

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Lendrum School

B3195A
Edmonton

Facility Details

Building Name: Lendrum School
Address: 11330 - 54 Avenue
Location: Edmonton

Building Id: B3195A
Gross Area (sq. m): 2,513.00
Replacement Cost: \$5,477,015
Construction Year: 1963

Evaluation Details

Evaluation Company: R.Saunders Architects Ltd.
Evaluation Date: July 10 2007
Evaluator Name: Raghbir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years: **\$1,792,545**
5 year Facility Condition Index (FCI): **32.73%**

General Summary:

The 2509.0 m2 building was constructed in 1963 and is one storey, partly slab on grade and partly crawlspace. The building is in good/acceptable condition.

Structural Summary:

The building is slab on grade in classrooms, library, staff room, general office and gymnasium. Crawl space under corridors, washrooms, stage, daycare and other areas around the gymnasium. Foundations are concrete grade beam on piles and concrete beams with suspended concrete slab over crawl space areas. Roof structure is glue-lam beams. Load bearing concrete block throughout exterior and interior of building. The structure of the building is in acceptable condition.

Envelope Summary:

The exterior walls have brick veneer finish with painted crezon plywood along window heads. Gymnasium wall above main roof has metal siding. Windows are steel framed. Entrance doors are hollow steel in steel frames. Front entrance door has a sidelite. Flat roof over entire building is finished with membrane roofing. Gymnasium roof is low slope with membrane roofing. The building envelope is in acceptable condition.

Interior Summary:

Vinyl composite tile in corridors, some classrooms, janitor room, daycare, staff kitchen and storage rooms. Carpet flooring in most classrooms, general office, staff room and other areas. Quarry tile floor in gymnasium and stage. 12"x12" acoustic ceiling tile in corridors, staff room, music room and various other rooms. Suspended t-bar ceilings in some classrooms, general office area, computer room and some other areas. Exposed wood deck ceilings in washrooms, stage, some classrooms, gymnasium, library and various other rooms. Wall finishes are painted concrete block and painted drywall. The interior is in acceptable/good condition.

Mechanical Summary:

NEW HEATING AND VENTILATION SYSTEM THROUGHOUT ARE REQUIRED.

Electrical Summary:

This school was built in 1963 with electrical upgrades in 1994, 1995, 2000 and 2001.
The fire alarm was upgraded in 1988 with audio/visual signaling devices.
The lighting was upgraded in 1995.
There could be more exterior lighting to deter vandalism and increase security.
This facility is 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*

Concrete gradebeams on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

A1030 Slab on Grade*

Slab on grade in classrooms, staff area, general office and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

A2020 Basement Walls (& Crawl Space)*

Cast in place concrete service crawl space under corridors and other areas around gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	100	MAR-08

B1010.01 Floor Structural Frame (Building Frame)*

Cast in place concrete piles with pile caps supporting concrete beams and suspended slabs over crawlspace areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings*

Suspended slab over crawlspace areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

B1010.05 Mezzanine Construction*

Steel framed mezzanine in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	100	MAR-08

B1020.01 Roof Structural Frame*

Glulam beam construction throughout the building and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	100	MAR-08

B1020.02.03.02 Concrete Masonry Units: Struct. Wal

Structural concrete block walls supporting roof structure in corridors, gymnasium and throughout other areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	MAR-08

Event: Repair concrete block cracks**Concern:**

Concrete block wall in corridors are developing cracks at classrooms #13, #43 and other areas.

Recommendation:

Patch and repaint cracks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,430	Low

Updated: APR-08



Classroom #13

B1020.03.07 Wood Decking

Double tongue and groove wood roof decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

B1020.04 Canopies*

Canopy over front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry veneer around perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	75	MAR-08

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	75	MAR-08

Event: Repair concrete block cracks

Concern:

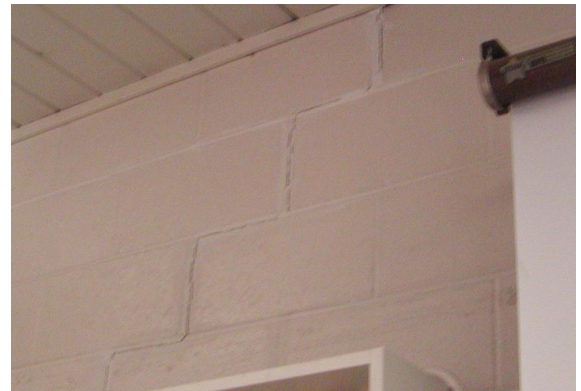
Cracks developing in exterior block walls in library #1, classrooms #42, #43 and other areas.

Recommendation:

Patch and repaint cracks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,430	Low

Updated: APR-08



crack-84.JPG

B2010.01.06.03 Metal Siding**

Metalsiding around gymnasium above main roof level.

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

Event: Lifecycle Replacement metal siding (79 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$33,176	Medium

Updated: APR-08

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

Painted crezon plywood along classroom windows headers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	15	MAR-08

Event: Refinish window headers (59 m2)**Concern:**

Paint and crezon plywood is deteriorating at classroom window headers.

Recommendation:

Refinish with prefinished metal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$9,152	Medium

Updated: APR-08



Window headers

B2010.05 Parapets*

Wood parapet along entire roof perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	50	MAR-08

B2010.05 Parapets*

Parapets on main roof c/w prefinished metal flashing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens*

Metal security screens on windows at back of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

B2010.09 Exterior Soffits*

Prefinished metal soffit under entrance canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

B2010.10 Other Exterior Walls - Window Sills*

Concrete Window sills.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	MAR-08

Event: Lifecycle Replacement window sill cladding (115 m)**Concern:**

Paint is deteriorating on precast concrete window sills.

Recommendation:

Refinish window sills with prefinished metal flashing.

See B2020.01.01.01 for cost including window replacement.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$1,373	Medium

Window sill

Updated: MAY-08**B2020.01.01.01 Steel Windows (Glass & Frame)****

Steel framed exterior windows around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	MAR-08

Event: Replace exterior windows (109 windows)**Concern:**

Steel frame windows in exterior walls are old and seals need to be replaced.

Recommendation:

Replace steel windows with aluminum windows. approx. 168 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$165,308	High

Updated: MAR-08

B2030.01.02 Steel-Framed Storefronts: Doors**

Steel framed hollow metal doors at entrances.

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

Event: Lifecycle Replacement entrance doors (10 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$35,464	Medium

Updated: APR-08

B2030.02 Exterior Utility Doors**

Exterior steel door in steel frame in boiler room, transformer room and exit from gymnasium.

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

Event: Lifecycle Replacement utility doors (3 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$3,432	Medium

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation*

Rigid insulation on roof decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	MAR-08

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-08

Event: Clean up mould**Concern:**

Low spots in some areas of roof on south side of gymnasium.
Mould growth around drain on north side of gymnasium

Recommendation:

Clean mould around drain and other areas where mould is starting to grow and clean drain. Clean low spots.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,288	Low

Updated: MAY-08

Event: Lifecycle Replacement membrane roofing (2566 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$338,624	High

Updated: MAR-08

B3010.08.02 Metal Gutters and Downspouts**

Metal gutters and downspouts around gymnasium roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-08

Event: Replace metal gutters and downspouts gymnasium roof (44 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$12,355	Unassigned

Updated: MAR-08

B3020.01 Skylights**

Skylights in student washrooms, in general office area and in stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	MAR-08

Event: Lifecycle Replacement (8 skylights)

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

Updated: MAR-08

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

Roof access hatch in caretakers office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

S3 INTERIOR

C1010.01.07 Framed Partitions (Stud)

Wood framed partitions with drywall between classrooms, in general office area including portion of corridor wall, rear entrance vestibule wall and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

C1010.04 Interior Balustrades and Screens, Interior Railings*

Metal railing at corridor/stair going down to gymnasium, at stairs going up to stage area, in music room at stairs going up to stage and at mezzanine/stairs in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	40	MAR-08

C1010.05 Interior Windows*

Interior windows in steel frames in general office, computer room and caretakers office overlooking boiler room. Interior sidelite window in steel frame at library entrance door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

C1020.01 Interior Swinging Doors (& Hardware)*

Solid wood doors in steel frames in classrooms, boys and girls washrooms, general office area, staff room, storage rooms and staff kitchen. Solid wood doors in steel frames with georgian wired glass in gymnasium, daycare and vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	40	MAR-08

C1020.07 Other Interior Doors*

Crawl space access door in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

C1030.01 Visual Display Boards - (chalkboards)**

Chalkboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	MAR-08

Event: Replace 23 chalkboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$19,791	Medium

Updated: APR-08**C1030.01 Visual Display Boards - (markerboards)****

Whiteboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-08

Event: Replace markerboards (22 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$16,359	Medium

Updated: APR-08**C1030.01 Visual Display Boards - (tackboards)****

Tackboards in classrooms, staff room, corridors and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	MAR-08

Event: Replace 47 tackboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,130	Low

Updated: APR-08**C1030.02 Fabricated Compartments(Toilets/Showers) - ****

Metal fabricated toilet partitions in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-08

Event: Lifecycle Replacement toilet stalls (14 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$24,710	Medium

Updated: APR-08

C1030.06 Handrails*

Wall mounted steel handrails at stair down to gymnasium, stairs to stage from gymnasium and exit stairs from gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

C1030.08 Interior Identifying Devices - *

Interior identifying devices on classroom doors and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

C1030.10 Lockers**

3 lockers in caretakers office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

Event: Replace 3 lockers in caretakers office

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,631	Low

Updated: APR-08

C1030.12 Storage Shelving*

Moveable prefabricated wood storage shelving in library, classrooms, storage rooms and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-08

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet and bath accessories in boys, girls and staff washrooms.

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

C1030.17 Other Fittings (janitor sink)*

Wall mounted mop sink in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	MAR-08

Event: Lifecycle Replacement sink in janitor room**Concern:**

Wall mounted sink in janitor is cracked and needs to be replaced.

Recommendation:

Replace wall mounted sink with a floor mounted slop sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$3,432	Low

Updated: MAR-08

C2010 Stair Construction - Concrete*

Cast in place concrete stairs down to gymnasium, from gymnasium to exit and from gymnasium up to stage. Steel stairs in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-08

C2010 Stair Construction - wood*

Wood stair going to upper storage area in dressing storage at stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-08

C3010.04 Gypsum Board Wall Finishes - *

Painted gypsum board wall finishes on fixed partitions between classrooms, in general office area including portion of corridor wall, rear entrance vestibule wall and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	60	MAR-08

C3010.06 Tile Wall Finishes (kitchen&janitor)**

Staff kitchen and janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	MAR-08

Event: Ad Ttile in janitor room and kitchen (8m2)**Concern:**

Staff kitchen walls are all painted concrete block and have no wall tile. Janitor room walls are all painted concrete block and have no wall tile around sink area.

Recommendation:

Refinish kitchen walls around stove and at backsplash with ceramic tile. Refinish janitor room walls around sink with ceramic tile.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,487	Medium

Updated: APR-08

C3010.06 Tile Wall Finishes (washrooms)**

Ceramic tile wall finish in boys washrooms around urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

Event: Lifecycle Replacement wall tile boys washrooms (6m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,830	Medium

Updated: APR-08

C3010.11 Interior Wall Painting - *

Painted concrete block finish throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	10	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - *

Painted concrete floor finish in electrical room and in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	MAR-08

C3020.02 Tile Floor Finishes - Gymnasium**

Quarry tile flooring in gymnasium, stage, dressing area and gymnasium storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	50	MAR-08

Event: Replace tile flooring in gymnasium and stage (308.2 m2)

Concern:

Quarry tile in gymnasium and stage is old and cracking in some areas. There are complaints that the surface is too hard for recreational activity.

Recommendation:

Replace quarry tile with wood flooring in gymnasium and stage



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>	
Failure Replacement	2009	\$123,552	High	Gym floor

Updated: MAR-08

C3020.02 Tile Floor Finishes - washrooms**

Ceramic floor tile in boys washrooms around urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

Event: Replace floor tile in boys washrooms (4.5 m2)

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

Updated: APR-08

C3020.03 Terrazzo Floor Finishes - *

Terrazzo floor finish in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	75	MAR-08

C3020.07 Resilient Flooring**

Vinyl composite tile flooring in corridors, some classrooms, portions of other classrooms, janitor room, daycare, staff kitchen and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-08

Event: Replace resilient flooring (916 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$58,687	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - **

Carpet flooring in most classrooms, portions of other classrooms, computer room, general office area, principals office, principals storage, staff room, music room and caretakers office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	15	MAR-08

Event: Replace carpet (878 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$109,252	Low

Updated: APR-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) (12"x12" tile)**

12"x12" ceiling tile in corridors, caretakers office, staff room, music room, medical room and staff kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	MAR-08

Event: Replace ceiling tile (453 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$26,884	Unassigned

Updated: APR-08

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

Suspended acoustic ceilings in some classrooms, principals storage, general office area and computer room.

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

Event: Replace acoustic ceiling tile (506 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,087	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Exposed ceilings have painted finish on the underside of the exposed wood decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	20	MAR-08

C3030.09 Other Ceiling Finishes (exposed wood deck)*

Exposed wood deck ceilings in washrooms, stage, some classrooms, gymnasium, daycare, storage rooms, library, gym storage, electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	60	MAR-08

S4 MECHANICAL

D2010.04 Sinks - **

The school has four (4) Steel Queen stainless steel single compartment sinks complete with 8 inch metering faucet, eleven (11) single compartment Steel Queen stainless steel sinks complete with 8 inch metering faucet and drinking fountain, three (3) double compartment steel coated sinks with a pull out swing metering faucet and one (1) stainless steel Steel Queen double compartment sink with 8 inch metering faucet. The school's Janitor Rooms are serviced by a 24" x 36" Molded Stone MSB- 2436 mop sink complete with a 830AA valve breaker. There is one wall hung mop sink that is rusting, shows signs of corrosion and needs replacement with a floor mounted mop sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-08

Event: Replace mop sink

Concern:

Wall hung mop sink shows signs of corrosion and leaks.

Recommendation:

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

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

Updated: MAY-08



Mop Sink

Event: Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$24,339	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

The school is serviced by two (2) single wall mounted vitreous china water fountains, and two (2) double wall mounted vitreous china water fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-08

Event: Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,994	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

The school has four (4) non-freeze hose bibs. Serving the perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

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

The school is serviced by one (1) wall hung, vitreous china barrier free lavatory, complete with mixing valves. Ten (10) stainless steel vanity top mounted lavatories complete with push valve mixing valves. Thirteen (13) Toto 1.6 gpf. water closets complete with Sloan flush valves and five (5) floor mounted Toto flush tank water closets. There are fourteen (14) flush tank, stall type urinals serving the Boys' Washrooms. The urinals are controlled by a timer and motion sensor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-08

Event: Washroom Fixtures (WC, Lav, Urnl)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$26,924	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

All domestic water piping throughout the school is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D2020.01.02 Valves: Domestic Water - **

All plumbing fixtures isolated individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

Event: Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$18,189	Unassigned

Updated: APR-08

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

Backflow preventor is installed on the system feed to the steam boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-08

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,780	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

Domestic hot water is circulated throughout the school by a Taco recirculation pump model 0007BF5, 1/25 hp 115 volt, single phase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Plumbing Pumps: Domestic Water

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

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

One (1) State Turbo model: SBT75 155 NE 7 DF CGA with a storage capacity of 75 gallons, 117.2 gal/hr recovery and an input of 139,500 BTUH. The DWH has exceeded its life cycle but is in acceptable condition. School has no backup capability in case of failure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,003	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

Domestic water lines are insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-08

D2030.01 Waste and Vent Piping - *

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 South East.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Roof drains are connected to the storm line providing the school's storm drainage to the South, the storm line connects to the municipal storm main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D2040.02.04 Roof Drains - *

Roof Drains are 4" Canada Roof Drains, installed in 1992 and are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

D3010.02 Gas Supply Systems - *

The 4" Gas line enters the Mechanical Room from the North.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	60	MAR-08

D3020.01.01 Heating Boilers & Accessories: Steam**

The school is heated by two (2) steam Reliance Firetube boilers installed in 1962. The boilers have a heating surface of 50.35 square meters. They are in corroded, inefficient, and are frequented with constant failures and repairs. The maintenance and service costs are regular and costly. The boilers are complete with chemical feeders, make up feeders, condensator pump complete with float switch and AO Smith Pump with a 3/4 hp @ 1,725 RPM Type PSF pump. The boilers have a Honeywell Fluid power gas valve Type V4055A 10643 and Type V5055A 10073.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	35	MAR-08

Event: Heating Boilers and Accessories: H.W.**Concern:**

Boilers are frequented with failures and repairs. They are inefficient, have exceeded their life expectancy and are in poor shape.

Recommendation:

Replace boilers with new hot water boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$177,320	Medium

Updated: MAR-08



Boilers show signs of corrosion.

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

Two boilers share a common chimney. Combustion vent is adequately sized and complete with unit heater. Replacement Cost include with d3929.01

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

D3020.01.04 Water Treatment: Steam Boilers*

Standard Chemical Pot Feeder. Replacement cost in D3020.01

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	0	MAR-08

D3030.06.02 Refrigerant Condensing Units - **

The steam cooling unit should be replaced by a split system condensing unit to provide air conditioning to the computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	25	MAR-08

Event: Refrigerant Condensing Units**Concern:**

Steam cooling unit does not have the cooling capacity to provide appropriate cooling to the School's Computer Room.

Recommendation:

Install a split system condensing unit to provide air conditioning to the Computer Lab.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$2,860	Unassigned

Updated: MAR-08

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

Trane T-14 Air Handling Unit provides ventilation to the school's Gymnasium, and washrooms. The unit is complete with heat coils to supply 6000 CFM of fresh air to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

Event: Replace Air Handling Units: Air Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$473,616	Unassigned

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D3040.01.04 Ducts: Air Distribution*

School is equipped with galvanized steel ducts supplying air only to the washrooms and Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

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

Standard egg crate grilles are provided to exhaust air ducts, grilles are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

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

Steam and hot water piping is insulated with asbestos insulation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

Event: Replace Hot Water Distribution Systems + insulation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$348,920	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

The school has four (4) exhaust fans with a 1/4 hp @ 1,725 rpm A.O. Smith motor model SER 2H93. There is one (1) 1-1/2 Hp @ 1,800 rpm Lincoln Electric 2 speed Fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	MAR-08

Event: Fans: Exhaust

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,724	Unassigned

Updated: APR-08

Event: Fans: Exhaust**Concern:**

There are six (6) rooms that do not have exhaust fans installed: Janitor Room #27, Storage Room #17, 19, 20 and 29 and the Staff Lunch Room # 38.

Recommendation:

Install exhaust fans for the above mentioned rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$10,868	Unassigned

Updated: MAR-08

Event: Fans: Exhaust - Not Working**Concern:**

One of the fans serving the school does not work and does not provide the necessary negative pressurization for the room it serves.

Recommendation:

Replace the motor with a working unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,716	High

Updated: MAR-08

D3040.04.03 Ducts: Exhaust*

Exhaust air ductwork to roof and ceiling mounted fans. All ducts insulated with 25mm thermal insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Standard egg crate grilles are provided to exhaust air ducts, grilles are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D3050.02 Air Coils**

There are five (5) heating coils connected to the supply air ducts on the Air Handling Unit. Two (2) heating coils serve Washrooms 25 and 26, two (2) serve Washrooms 14 and 15, and one (1) serves the Gymnasium.

Replacement cost are included in section D3040.03.01 Hot Water Distribution Systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-08

D3050.05.02 Fan Coil Units - **

Steam fan coil serves the AHU. There are five (5) force flow heaters serving the entrances they are Type FG Size 100 with a 1/6 HP motor. The estimated cost of replacement was included in cost of hot water distribution systems, refer to section D3040.03.01 Hot Water Distribution Systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	30	MAR-08

D3060.02.03 Pneumatic and Electric Controls

Pneumatic controls throughout the school. There is no DDC system installed. DDC system is recommended with new HVAC system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

Event: ReplaceHVAC Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$148,720	Unassigned

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

5 lb ABC fire extinguishers are provided in the school. The Gymnasium has a Fire hose in a cabinet that is connected to the domestic cold water with a 2" line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

S5 ELECTRICAL

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

The main switchboard is a 400 Amp Square D located in the electrical room. This switchboard has exceeded its life cycle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

Event: Replace Main Electrical Switchboards

Concern:

This switchboard has exceeded its lifecycle

Recommendation:

Replace and upgrade electrical switchboard.

Consequences of Deferral:

The old switchboard might cause power outages.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$36,608	Low

Updated: APR-08

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

The electrical panels were upgraded in 1994 and 2000 through out the school. There are now both Square D and Federal Pioneer Panels in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-08

Event: Replace Electrical Branch Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$26,312	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

Motor starters were upgraded and replaced in 2000 during the electrical technology upgrade. There are now Cutler-Hammer and Allen-Bradley Motor starters located in the electrical and the boiler rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-08

Event: Replace Motor Starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$14,071	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Branch wiring was replaced during the 1994 and the 2000 panel upgrade.
The wiring consists of EMT&wire and armored cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Lighting controls consist of line voltage switching and motion sensor switching in the washrooms.
There is also G.E. Low voltage switching in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

In 1994 the interior florescent lighting was retrofitted with T-8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-08

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$167,024	Unassigned

Updated: APR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

The Lumicell Battery packs were upgraded during the security upgrade in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-08

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$11,577	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The Lumicell exit lights were upgraded in 2000 with LED lighting packages.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-08

D5020.03.01.01 Exterior Incandescent Fixtures - *

The exterior incandescent soffit lights are at each access and egress point of the school.
These lights could be upgraded to energy efficient florescent bulbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

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

The exterior lighting control is by a photo cell located on the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

D5030.01 Detection and Fire Alarm - **

In 1988 the fire alarm was upgraded to include both audio and visual signalling devices.
There are smoke detectors located in the hallways of the school.
The main fire alarm panel is an Edwards 6616 and is located in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	25	MAR-08

Event: Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$44,166	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

In 2000 the security system was replaced with a Magnum Alert 3000.
There are keypads in the main vestibule and the boiler room.
There are motion sensors located through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$10,296	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

The clock and program system goes through the Bogen Multicom 2000 which was installed in 1995 and is located in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	MAR-08

D5030.04.01 Telephone Systems - *

The telephone system is a Nortel located in the electrical room. There are Norstar handsets in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The network system is Alberta Supernet by Bell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-08

D5030.05 Public Address and Music Systems - **

The public address and music go through the Bogen Multicom 2000 which was installed in 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	MAR-08

Event: Replace Public Address and Music Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,262	Unassigned

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

Stage in music room.

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

E1020.03 Theater and Stage Equipment*

Stage curtains in stage area. Instrumental equipment in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-08

E1090.04 Residential Equipment*

Kitchen equipment in staff kitchen and daycare. Microwaves in some classrooms.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Athletic equipment in gymnasium.

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

E2010.02 Fixed Casework - Cabinets**

Floor and wall mounted cabinets in classrooms, library, caretakers office, medical room and staff kitchen. Counter tops are in good condition throughout the building and were replaced in 2006. Floor mounted cabinet doors are in poor condition in most classrooms. Cabinets in daycare were installed in 2003 and are in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-08

Event: Replace cabinets (112 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$113,370	High

Updated: APR-08

E2010.02 Fixed Casework - Shelving**

Fixed shelving and cubicles in classrooms, library, staff room and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-08

Event: Lifecycle Replacement shelving (200 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,640	High

Updated: APR-08

E2010.02 Fixed Casework - Vanities**

Vanities in girls and boys washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	35	MAR-08

Event: Replace washroom vanities (12.5 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$10,868	Medium

Updated: APR-08

E2010.03.01 Blinds**

Blinds in some classrooms, staff room, principals office and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-08

Event: Lifecycle Replacement blinds (31 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,860	Low

Updated: APR-08

E2010.03.06 Curtains and Drapes**

Drapes in most classrooms and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

Event: Replace curtains (146 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$43,358	Unassigned

Updated: APR-08

F2020.03.02 Moveable Floor Mats

Moveable floor mats at entrances.

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

F2020.01 Asbestos*

Asbestos is present in pipe fittings and pipe insulation in some rooms and is considered a moderate to low priority.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

F2020.04 Mould*

Mould was found on the roof around roof penetrations. See B3010.04.

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

F2020.09 Other Hazardous Materials*

No hazardous materials were detected at the time of the investigation.

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

S8 FUNCTIONAL ASSESSMENT

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

Parking to entrance is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

K4010.02 Barrier Free Entrances - *

Entrances are barrier free

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

K4010.03 Barrier Free Interior Circulation - *

Access and exit from gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	MAR-08

Event: Barrier Free Access Upgrade gymnasium

Concern:

Gymnasium floor is lower than the main floor and has stair access but no barrier free access. Gymnasium has no barrier free exit.

Recommendation:

Provide barrier free access to gymnasium if required through handicap lift and exit ramp.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$28,600	Medium

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

Special needs boys and girls washrooms are provided.

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

RECAPP Facility Evaluation Report



Lendrum School

S3195
Edmonton

Facility Details

Building Name: Lendrum School

Address:

Location: Edmonton

Building Id: S3195

Gross Area (sq. m): 0.00

Replacement Cost: \$0

Construction Year: 0

Evaluation Details

Evaluation Company: R.Saunders Architects Ltd.

Evaluation Date: February 27 2008

Evaluator Name: Raghbir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years: **\$106,392**

5 year Facility Condition Index (FCI): **0%**

General Summary:

Staff parking lot is old and needs to be repaved. Some sinking at building/pavement areas at the back of the building. The site is in good/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) - **

Asphalt paved staff parking lot. Upgraded in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	MAR-08

Event: Repave staff parking (501 m2)

Concern:

Staff parking lot is old and worn and needs repaving.

Recommendation:

Repave staff parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$19,448	Low

Updated: MAR-08



G2020.05 Parking Lot Curbs and Gutters - *

Parking lot curbs and gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

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

Rigid pedestrian pavement to front entrance, side of building and at rear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	MAR-08

Event: Lifecycle Replacement concrete sidewalks (330 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$37,752	Medium

Updated: APR-08

G2030.06 Exterior Steps and Ramps - *

Concrete stoop at front entrance.

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

G2040.03 Athletic and Recreational Surfaces**

Rigid recreational pavement at rear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	MAR-08

Event: Mudjack where required**Concern:**

Pavement sinking at n.w. corner of classroom #15 and at n.w. Corner of boiler room #29.

Recommendation:

Mudjack where required. Approx. 6m of walkway.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,432	Medium

Updated: MAY-08

Event: Replace Athletic and Recreational Surfaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$83,512	Unassigned

Updated: MAY-08

G2040.05 Site and Street Furnishings*

Metal bicycle racks at rear of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAR-08

G2040.06 Exterior Signs - *

Exterior metal lettering on front of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

G2040.08 Flagpoles - *

2 flagpoles at front of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

G2050.04 Lawns and Grasses - *

Lawn and grass all around building and fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Various trees and plants at front and other locations around building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

G2050.07 Planting Accessories*

Precast concrete planters at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAR-08

G3010.02 Site Domestic Water Distribution*

2" Domestic Water Service enters the school's Mechanical Room from the municipal main from the North.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

G3020.01 Sanitary Sewage Collection*

Sanitary service to the school is provided by a 6" municipal line exiting the school to the South East.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

G3030.01 Storm Water Collection*

The school's Storm water service is provided by a municipal line serving the Roof Drains and a Catch Basin located in the Playground area. This line connects to the Sanitary Main to the South of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

G3060.01 Gas Distribution*

The school's 4" Gas Service enters the school property from the municipal main lying on 54 Avenue to the South of the school. The line travels North then East and enters the Mechanical Room from the North.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

G4010.02 Electrical Power Distribution Lines*

The main electrical distribution lines are overhead from the power pole to the transformer room in the school.
This transformer room was not accessible during the building evaluation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

G4010.04 Car Plugs-ins*

There are seven car receptacles in the parking lot. This is enough for the twelve parking stalls.
These receptacles are energized from a Square "D" panel located in the main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	MAR-08