

C3010.02 Wall Paneling - All Sections**

Stained wood dados located in classrooms of 1957 and 1960 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Event: Replace 160 sq. M Wall Paneling**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,288	Unassigned

Updated: APR-08

C3010.06 Tile Wall Finishes - All Sections**

Ceramic tile in boys and girls shower rooms of 1967 section.
1/2 height ceramic tile walls in boys and girls wash rooms of 1960 section.
Ceramic tile located at corridor water fountain of 1967 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	40	MAR-08

Event: Replace 420 sq. M Tile Wall Finishes - All Sections**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$84,008	Unassigned

Updated: APR-08

C3010.09 Acoustical Wall Treatment - **

Located in music room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	20	MAR-08

Event: Replace 24 sq. M. Acoustical Wall Treatment**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,746	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - All Sections*

Concrete block and gypsum wallboard in all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	10	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - All Sections.*

Mechanical rooms in 1957 and 1967 addition and industrial arts of 1957 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	10	MAR-08

C3020.02 Tile Floor Finishes - All Sections**

Ceramic tile located in wash and shower rooms of all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	50	MAR-08

Event: Replace 270 sq. M Tile Floor Finishes All Sections**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$55,770	Unassigned

Updated: APR-08

C3020.04 Wood Flooring - **

Locate in gymnasium and stage area of 1957 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	30	MAR-08

Event: Replace 550 sq. M Wood Flooring**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$125,840	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - All Sections**

Located in corridors of all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-08

Event: Replace 625 sq. M Resilient Flooring - All Sections.

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$50,050	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - All sectuions**

Located in classrooms and ancillary spaces all sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	20	MAR-08

Event: Replace 2,075 sq. M Resilient Flooring**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$166,246	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - All Sections**

Located in classrooms, corridors, administration and ancillary spaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	15	MAR-08

Event: Replace 1,335 sq. M Carpet Flooring - All Sections**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$98,098	Unassigned

Updated: APR-08

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

Located in corridors, classrooms and ancillary spaces of 1967 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	25	MAR-08

Event: Replace 1,720 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$89,033	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Painted gypsum wallboard ceilings in corridors of 1957 and 1960 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	20	MAR-08

C3030.09 Other Ceiling Finishes*

Glue-on 300 x 300 acoustical panels located in classrooms, corridors, and ancillary spaces of 1957 and 1960 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

S4 MECHANICAL

D2010.04 Sinks - 1956 Original i)**

Four (4) original, double compartment steel sinks complete with swing spout and metering faucets serving Home Economics Classroom.
Two (2) original wall mounted, with separate hot/cold spouts and valves. steel sinks leak are corroded, and no replacement parts are available.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	30	MAR-08

Event: Replace Four (4) Home Economics Sinks - 1956 Original

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$5,125	Unassigned

Updated: APR-08

Event: Replace Two (2) Mop Sinks - 1956 Original

Concern:
Mop sinks are corroded, leak, and no replacement parts are available.
Recommendation:
Install floor mounted molded stone mop sinks complete with mixing valves.

Type	Year	Cost	Priority
Failure Replacement	2008	$3,306	Low

Updated: APR-08

Mop sinks have separate hold/cold taps serve as a scolding hazard, are corroded and replacement parts cannot be found.

D2010.04 Sinks - 1956 Original ii)**

Three (3) stainless steel, counter top mounted, single compartment sinks complete with swing spout and metering faucet.
One (1) stainless steel, counter top mounted, single compartment sink complete with swing spout, metering faucet and oil seperator.
One (1) elongated stainless steel, counter top mounted, single compartment sink complete with swing spout, metering faucet and vacuum breaker.

Rating	Installed	Design Life	Updated
4 - Acceptable	1987	30	MAR-08

Event: Replace Five (5) Sinks - 1956 Original

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$5,726	Unassigned

Updated: APR-08

D2010.04 Sinks - 1967 Addition**

Six (6) stainless steel, counter top mounted, single compartment sinks complete with swing spout and metering faucet serve the 1967 addition to the School.
One (1) double compartment, counter top mounted, stainless steel sink complete with swing spout and metering faucet serves the Staff Room.
One (1) 24"x24" floor mounted, stone sink complete with metering faucet.
Fourteen (14) stainless steel lab sinks complete with vaccum breakers on gooseneck spouts and metering faucets.
Fourteen (14) stainless steel lab sinks complete with gooseneck spouts and metering faucets.

Rating	Installed	Design Life	Updated
3 - Marginal	1987	30	MAR-08

Event: Replace Fourteen (14) Lab Sinks - 1967 Addition

Concern:
Half of the 28 lab sinks do not have vacuum breakers installed on the goosneck faucets.
Recommendation:
Replace Sinks

Type	Year	Cost	Priority
Failure Replacement	2008	$24,264	Medium

Updated: MAR-08

Event: Replace Twenty Two (22) Sinks - 1967 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$32,930	Unassigned

Updated: APR-08

D2010.05 Showers - 1956 Original**

Two (2) three wall stall type showers complete with mixing valves and faucet.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	30	MAR-08

Event: Replace Two (2) Showers - 1956 Original

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,768	Unassigned

Updated: APR-08

D2010.05 Showers - 1960 Addition**

Four (4) five stall shower systems by Bradley. Each stall is complete with a push valve faucet and a standard stainless steel shower head. The temperature to the showers is controlled by a temperature control valve.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	30	MAR-08

Event: Replace Four (4) Shower Systems - 1960 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$27,456	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - 1956 Original**

Four (4) vitreous china, wall hung, non recessed water fountains.
One (1) vitreous china, wall hung, recessed water fountain.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	35	MAR-08

Event: Replace Five (5) Drinking Fountains - 1956 Original

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$4,782	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - 1960 Addition**

Two (2) wall mounted, non recessed, vitreous china water fountains.

Rating	Installed	Design Life	Updated
4 - Acceptable	1960	35	MAR-08

Event: Replace Two (2) Drinking Fountains - 1960 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$1,805	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - 1967 Addition i)**

One (1) double drinking fountain, wall hung, not recessed, vitreous china.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	35	MAR-08

Event: Replace One (1) Drinking Fountain - 1967 Addition i)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$1,373	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - 1967 Addition ii)**

One (1) Oasis stainless steel, wall hung, non-recessed drinking fountain.

Rating	Installed	Design Life	Updated
4 - Acceptable	1987	35	MAR-08

Event: Replace One (1) Drinking Fountain - 1967 Addition ii)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$1,343	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

The perimeter of the school is serviced by non-freeze hose bibs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1956 Original**

Two (2) vanity top mounted, vitreous china lavatories complete with a metering faucets serving the Men's and Women's Physical Education Washrooms.
Eight (8) Waltec vanity top mounted, oval, stainless steel lavatories complete with Venessa mixing valves.
Nine (9) Crane floor mounted, vitreous china water closets complete with open front seat and Cambridge Brass flush valves.
Five (5) Crane vitreous china, floor mounted, stall type urinals complete with Cambridge brass flush valves and vandal proof protection.

Rating	Installed	Design Life	Updated
4 - Acceptable	1993	35	MAR-08

Event: Replace Twenty-Four (24) Washroom Fixtures - 1956 Original

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$26,672	Unassigned

Updated: APR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1960 Addition**

Two (2) Steel Queen vanity top mounted, oval, stainless steel lavatories complete with a mixing valves serving Boys' and Girls' Locker Rooms.
Seventeen (17) Waltec vanity top mounted, oval, stainless steel lavatories complete with Venessa mixing valves.
Thirteen (13) Crane floor mounted, vitreous china water closets complete with open front seat and Cambridge Brass flush valves.
Six (6) Canadian Potters vitreous china, floor mounted, stall type urinals complete with a timed flush tank system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1993	35	MAR-08

Event: Replace Thirty-Eight (38) Washroom Fixtures - 1960 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$37,821	Unassigned

Updated: APR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1967 Addition**

One (1) wall hung, vitreous china lavatory complete with a metering faucet serving the Men's Staff Washroom.
One (1) vanity top mounted, vitreous china lavatory complete with a metering faucet serving the Women's Staff Washroom.
Eight (8) Steel Queen vanity top mounted, oval, stainless steel lavatories complete with a mixing valves.
Three (3) American Standard floor mounted, vitreous china, close coupled two piece flush tank water closets complete with open front seat.
Eleven (11) Crane floor mounted, vitreous china water closets complete with open front seat and Cambridge Brass flush valves.
Seven (7) Crane vitreous china, floor mounted, stall type urinals complete with Cambridge brass flush valves and vandal proof protection.

Rating	Installed	Design Life	Updated
4 - Acceptable	1993	30	MAR-08

Event: Replace Thirty-One (31) Washroom Fixtures - 1967 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$33,004	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

All domestic water piping throughout the school is copper.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

D2020.01.02 Valves: Domestic Water - **

All domestic water piping throughout the school is copper.

Rating	Installed	Design Life	Updated
4 - Acceptable	1993	40	MAR-08

Event: Valves: Domestic Water

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$34,127	Unassigned

Updated: APR-08

D2020.01.03 Piping Specialties (Backflow Preventors) - 1956 Original**

Watts regulator double check valve 2" backflow preventor assembly.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-08

Event: Backflow Preventors

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$26,369	Unassigned

Updated: APR-08

D2020.01.03 Piping Specialties (Backflow Preventors) - 1967 Addition**

Watts regulator double check valve 2" backflow preventor assembly.
Two (2) backflow preventors for both boilers Watts 3/4"

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-08

Event: Backflow Preventors - 1967 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$26,368	Unassigned

Updated: APR-08

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

Two (2) Bell & Gossett circulating pump model NBF-22 connected to a 115V single phase power supply. One (1) located in the 1967 Mechanical Room and one (1) in the 1956 Mechanical Room

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	20	MAR-08

Event: Replace Two (2) Domestic Water Circulating Pumps

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$2,939	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters - All**

The 1967 Mechanical Room has two (2) domestic water heaters both manufactured by State. First domestic water heater is model SBF75120NECGAD with a 75 gallon capacity, an input of 108,000 BTUH and a recovery of 102.08 gallons per hour. The second domestic water heater is model SBT7575NECGAD with a 75 gallon capacity and an input capacity of 67,590 BTUH with a recovery capacity of 63.9 gallon per hour. The School has backup capacity.

Rating	Installed	Design Life	Updated
5 - Good	2002	20	MAR-08

Event: Replace Two (2) Domestic Water Heaters - 1960 and 1967 Additions

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$8,580	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - 1956 Original*

All water supply lines are insulated throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	40	MAR-08

D2020.03 Water Supply Insulation: Domestic - 1967 Addition*

All water supply lines are insulated throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

D2030.01 Waste and Vent Piping - 1956 Original*

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	50	MAR-08

D2030.01 Waste and Vent Piping - 1967 Addition*

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Roof drains are connected to the 10" storm line providing the School's storm drainage to the West, the storm line connects to the municipal storm main.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	0	MAR-08

D2040.02.04 Roof Drains - *

4" steel roof drains, some starting to show signs of corrosion.

Rating	Installed	Design Life	Updated
3 - Marginal	1984	40	MAR-08

Event: Replace 4 roof drains and piping

Concern:
4" steel roof drains, some starting to show signs of corrosion.
Recommendation:
Replace 4 roof drains and piping as required

Type	Year	Cost	Priority
Failure Replacement	2009	$13,728	Low

Updated: APR-08

D3010.02 Gas Supply Systems - 1956 Original*

2" gas line enters the Industrial Arts Room and carries on to the Mechanical Room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1956	60	MAR-08

D3010.02 Gas Supply Systems - 1967 Addition*

2" gas line enters 1967 Mechanical Room serves the domestic water heaters, and boilers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	60	MAR-08

D3020.02.01 Heating Boilers and Accessories: H.W. - 1967 Addition**

Two (2) Raypak - copper tube glycol boilers provide heating for the 1956 original building and the 1960 addition. One boiler is model E30001 WTD-N-2P with an input capacity of 2,700,000 BTUH and a heating surface of 24.39 square feet. The second boiler is a model E2500 WTD-N-2P with an input capacity of 2,249,100 BTUH and a heating surface of 20.50 square feet. The boilers are complete with low alarm, high alarm, automatic flow control valve, backflow preventors for both boilers watts 3/4" , chemical pot feeders, high alarm and are connected to the DDC system. The hot water in the system is circylated by two (2) Bell & Gossett pumps with a 158 gallon per minute capacity and a 7.5 hp motor. Hot water is distributed to unit convectors, force flow heaters, perimeter heating in the 1960 addition and the 1956 original building and air coils.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	35	MAR-08

Event: Replace Two (2) Heating Boilers and Accessories

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$152,560	Unassigned

Updated: APR-08

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

Located in 1967 Mechanical Room, two (2) type-B vent serve two (2) hot water boilers, and a separate type-B vent serves two (2) domestic water heaters. Combustion air duct is of adequate size and is complete with a unit heater to treat the combustion air.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-08

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

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$32,709	Unassigned

Updated: APR-08

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

D3030.06.02 Refrigerant Condensing Units - 1956 Original**

One (1) window mounted International Comfort model CA3226AR-A air conditioning unit with a 32,000 BTUH cooling capacity connected to 208V three phase power.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	25	MAR-08

Event: Replace One (1) Window Mounted A/C unit

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$5,720	Unassigned

Updated: APR-08

D3030.06.02 Refrigerant Condensing Units - 1960 Addition**

The Computer Room also houses the Server Room and excess heat is generated by the electrical equipment.

Rating	Installed	Design Life	Updated
2 - Poor	0	25	MAR-08

Event: Install Split System A/C Unit into Computer Lab/Server Room

Concern:
Computer Lab which also houses the Server Room overheats due to excess heat generation.

Recommendation:
Install a split system A/C unit to compensate for extra heat generation.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2008	$5,882	Medium

Updated: MAR-08

D3040.01.01 Air Handling Units: Air Distribution - 1967 Addition**

Westinghouse air return unit model 16222 returns the air from the 1967 portion of the School . Westinghouse supply air fan model 16242 supplies the air to the 1967 portion of the School with a 15 hp 208V three phase motor. The ventilation is the only form of heating to this portion of the School, and cannot heat up the space accordingly. The unit cannot provide sufficient quantities of air as per latest ASHREA standards.

Rating	Installed	Design Life	Updated
3 - Marginal	1957	30	MAR-08

Event: Replace One (1) Air Handling Unit

Recommendation:
Replace One (1) Air Handling Unit

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2011	$140,712	Low

Updated: APR-08

D3040.01.01 Air Handling Units: Air Distribution - Rest of School**

No air distribution aside for unit convectors.

Rating	Installed	Design Life	Updated
2 - Poor	0	30	MAR-08

Event: Install Air Handling Units

Concern:
No air handling system for the 1956 and 1960 portions of the School.
Recommendation:
Provide an air handling unit to supply fresh air in lieu of the unit convectors currently in place.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$286,000	High

Updated: MAR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

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

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

D3040.01.04 Ducts: Air Distribution - 1967 Addition*

Galvanized steel ducts provide supply air to 1967 addition, air is returned back to the unit via galvanized steel ducts. Ducts aren't sized enough to provide sufficient amounts of air.

Rating	Installed	Design Life	Updated
3 - Marginal	1957	0	MAR-08

Event: Install new duct work

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2008	$143,000	Unassigned

Updated: APR-08

D3040.01.04 Ducts: Air Distribution - Rest of School*

No air duct distribution in rest of the School.

Rating	Installed	Design Life	Updated
2 - Poor	2008	50	MAR-08

Event: Install New ductwork to supply and return air.

Concern:
No air ducts present in 1956 and 1960 portion of the School.
Recommendation:
Provide an galvanized steel air distribution system to this portion of the School.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2008	$286,000	High

Updated: MAR-08

D3040.01.07 Air Outlets & Inlets:Air Distribution - 1967 addition*

Millwork mounted double deflection grilles on perimeter provide supply air and wall mounted egg crate grilles allow for return air to be returned back to the air handling unit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Insulated copper piping distributes hot water to unit convectors, force flow heaters, perimeter heating in the 1960 addition and the 1956 original building and air coils. The hot water piping is insulated with asbestos type insulation.
The 1967 addition to the School does not have perimeter heating. Many complaints of cold air during spring, summer and fall months.

Rating	Installed	Design Life	Updated
2 - Poor	1996	40	MAR-08

Event: 1967 Addition Hot Water Distribution

Concern:
1967 addition to the School does not have perimeter heating. The whole wing is cold even in summer months, so much so that some staff have resorted to using portable unit heaters under desk to stay warm. The only form of heat is the ventilation system that does not provide enough air, nor has the heating capacity to heat the area.
Recommendation:
Install hot water distribution and perimeter heating to the 1967 addition to the School.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$42,328	High

Updated: MAR-08

Event: Asbestos Insulation

Concern:
Asbestos insulation is used in the hot water system in the crawlspace throughout the whole School.
Recommendation:
Perform asbestos abatement.

Type	Year	Cost	Priority
Hazardous Materials Abatement	2008	$137,280	Medium

Updated: MAR-08

Event: Hot Water Distribution Systems

Type	Year	Cost	Priority
Lifecycle Replacement	2036	$506,243	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

The School is equipped with the following exhaust fans:
- Two (2) Domex BB531 serving Washrooms in 1960 addition and hallways.
- Two (2) Domex XV94 serving hallways in 1960 addition and office area.
- One (1) Domex AW20.
- One (1) Domex BT45 serving Washrooms in 1967 addition.
- Two (2) Domex AT35 serving Science Prep Rooms.
- Three (3) Domex AT24 serving Dark Room and Boys' and Girls' Washrooms.
- One (1) L-C L25 ACR-B serving fume hood in Art Classroom.
- Two (2) standard exhaust fans with General Electric model 3J522AX5 1/4 hp @ 1,725 rpm 115V, single phase fans serving Storage Rooms.

There are three (3) stove top ranges in the Home Economics Classroom with no kitchen exhaust fans installed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	30	MAR-08

Event: Install Three (3) Kitchen Range Exhaust Fans

Concern:
Three (3) stove top ovens with no kitchen exhaust fans installed.

Recommendation:
Install kitchen exhaust fans.

Type	Year	Cost	Priority
Code Upgrade	2008	$4,576	Medium

Updated: MAR-08

Event: Replace Fourteen (14) Exhaust Fans

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$45,760	Unassigned

Updated: APR-08

D3040.04.03 Ducts: Exhaust - *

Galvanized steel ducts complete with 1" thermal insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

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

Standard egg crate grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

D3050.02 Air Coils - 1967 Addition**

Air coils are located through the ductwork complete with thermostat to allow for zoning control.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	30	MAR-08

Event: Air Coils

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$8,923	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units - 1956 Original**

Nineteen (19) Trane 1/3hp unit convectors are located in Classrooms and Washrooms around the perimeter of the School. Three (3) Trane force flow heaters are located in entrance ways. Units are vibrating excessively and due to their age should be replaced.

Rating	Installed	Design Life	Updated
3 - Marginal	1956	30	MAR-08

Event: Replace Twenty-Two (22) Fan Coil Units - 1956 Original

Recommendation:
Replace Twenty-Two (22) Fan Coil Units - 1956 Original Building.

Type	Year	Cost	Priority
Failure Replacement	2009	$56,392	Low

Updated: APR-08

D3050.05.02 Fan Coil Units - 1960 Addition**

Eleven (11) Trane 1/3hp unit convectors are located in Classrooms and Washrooms around the perimeter of the School. Three (3) Trane force flow heaters are located in entrance ways. Units are vibrating excessively and due to their age should be replaced.

Rating	Installed	Design Life	Updated
3 - Marginal	1960	30	MAR-08

Event: Replace Fourteen (14) Fan Coil Units - 1960 Addition

Type	Year	Cost	Priority
Failure Replacement	2009	$55,530	Low

Updated: APR-08

D3050.05.02 Fan Coil Units - 1967 Addition**

Three (3) Trane force flow heaters are located in entrance ways. Units are vibrating excessively and due to their age should be replaced.

Rating	Installed	Design Life	Updated
3 - Marginal	1967	30	MAR-08

Event: Replace Three (3) Fan Coil Units - 1960 Addition

Recommendation:
Replace Three (3) Fan Coil Units - 1960 Addition

Type	Year	Cost	Priority
Failure Replacement	2009	$13,728	Low

Updated: MAR-08

D3050.05.03 Finned Tube Radiation - 1956 Original**

Perimeter heating in all classrooms and hallways.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	40	MAR-08

Event: Replace Finned Tube Radiation - 1956 Original

Type	Year	Cost	Priority
Lifecycle Replacement	2036	$73,143	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - 1960 Addition**

Office area has perimeter finned tube heating as do the Classrooms and Hallways.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	40	MAR-08

Event: Finned Tube Radiation - 1960 Addition

Type	Year	Cost	Priority
Lifecycle Replacement	2036	$69,189	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - 1967 Addition**

1967 addition to the School does not have perimeter heating. The whole wing is cold even in summer months, so much so that some staff have resorted to using portable unit heaters under desk to stay warm. The only form of heat is the ventilation system that does not provide enough air, nor has the heating capacity to heat the area.

Rating	Installed	Design Life	Updated
2 - Poor	0	40	MAR-08

Event: Finned Tube Radiation - 1967 Addition

Concern:
1967 addition to the School does not have perimeter heating. The whole wing is cold even in summer months, so much so that some staff have resorted to using portable unit heaters under desk to stay warm. The only form of heat is the ventilation system that does not provide enough air, nor has the heating capacity to heat the area.

Recommendation:
Install perimeter finned tube heating to compensate for heat losses on outside walls and windows.

Type	Year	Cost	Priority
Failure Replacement	2008	$100,159	High

Updated: MAY-08

D3060.02 HVAC Instrumentation and Controls -

Pneumatic controls are located throughout the School. The compressed air is generated by a Quincy model M0C00706D air compressor. All the School's controls are connected to a Barber Coleman Network 8000 DDC system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-08

Event: Replace HVAC Instrumentation and Controls

Type	Year	Cost	Priority
Lifecycle Replacement	2026	$205,920	Unassigned

Updated: APR-08

D3090 Other Special HVAC Systems and Equipment - *

Apsco duct collector model CE-500-26BID-10 serving Industrial Arts Classroom. Complete with 26 BID fan with a fan speed of 1,800 rpm powered by a U.S. Electrical Frame 56C type UTF-TE 1/2 hp @ 1,745 rpm motor connected to 208V three phase power.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	0	MAR-08

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

The school is equipped with 2.5 gallon pump tanks, and 5 lbs. ABC fire extinguishers throughout the school mounted on the wall. There are five (5) 75' fire hoses located in the 1956 and 1960 portion of the School.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	30	MAR-08

S5 ELECTRICAL

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

The main distribution is 120/208V, 3 Phase, 4 Wire and rated at 800A, the distribution section has no space for any future expansion.

Rating	Installed	Design Life	Updated
5 - Good	1968	40	MAR-08

Capacity Size	Capacity Unit
800	amps

Event: Replace Main Electrical Switchboards

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$57,200	Low

Updated: APR-08

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

Panels were replaced during 1998 upgrade of electrical panels and classroom outlets. Most of panel has more than 15% space for future uses.

Rating	Installed	Design Life	Updated
5 - Good	1998	30	MAR-08

Event: Replace Ten Electrical Branch Circuit Panelboards

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$68,640	Unassigned

Updated: APR-08

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

Panels are located in the mechanical rooms has few space for future uses

Rating	Installed	Design Life	Updated
5 - Good	1968	30	MAR-08

Event: Replace two Electrical Branch Circuit Panelboards

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$13,728	Low

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

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

Rating	Installed	Design Life	Updated
5 - Good	1968	30	MAR-08

Event: Replace 15 Motor Starters and Accessories

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$8,580	Low

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Most wires were installed during 1968 expansion; classroom outlet wiring was upgraded in 1998.

Rating	Installed	Design Life	Updated
5 - Good	1968	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

All the lights in the classrooms, offices and common areas are switching locally.

Rating	Installed	Design Life	Updated
5 - Good	1968	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures**

The fixtures were replaced with T-8 fluorescent during 1993 administration office upgrading project.

Rating	Installed	Design Life	Updated
5 - Good	1993	30	MAR-08

Event: Replace 120 Florescent Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$16,474	Unassigned

Updated: APR-08

D5020.02.02.02 Interior Florescent Fixtures**

All light fixtures were installed during 1968 expansion, and fixture are T-12 lamped fluorescent.

Rating	Installed	Design Life	Updated
5 - Good	1968	30	MAR-08

Event: Replacement 960 Florescent Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$131,789	Low

Updated: APR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

Devices were upgraded during 1992 fire alarm upgrading project. The emergency light coverage in the hallway shall be improved.

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	20	MAR-08

Event: Replace 35 Emergency Lighting Battery Packs

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$16,016	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The Exit signs were retrofit with LED type lamps.

Rating	Installed	Design Life	Updated
5 - Good	2005	0	MAR-08

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

Fixtures were installed with during 1968 building expansion and have good lighting coverage.

Rating	Installed	Design Life	Updated
5 - Good	1968	0	MAR-08

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

All the outdoor lights are controlled by photocell

Rating	Installed	Design Life	Updated
5 - Good	1968	0	MAR-08

D5030.01 Detection and Fire Alarm - **

The Simplex 4002 hardwired zoning panel is used for fire alarm system

Rating	Installed	Design Life	Updated
5 - Good	1992	25	MAR-08

Event: Replace Fire Alarm System

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$68,640	Unassigned

Updated: APR-08

D5030.02.02 Intrusi1on Detection - **

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

Rating	Installed	Design Life	Updated
5 - Good	1997	25	MAR-08

Event: Replace Intrusion Detection System

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$28,600	Unassigned

Updated: APR-08

D5030.04.01 Telephone Systems - *

The Nortel Norstar system is used for the telephone system

Rating	Installed	Design Life	Updated
5 - Good	1993	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The system was installed in 1987 and some upgrading was done in 1998. The data outlets were installed through entire school classrooms and offices.

Rating	Installed	Design Life	Updated
5 - Good	1987	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.

Rating	Installed	Design Life	Updated
5 - Good	1993	20	MAR-08

Event: Replace Public Address and Music Systems

Type	Year	Cost	Priority
Lifecycle Replacement	2013	$28,600	Unassigned

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment - *

Wood shelving units with plastic laminated counter tops.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

E1090.06 Darkroom Equipment*

Darkroom located within industrial arts area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

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

Basketball hops, badminton equipment and floor mats.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

E2010.02 Fixed Casework - All Sections**

Painted wood millwork with lino and plastic laminate counter tops.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	35	MAR-08

Event: Replace 400 m Fixed Casework

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$369,399	Unassigned

Updated: APR-08

E2010.03.01 Blinds - All Sections**

Fabric curtains only over isolated windows.

Rating	Installed	Design Life	Updated
3 - Marginal	1957	30	MAR-08

Event: Replace Blinds (224 Window Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$76,877	Unassigned

Updated: APR-08

F1020.02 Special Purpose Rooms

4 time-out rooms (2 x 3 M) located within classroom setting. Glazed wood doors and wood frames with painted gypsum wallboard finishes.
Home Economics Room equipped with kitchen ranges, painted wood millwork and painted metal upper cabinetry.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

F1040.06 Other Special Facilities - *

Wood working in Industrial Arts area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

F2020.01 Asbestos - All Sections*

Asbestos report prepared in April, 2001 identified various asbestos containing materials with recommendations of their removal prior to future renovations and demolition in accordance with the Alberta Building Code.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

F2020.04 Mould - All Sections*

No mould visible or reported at time of site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance - 1967 Section*

Concrete step at west entry adjacent to parking lot in poor condition and does not provide BF access to school.

Rating	Installed	Design Life	Updated
3 - Marginal	1967	0	MAR-08

Event: Install Ramp and Curb Cut

Concern:
No curb cut from parking lot to concrete walkway.
No ramp provided to access west entry vestibule.

Recommendation:
Provide curb cut to concrete walkway from parking area.
Provide ramp to access west entry door to overcome 200mm high grade separation.

Type	Year	Cost	Priority
Failure Replacement	2009	$5,148	High

Updated: MAY-08

K4010.02 Barrier Free Entrances - *

Entry doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

Event: Install 2 Door Opperators

Concern:
Entry doors not equipped for BFA.

Recommendation:
Install power equipped door hardware to meet BFA requirements.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2009	$9,152	High

Updated: APR-08

K4010.03 Barrier Free Interior Circulation - All Sections*

Doors to teaching and administration spaces equipped with round door knobs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

Event: Replace 110 Door Knobs

Concern:
Existing door knobs limit BFA access to student spaces.

Recommendation:
Replace round door knobs with lever handled hardware meeting BFA requirements.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2009	$12,584	Medium

Updated: APR-08

K4010.04 Barrier Free Washrooms - All Sections*

Partitions and lavatory units meet BFA requirements.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

RECAPP Facility Evaluation Report

Lawton Junior High School

S3193

Edmonton

Report run on: May 5, 2008 3:55 PM

Facility Details

Building Name: Lawton Junior High School
Address:
Location: Edmonton

Building Id: S3193
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group Inc.
Evaluation Date: November 8 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **$95,190**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Access to a relatively small deteriorated asphalt surface vehicle parking area is directly from the street. A concrete surface walkway from the parking area provides access to the west entry. Concrete surface walkways provide pedestrian access to the main and north entries to the school from a municipal street. The small playground is restricted to a soccer pitch and a baseball field. Mature trees and shrubbery are located along the east side of the school. The north side of the school site is protected by concrete retaining walls. Chain link fencing is located along the west, north, east and partial south sides of the school site.
Grades surrounding the school provide positive drainage.

Overall the site conditions appear to be in acceptable condition.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

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

Deteriorated asphalt surface.

Rating	Installed	Design Life	Updated
3 - Marginal	1967	25	MAR-08

Event: **Replace 575 sq. M Flexible Paving Parking Lots(Asphalt)****

Concern:
Deteriorated asphalt presently drainage and safety concerns.

Recommendation:
Replace asphalt surfacing and adjust catch basin to suit.

Type	Year	Cost	Priority
Failure Replacement	2008	$39,468	Medium

Updated: MAY-08

G2020.05 Parking Lot Curbs and Gutters - *

Concrete all around.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

G2020.06.03 Parking Lot Signs - *

Existing staff and BFA signs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

G2020.06.04 Pavement Markings - *

Painted lines demarking parking stalls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

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

Concrete surfaced walkways and driveway access to Industrial Arts area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	25	MAR-08

Event: Replace 128 sq. M Rigid Pedestrian Pavement (Concrete)**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$19,048	Unassigned

Updated: APR-08

G2030.06 Exterior Steps and Ramps - *

Concrete steps located at south and west entries to 1967 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

G2040.02 Fences and Gates - All Sections

Chain link fences around perimeter of site.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	30	MAR-08

Event: Replace 390 lin. M Fences and Gates

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$31,460	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Grassed soocer pitch and baseball diamond.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	25	MAR-08

Event: Replace Athletic and Recreational Surfaces**

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$5,215	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Bike racks between 1957 and 1967 sections and table with integral seating adjacent main entry.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G2040.06 Exterior Signs - *

School identification sign located on west building face.

Rating	Installed	Design Life	Updated
4 - Acceptable	1967	0	MAR-08

G2040.08 Flagpoles - *

One metal.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G2040.11 Retaining Walls - *

Concrete retaining wall between north face of school and municipal laneway.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G2050.04 Lawns and Grasses - *

Sodded area adjacent east side of building and between 1957 and 1960 section.
Grassed playing fields east of the 1960 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Mature trees and shrubbery located on east and west sides of school building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G3010.02 Site Domestic Water Distribution - *

Underground municipal service to 1957 and 1967 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

Hhydrant located adjacent to school property.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Underground to municipal service from 1957 and 1967 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G3030.01 Storm Water Collection - *

Underground from parking lot catch basin to municipal service.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G3060.01 Gas Distribution - *

Underground from municipal laneway to 1957 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G4010.01 Electrical Substations - *

Pad mounted transformer located between 1957 and 1960 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground to transformer and to 1957 section.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G4010.04 Car Plugs-ins - *

Located on parking lot pipe railings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08

G4020.01 Area Lighting - *

Fixtures located on building face.

Rating	Installed	Design Life	Updated
4 - Acceptable	1957	0	MAR-08