

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Londonderry Junior High School

B3196A
Edmonton

Facility Details

Building Name: Londonderry Junior High School
Address: 7104 - 144 Avenue
Location: Edmonton

Building Id: B3196A
Gross Area (sq. m): 6,558.00
Replacement Cost: \$14,292,981
Construction Year: 1968

Evaluation Details

Evaluation Company: R. Saunder Architects Ltd.
Evaluation Date: November 20 2007
Evaluator Name: Raghbir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years: **\$5,189,625**
5 year Facility Condition Index (FCI): **36.31%**

General Summary:

The 6548.2 m2 building was constructed in 1968 and is one storey with slab on grade and service crawlspace.

Structural Summary:

Foundations are concrete grade beam on concrete footings. The building is slab on grade throughout with a service crawl space under corridors and suspended concrete slab over crawl space areas. Roof structure is precast concrete tees supported by concrete block throughout exterior and interior of building. The library, ancillary and language lab area has steel columns supporting WF beams and owsj with steel deck.

Envelope Summary:

The exterior walls have brick veneer finish around the entire perimeter of the building. There are some feature walls with full height cement stucco finish. Stucco band around gymnasium at top of wall. Windows are vinyl. Entrance doors are aluminum with sidelights. Flat roof over entire building is original built-up asphalt and gravel roof.

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. Ceramic mosaic tile in washrooms. 12"x12" suspended acoustic ceiling tile in infirmary and general office area. Suspended t-bar ceilings in corridors, classrooms, portion of library and various other areas. Painted drywall ceilings in washrooms, some storage rooms, janitor rooms and various other rooms. Stippled ceiling finish in ancillary(art), language lab and portion of the library. Exposed structure ceilings in gymnasium, industrial arts area, weight room, drafting/computer lab, change rooms, boiler room, caretakers office and various other areas. Wall finishes are painted concrete block, painted drywall and vinyl wall coverings.

Mechanical Summary:

The mechanical systems for this School is starting to show its age. Many of the fittings on the hot water distribution system are showing signs of corrosion, the circulating pumps are noisy and vibrate. There is a very high number of storage rooms in the school that need to have exhaust fans installed, also the Home Economics classroom has four range ovens but no kitchen exhaust fan canopies, these canopies should be installed in order to meet Code and provide an improvement of indoor air quality. The computer and server room are in need of split system air conditioning units. The office area has an office that used to be a Storage Room, the rooms only form of ventilation that is provided is by keeping the door open, this is unacceptable and new ductwork should be installed to provide the room with supply and return air. The fixtures for the washrooms are in acceptable condition but there are two urinals that need replacement as they are cracked. There is also one mop sink that is not up to Code as it is a wall hung sink and it should be replaced with a floor mounted molded stone sink. A water chiller has been refurbished in 2007 to provide cold air to the core of the School with the exception of the Gymnasium, Shop Area and the Drama/Music Rooms, this addition will certainly increase the air quality and comfort level throughout the School during hot days.

Electrical Summary:

The school was built in 1968. Since the facility has gone through many changes and upgrades. In 1992 lights were installed on the outside basketball court. In 1994 the Fire alarm was up graded to that days code with bells and strobe signaling devices. In 2001 the school started a lighting retro fit which culminated in 2007. Also in 2001 the school installed a new Bogen Meridian public address and sound system. The Emergency Generator is past its lifecycle. The rest of the school 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***

Foundations are concrete grade beam on footings.

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

A1030 Slab on Grade*

Slab on grade throughout most of the building.

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

A2020 Basement Walls (& Crawl Space)*

Service crawl space under corridors on east end of the building. Crawl space walls are cast in place concrete on concrete footings.

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

B1010.01.04.06 Wood Framing:Joists

Stage floor in gymnasium is 2x6 wood framing.

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

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

Concrete block interior walls supporting roof structure throughout the building. Cracks occurring in block wall mortar in classroom #20 south/east corner. See B2010.01.02.02 for cost.

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

B1010.03.01 Cast-in-place Concrete:Slab

Cast in place concrete slab over crawlspace.

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

B1010.09 Floor Construction Fireproofing*

Gypsum board ceiling finish in storage area under stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	50	MAR-08

B1020.01.01.05 Structural Steel: Roof Column

Steel columns supporting roof structure in the library, ancillary, language lab and storage area.

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

B1020.01.02.02 Precast Concrete:Roof Beams

Precast concrete beams supporting roof deck in various locations.

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

B1020.01.02.03 Structural Metal Framing:Roof Beams

WF steel beams over the library, ancillary, language lab and storage area.

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

B1020.01.04.02 Steel Joists

Open Web steel joists over the library, ancillary, language lab and storage area.

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

B1020.03.02 Precast Concrete: Roof Deck

The roof structure over the building and gymnasium excluding the area over the library, ancillary, language lab and storage area is precast concrete tees.

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

Event: Repair Damaged areas Of Roof deck

Concern:

Exposed cast in place concrete overhang at northwest entrance is damaged.

Recommendation:

Repair damaged area. It is recommended to move the asphalt driveway near this entrance farther away from the building to provide more clearance for loading trucks. This would help to avoid collision with overhang.

Consequences of Deferral:

Further deterioration due to exposure.



Cast in place concrete overhang at north west entrance.

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

Updated: MAR-08

B1020.03.05 Metal Deck

Metal deck over the library, ancillary, language lab and storage area.

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

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

Brick masonry veneer finish around the entire perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	75	MAR-08

Event: Repair Damage Brick - Ext. wall**Concern:**

Stress cracks in brick veneer under the exposed tee structure at some entrances.

Recommendation:

Replace damaged brick. Provide expansion joint at the top course underneath the tee.

Consequences of Deferral:

Further cracking and eventual failure of veneer in affected areas.



Stress crack at brick/tee at rear entrance.

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

Updated: APR-08

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete block exterior walls throughout entire perimeter of the building.

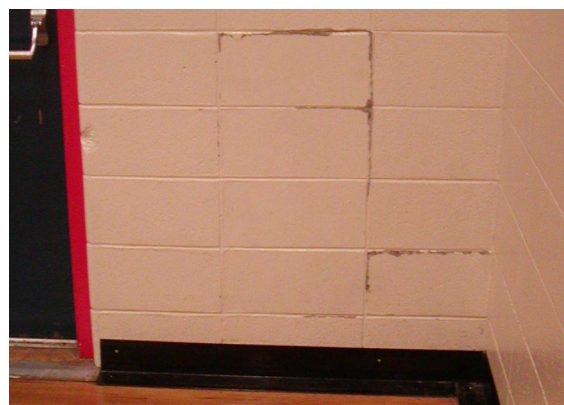
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	75	MAR-08

Event: Repair Concret Block**Concern:**

Cracks in exterior wall concrete block mortar in gymnasium south/west corner, classroom #71 in south/west corner and along top course in east wall. Crack in block at entrance F7.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Low

Updated: APR-08



Cracks in south/west wall of gymnasium.

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

Full height cement stucco finish on some feature walls on exterior. Gymnasium wall has stucco band along perimeter at the top of the wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	75	MAR-08

B2010.02.99 Other Exterior Wall Construction (metal furring)*

Metal furring channels with drywall and batt insulation along walls where exterior feature walls have cement stucco finish on concrete block.

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

B2010.03.03 Building Insulation: Exterior Wall

1" rigid insulation on exterior walls.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Metal security screens on exterior windows and doors at back of building.

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

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows**

Vinyl sealed unit awning windows in some classrooms, infirmary and staff lounge. High level vinyl sealed unit awning windows in industrial arts, drafting/computer lab and weight room.

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

Event: Replace Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$24,000	Unassigned

Updated: APR-08

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum storefront windows with sidelights at entrances.

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

Event: Replace Entrance Doors (20 Units)

Concern:

Aluminum entrance doors are old and some doors are deflecting out of the frame.

Recommendation:

Replace all doors (20 doors). Replace sidelights and transoms (approx. 23 m2).

Consequences of Deferral:

Further wear and leaking doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$74,360	Medium

Updated: APR-08



Aluminum entrance door.

B2030.02 Exterior Utility Doors**

Double doors in boiler room for loading are solid wood in steel frame. Exit doors from gymnasium are solid wood in steel frame. Double doors in industrial arts area for loading are solid wood in steel frame. Exit door in weight room is solid wood in steel frame. Exit door in caretakers lunchroom is solid wood in steel frame with sidelight.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	MAR-08

Event: Replace doors and frames. 9 doors.

Concern:

Doors are weathered and deteriorating.

Recommendation:

Replace doors and frames. 9 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$30,888	Unassigned

Updated: MAR-08

B3010.01.03 Roof and Deck Insulation

1" rigid insulation on roof deck. Replacement cost included in B3010.04.01

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

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

Original built-up asphalt and gravel roofing.

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

Event: Rplace Roof (6620 m2)

Concern:

Original roofing is getting old and showing signs of deterioration

Recommendation:

Replace old roof with 2 ply membrane roofing and insulation.

Approx. 6616.37 m2

Consequences of Deferral:

Further deterioration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$1,487,200	High

Updated: MAY-08

B3010.08 Flashing and Sheet Metal

Prefinished metal flashing at parapets on main building and gymnasium.

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

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

Roof access hatch in the caretakers office.

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

S3 INTERIOR**C1010.01.07 Framed Partitions (Stud) -**

Wood stud partitions in industrial arts area, timeout rooms, general office area, home economics room and other areas.

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

C1010.02 Interior Demountable Partitions*

Demountable wood stud partitions between some classrooms and other areas.

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

C1010.05.02 Steel Windows

Steel windows in steel frames with wired glass in industrial arts area, instructors offices in industrial arts area, music practice room, caretakers office and home economics. Frosted glazing in steel frames in language lab/library. Steel framed windows in general office area. Sidelights and transoms in steel framed corridor door units.

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

C1020.01.02 Steel Doors and Frame

Steel door in steel frame into boiler room.

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

C1020.01.07 Wood Doors

Solid core wood doors in steel frame with wire glass in classrooms, industrial arts room, drafting room, time out rooms, staff offices, corridors doors, gymnasium doors and various other locations. Solid core wood doors in steel frame in demountable partitions between classrooms, boys and girls washrooms, change rooms, storage rooms, janitor rooms, incinerator room, duct space and various other locations.

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

C1020.07.03 Detention Doors and Frames

Timeout rooms have solid wood doors in steel frames with glazing .

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

C1030.01.01 Chalkboards

Green boards in classrooms.

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

C1030.01.02 Markerboards

White boards in classrooms, staff areas and various other locations.

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

C1030.01.03 Tackboards and Visual Aid Boards

Tackboards and visual aid boards in classrooms, corridors, library, staff areas, general office area and various other locations.

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

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

Metal fabricated toilet partitions in boys and girls washrooms, staff washrooms and changerooms.

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

Event: Replace Toilet Partitions

Concern:

Metal toilet partitions in boys and girls washrooms are old, worn and damaged. Metal toilet partitions in staff washrooms are old.

Recommendation:

Replace metal toilet partitions in boys and girls washrooms #22, 23, 8, 10, 45, 47. Replace metal toilet partitions in staff washrooms #57 and 58. 26 compartments.

Consequences of Deferral:

Further wear and damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$37,752	Medium

Updated: MAR-08



Toilet partitions in girls washroom #23

C1030.06 Handrails*

Wall mounted steel pipe handrail at stair to stage from gymnasium and corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	40	MAR-08

C1030.08 Interior Identifying Devices*

Identifying signs on doors.

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

C1030.10 Lockers**

Metal lockers in corridors (2002), caretakers lunchroom, change rooms and physical education offices.

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

Event: Replace Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$248,200	Unassigned

Updated: APR-08

C1030.10 Lockers**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	APR-08

Event: Replace Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$140,000	Unassigned

Updated: APR-08

C1030.12 Storage Shelving - Teacher Storage and workrooms*

Metal storage shelving in teachers storage, storage and workrooms.

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

C1030.12.02 Mobile Storage Systems

Mobile storage in ancillary(art), library, and various other areas.

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

C1030.12.04 Prefabricated Wood Storage Shelving

Prefabricated wood storage shelving in classrooms, library and various other areas.

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

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

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

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

C2010 Stair Construction - Duct Space*

Cast in place concrete stair down to duct space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	100	MAR-08

C2010 Stair Construction - Wood*

Wood stairs going up to stage area from corridor, gymnasium, music room and ancillary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	100	MAR-08

C2020.05 Resilient Stair Finishes**

Rubber tread finish on stairs to stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-08

C2020.08 Stair Railings and Balustrades*

Metal railing at stairs in music room and ancillary. Steel pipe railings at stairs in ductspace.

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

C2020.11 Other Stair Finishes*

Concrete stairs in duct space are unfinished exposed concrete.

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

C3010.06 Tile Wall Finishes**

Ceramic tile base in boys and girls washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	MAR-08

Event: Remove and replace damaged tiles.

Concern:

Tile base is chipped and cracking near entranc in boys and girls washrooms #8, 10, 22, 23.

Recommendation:

Remove and replace damaged tiles.

Consequences of Deferral:

Further deterioration.

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

Updated: MAY-08



Damaged tile in boys washroom #22

C3010.09 Acoustical Wall Treatment Music Room**

Perforated acoustic hard board on walls in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	20	APR-08

Event: Replace Wall Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,500	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

Painted concrete block walls throughout the building. Painted drywall finish in general office area, portions of industrial arts area, portions of home economics areas and various other areas throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	10	MAR-08

C3010.12 Wall Coverings*

Vinyl wall coverings on demountable partitions between classrooms.

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

C3010.14 Other Wall Finishes*

Mirror paneling in weight room, drama room

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

C3010.14 Other Wall Finishes*

Fibreglass reinforced wall panels in timeout rooms.

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

C3020.01.02 Paint Concrete Floor Finishes - *

Painted concrete floor finish in boiler room, electrical room, incinerator room, gymnasium storage, industrial arts area and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	10	MAR-08

Event: Paint Concrete Floor

Concern:

Paint on concrete floor in boiler room #3, industrial arts area #1, janitor rooms #9 and #24 and gymnasium storage #43 is old and worn.

Recommendation:

Repaint floors. Approx. 1765 m2

Consequences of Deferral:

Further wear.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$21,164	High

Updated: MAR-08

C3020.02.01 Ceramic Tile

Ceramic tile flooring in change rooms. Ceramic mosaic tile flooring in boys and girls washrooms, staff washrooms and showers in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	50	APR-08

C3020.04.01 Wood Strip Flooring

Wood strip flooring in gymnasium and stage.

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

Event: Refinish Gymnasium Floor**Concern:**

Finish on wood strip flooring in gymnasium and stage is old and wearing.

Recommendation:

Resand and refinish flooring in gymnasium (445.9 m2) and stage (75.0 m2)

Consequences of Deferral:

Further wear and damage to wood flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$22,880	High

Updated: APR-08

C3020.07 Resilient Flooring**

Sheet vinyl flooring in ancillary(drama) and library storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-08

C3020.07.01 Resilient Tile Flooring

Vinyl composite tile flooring in corridors, home economics rooms, library office, gymnasium office, janitor room and some storage rooms. Vinyl asbestos tile flooring in science rooms, science storage rooms, ancillary(art), some storage rooms, library storage, infirmary washroom, janitor room, caretakers lunchroom, gymnasium office, storage rooms at stage area, dark room and industrial arts instructors office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	20	MAR-08

Event: Replace Resilient Tile Flooring

Concern:

Vinyl asbestos tile is original and worn.

Recommendation:

Replace vinyl asbestos tile with sheet vinyl flooring in science rooms #12,13,17,18, science storage rooms #14,15,16, ancillary(art) #29, stage storage rooms, library storage #31, janitor room #46, caretakers lunchroom #5, gymnasium offices #40,44, dark room #78 and industrial arts instructors office #77.

Approx. 639.93 m2.

Consequences of Deferral:

Further wear and deterioration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$69,326	Medium

Updated: MAR-08

C3020.08 Carpet Flooring**

Carpet flooring in classrooms, general office area, offices, some storage rooms, work rooms, caretakers office, music room, weight room, drafting/computer lab, language lab, library, time out rooms, and various other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	15	MAR-08

Event: Replace Carpet

Concern:

Carpet flooring is old and worn and tearing in some areas.

Recommendation:

Replace carpet in classrooms #19, 20, 25, 26, 34, 35, 61, 62, 63, 64, 65, 66, 70, 71, 72, and 79. Replace carpet in work rooms #60, 69. Storage rooms #21, 30. Language lab #32. Music practice room #36. Library #33. Approx. 1968 m2

Consequences of Deferral:

Further wear and trip hazard in some areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$200,200	Medium

Updated: MAR-08

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Stippled ceiling finish in portion of the library, library storage, language lab and art ancillary #29.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	60	MAR-08

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

Suspended t-bar ceilings in corridors, classrooms, library, staff work rooms, some storage rooms, science storage and work rooms, home economics rooms, industrial arts instructors office, ancillary, music room. Suspended t-bar ceilings with 12"x12" acoustic tiles in general office area, staff offices, timeout rooms and infirmary.

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

Event: Replace Ceiling Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$227,000	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting*

Exposed concrete structure ceilings are painted in gymnasium, industrial arts areas, weight room, drafting/computer lab, caretakers office, boiler room, and boys and girls change rooms and storage room #7. Painted drywall ceilings in boys and girls washrooms, staff washrooms, janitor rooms, some storage rooms, bulkheads in library and various other locations. Some cracking in the bulkheads in classroom #66 and ancillary(art) #29.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-08

C3030.09 Other Ceiling Finishes*

Acoustic tiles glued to exposed precast concrete tees in gymnasium. Some tiles are falling off.

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

S4 MECHANICAL

D2010.04 Sinks - **

The school is equipped with nine (9) stainless steel single compartment sinks, serving Science Prep, Drama, Library and Office. Two (2) single compartment stainless steel sinks serving the Arts Room are complete with two oil interceptors mounted underneath the sinks. One (1) industrial 18" x 48" sink serves the Dark Room. The school has twenty six (26) laboratory sinks serving the Science Classrooms - two of these sinks are not working and need replacement, while most others have been reported to be leaking, and due to lack of parts have not been properly repaired. The school also has five (5) double compartment Stell Queen stainless steel sinks serving the Staff Lounge and Home Economics Classroom.

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

Event: Laboratory Sinks

Concern:

Two of the lab sinks are not working, one is completely capped off and the sink is taken out of the classroom while the other sink has its water closed off to prevent it from leaking.

Recommendation:

Replace the sinks that are broken in Science Classroom 109.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,288	Unassigned

Updated: APR-08

Event: Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$47,682	Unassigned

Updated: APR-08

Event: Wall Hung Mop Sink

Concern:

Mop Sink Serving Custodian Room 14 is a wall mounted, sink that does not comply with the Code.

Recommendation:

Replace original wall hung sink with a floor mounted, molded stone mop sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,653	Unassigned

Updated: APR-08



Wall hung mop sink that does not comply with the current Building Code.

D2010.05 Showers - **

The school has two (2) single stall type, fiberglass, three wall showers serving the Mens' and Womens' Instructors' Offices. The school also has four (4) group shower systems that have five shower heads per system. These systems are located in the Boys' and Girls' Shower Rooms but are not in use as the Shower Rooms have been converted into a storage space.

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

Event: Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,648	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

The School is equipped with thirteen (13) drinking fountains they are vitreous china, wall hung type.

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

Event: Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$15,642	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

The school has six (6) Non-Freeze Hose Bibs serving the perimeter of the school.

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

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

The school has twenty four (24) Kindred stainless steel oval vanity top mounted lavatories series N complete with push valves, four (4) barrier-free wall hung vitreous china lavatories complete with handle stops and offset p-trap. Four (4) oval, top mounted, porcelain lavatories. Thirty (30) floor mounted, Cranada vitreous china, flush valve, water closets. One (1) American Standard, flush valve, wall hung urinal serving the Boy's Locker Room. One (1) flush valve, floor mounted, stall type urinal serving the Men's Staff Washroom. Fourteen (14) American Standard, floor mounted, stall type, flush tank urinals operating on a timer - two of the urinals are cracked and need replacement.

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

Event: Urinals Cracked

Concern:

Two of the stall type, American Standard, flush tank urinals are cracked on the bottom right corner in Washroom # 125.

Recommendation:

Replace urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,032	Low

Updated: APR-08



Typical American Standard, tank type urinals.

Event: Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$82,231	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

All domestic water piping throughout the school is copper.

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

D2020.01.02 Valves: Domestic Water - **

All plumbing fixtures isolated individually.

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

Event: Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$39,621	Unassigned

Updated: APR-08

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

The school is equipped with a 4" AMES double check valve assembly backflow preventor, model 42000SS.

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

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$30,613	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

The DHW is circulated throughout the school by a single Bell Gosset circulation pump model NBF 22. The pump has served its life cycle, but is still in acceptable condition.

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

Event: Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,411	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

Domestic Hot Water in school is provided by two (2) gas fired State Domestic Water Heaters model SBF10026ONETCGED with an input of 234,000 BTUH, 100 gallon capacity and 221.17 gallon per hour recovery. The school has backup capabilities in case one of the two DWH fails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	MAR-08

Event: Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$10,754	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

All water supply lines are insulated throughout the school.

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

D2030.01 Waste and Vent Piping - *

PVC and ABS piping system throughout the school. Each fixture vented to atmosphere. Traps are provided where necessary. Sanitary drainage effluent is collected into common 150mm sanitary main. Flows by gravity @ 1% slope, leaving the building at the East.

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

D2040.01 Rain Water Drainage Piping Systems - *

Roof drains are connected to the 200mm storm line providing the school's storm drainage to the West, the storm line connects to the municipal storm main. There is single pump, sump pit in the crawl space complete with a two inch discharge connected to the storm main.

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

D2040.02.04 Roof Drains - *

The School is equipped with 4" Zurn Roof Drains.

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

D3010.02 Gas Supply Systems - *

The School is serviced by a 4" gas line that enters the Mechanical Room from the East.

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

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

The School has two (2) Steampack Generator model SPW C45-N-54-R with an input of 1,885 MBH. The hot water is circulated to six (6) air handling units and seventy three (73) fan coils around the school by three (3) circulating pumps; two (2) Tamper Circulating pumps model: 185-DBS Type BGK-6592A with a 2hp @ 1,740 rpm motors and one (1) Tamper circulating pump model: 213-DBS, Type BGK-6681B with a 3hp @ 1,740 rpm motor, the pumps are noisy vibrate and are corroded. Two (2) Westeel Expansion tanks 24" in diameter and 58" long, part number 273191. The boilers also have chemical pot feeders. Many of the system parts are corroded, noisy, vibrations are felt, and in general the system has exceeded its life cycle. The boilers and circulating pumps are all connected to 575V, 3 phase power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1968	35	MAR-08

Event: Heating Boilers and Accessories: H.W.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$393,677	Unassigned

Updated: APR-08

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

Chimneys serving the Boilers and Domestic Water Heaters are less then ten (10) feet away from Outdoor Air Intake for the School Air Handling Units serving the Gymnasium, Music Room, and Shop Area. Smell of fumes can be noticed in the Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	1968	30	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$37,971	Unassigned

Updated: APR-08

Event: Chimneys Serving Boilers/DWH

Concern:

The Chimneys serving the Boilers and Domestic Heaters are in close proximity to the Outdoor Air Intake for three (3) Air Handling Units. The Fumes can be sensed inside the Mechanical Room.

Recommendation:

Extend the chimneys another ten to fifteen feet so that fumes expelled from the chimneys do not get transferred into the Air Handling Units.



Proximity of Vent serving DWH to F/A intake.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$5,148	Unassigned

Updated: APR-08

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

Chemical pot feeder serving hot water system.

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

D3030.06.02 Refrigerant Condensing Units - **

The Computer Room in the West side of the school needs a split system air conditioning unit installed. The Server Room in the office area currently has an exhaust system installed with a reverse acting thermostat, this system does not work properly as the heat gain in the Server Room far exceeds that what an exhaust fan can provide in exhausting the hot air. A split system air conditioning unit should be installed to dissipate the heat gain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	2008	25	MAR-08

Event: Split System Air Conditioning Units

Concern:

Computer Room and Server Room overheat.

Recommendation:

Provide rooms with split system air conditioning units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$6,864	Medium

Updated: APR-08

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

The School has six (6) Air Handling Units (AHU) that provide ventilation, all of which are complete with System Sensor DH500A smoke detectors. Three (3) AHUs are located in the Mechanical Room on the main floor.

AHU-1 provides ventilation to the Gymnasium, it is a Trane unit model 14-HF with a cabinet fan complete with a Baldor model M3615T-5, 5hp @ 1,725 rpm motor and has a double pass Recold Model LLW2MC55X72 heating coil.

AHU-2 provides ventilation to the Music/Drama Rooms, the unit is a Trane unit complete with a Canadian General Electric model 104607, 2hp @ 1,735 rpm motor and has a quad pass Recold Model AH-50 heating coil, the unit is complete with its own chemical pot feeder.

AHU-3 provides ventilation to the Shop Area, the unit is a Trane unit complete with a Baldor model M3615D-5, 5hp @ 1,725 rpm motor and has a double pass Recold Model AH-70 heating coil.

AHU-4,5 and 6 provide ventilation to the rest of the school and are all located in the crawl space. They have a single return air fan that is detached from the AHUs.

AHU-4 has a Chicago Blower size 402-UL1, Type DES-40FA complete with a 10 hp A.O. Smith motor model E325, Type M0GB.

AHU-5 has a Chicago Blower size 402-CL1, Type DZ3-40FA complete with a 10 hp A.O. Smith motor model E325, Type M0GB.

AHU-6 has a Chicago Blower size 245, Type CBN1 complete with a 5hp Leland Electric type 1512PBA motor.

All of the motors serving the AHUs are connected to 575V, 3 phase power.

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

Event: Air Handling Units: Air Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$554,104	Unassigned

Updated: APR-08

D3040.01.02 Fans: Air Distribution (Remote from AHU) - *

AHU-4,5 and 6 have a return air fan that uses the crawl space as a return air plenum. The fan is an GW Axial type 48GGI10P 5 hp fan connected to 575V, 3 phase power. The fan is in marginal condition as it has far exceeded its life cycle and will need to be replaced with the new air handling system.

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

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

D3040.01.04 Ducts: Air Distribution - *

School is equipped with galvanized steel ducts throughout. AHU-1,2 and 3 have return air travelling through galvanized steel ducts while AHU-4,5 and 6 use the crawl space as a return air plenum. Storage Room 25 in the office area has been turned into an office and does not have any form of supply air.

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

Event: Install new ductwork

Concern:

Storage Room 25 in the office area has been turned into a office room and is occupied at all times. The room does not have any supply or return air. The rooms only form of ventilation is to leave both of the doors open between Corridor 36 and the General Office 27.

Recommendation:

Install new ductwork complete with a diffuser to supply air to the office. Install a transfer air grille on the door to have a way for the return air to get back to the Air Handling Unit.

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

Updated: MAY-08

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

Typical Classrooms have air supplied by fan coils in each classroom, return air is passed through standard egg crate grilles that are connected to the crawl space where the AHU 4,5 and 6 distribute air back to classrooms. Gymnasium, Industrial Arts, and Music/Drama Classrooms have egg crate grilles connected to return air ducts.

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

D3040.03.01 Hot Water Distribution Systems - **

Insulated copper piping distribution to perimeter radiation in the Classrooms, force flow heaters, fan coils in classrooms and combustion air unit heater. Many of the couplings of the pipes show signs of corrosion and as the life cycle of the units has been exceeded the whole system should be replaced along with the boilers and air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	MAR-08

Event: Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$646,031	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

The School is equipped with the following exhaust fan equipment:

- one (1) Sisco Lab 1351FH fume hood fan serving Science Classroom 108
- eight (8) Centri Master PR82 exhaust fans serving the School's Washrooms
- two (2) Penn Zephyr Domex BD45 exhaust fans serving Science Preparation Rooms
- two (2) Centri Master PR9 D4 exhaust fans serving the Science Classrooms (one fan serving two classrooms)
- one (1) PR10EA exhaust fan serving the Server Room and the Office Area.

There are 19 exhaust fans that need to be installed in the school to improve indoor air quality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1968	30	MAR-08

Event: Fans: Exhaust

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,464	Unassigned

Updated: APR-08

Event: New Exhaust Fans c/w ductwork

Concern:

There are nineteen exhaust fans in the school that must be installed. The following rooms need a single exhaust fan installed:

- Stage Storage Room, Gymnasium Storage Room, Boys' Shower Room that has been converted into a Storage Room, Music and Drama Storage Rooms, Storage Room 88, 56,93,90, 105, and 103, Custodial Rooms 121 and 14, the Industrial Arts Room 81 and the Work-Out Room 79.

The Home Economics Room 100 must have four (4) Kitchen Exhaust Canopies installed above the ranges.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$48,048	Unassigned

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	1968	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

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

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

D3050.01 Unitary Air Conditioning Equipment -

The School's Inner Fin Water Chiller has been repaired it provides chilled air to all of the school except the Gymnasium, Music Room, and Shop Area. The Water Chiller is a Trane Model 3E5R80 complete with a E-45 Baltimore air coil. The chilled water is circulated through the school by two (2) Tamper 5 hp @ 1,740 rpm model 215 DBS type BGK 6801A connected to 575V 3 phase power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	MAR-08

Event: Unitary Air Conditioning Equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$58,481	Unassigned

Updated: APR-08

D3050.02 Air Coils - **

The school has air coils serving AHU-1,2 and 3 for the Gymnasium, Industrial Arts and the Drama/Music Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	MAR-08

Event: Air Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,359	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units - **

The School is equipped with two (2) fan coils with a heating thermostat, typical of all classrooms and a fan coils for all entrances for a total of seventy three (73) fan coils.

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

Event: Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$160,160	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

The school has perimeter Finned Tube Radiation throughout the school.

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

Event: Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$199,346	Unassigned

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls -

The school controls are pneumatic throughout using a DevilBiss model HUBJ-5550 air compressor complete with a air dryer. The controls are connected to a Barber Coleman Network 8000 DDC system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-08

Event: HVAC Instrumentation and Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$188,760	Unassigned

Updated: APR-08

D4020 Standpipes - *

School is equipped with Dry Standpipes that have a connection on the West side of the school. The standpipes serve the school's Fire Hose Cabinets.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

The School has fifteen (15) Fire Hose Cabinets located throughout the school. The school is also equipped with 5lb ABC fire extinguishers throughout.

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

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

The main MDP is located in the Electrical room and is a 600 Amp 347/600 Volt 3 wire Federal Pacific Panel.
This panel is nearing its lifecycle end.

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

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$64,750	Unassigned

Updated: APR-08

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

The panelboards were upgraded in 2000.
These are Federal Pacific panels.

<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	\$36,608	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

There are two sets of MCC,s located in the school, one in the boiler room and one in the electrical room.
These are both made by Canadian Controllers Limited.

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

Event: Replace Motor Starters

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

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

The wiring in the school is 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 is low voltage by G.E.

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

D5020.02.02.01 Interior Incandescent Fixtures - *

There are a small number of incandescent lights in the tunnels under corridors 40,57 and 115.

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

D5020.02.02.02 Interior Florescent Fixtures - **

The lights in the gym were changed out in 2003 with the rest of the school being changed in 2007. The school is now retrofitted with T-8 lamps and Electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	MAR-08

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$568,717	Unassigned

Updated: APR-08

D5020.02.02.05 Other Interior Fixtures - *

There are ten florescent lights powered off the emergency generator.

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

D5020.02.03.02 Emergency Lighting Battery Packs - **

There are Lumicell emergency lights located in the tunnels under corridors 40, 57 and 115.

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

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,690	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The Lumicell exit lights have been retrofitted with LED barlights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	MAR-08

D5020.02.05 Special Purpose Lighting - *

There is stage lighting in the gymnasium and the drama room ,these are complete with their own dimmers and Ariel Davis sliders.

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

D5020.03.01.01 Exterior Incandescent Fixtures - *

The exterior soffit lighting is incandescent and lights up the access and egress points. These lights should be upgraded to energy efficient florescent bulbs.

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

D5020.03.01.03 Exterior Metal Halide Fixtures - *

There are seven 400 watt metal halide lights located on the west side of the school,illuminating the basketball courts. There is one 400 watt metal halide light located on the east side of the school illuminating the parking lot

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

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

The exterior lights are energized by a Photo Electric Eye located on the roof.

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

D5030.01 Detection and Fire Alarm - **

The fire alarm is an Edwards EST located in the main office. This panel was upgraded to the current code regulations in 1994. There was a repair done in 2006.

There is a remote annunciator at the front doors c/w a passive graphics map.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	25	MAR-08

Event: Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$48,609	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

The Security system was replaced in 1997 with a Magnum Alert c/w keypads in the electrical room and at the front door. There are motion sensors located through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$6,292	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

The school installed a Bogen Meridian in the main office.The clocks are tied into this system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-08

D5030.04.01 Telephone Systems - *

The telephones were replaced in 2001 with a Nortel system c/w handsets in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The local network system is Alberta Supernet by Bell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-08

D5030.05 Public Address and Music Systems - **

The public address and music system goes through the Bogen Meridian System.

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

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$5,354	Unassigned

Updated: APR-08

D5090.02 Packaged Engine Generator Systems (Emergency Power System) - **

The Onan 600 Volt 100 Amp Genset is past its lifecycle.

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

Event: Replace Generator Systems (Emergency Power)

Concern:

The emergency genset is past its lifecycle expectancy.

Recommendation:

Replace the genset

Consequences of Deferral:

The old genset might not work in an emergency situation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$124,467	Low

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03.01 Stage Curtains**

Stage curtains in stage area.

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

E1020.05.01 Projection Screens

Projection screens in classrooms and computer rooms.

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

E1020.07 Laboratory Equipment*

Laboratory equipment in science rooms.

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

E1090.04 Residential Equipment - Staff Kitchen*

Residential kitchen equipment in staff kitchen and home economics room.

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

E2010.02 Fixed Casework - Display**

Display casework in corridors, ancillary(art) and home economics room.

Lifecycle Replacement est - \$800

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	35	APR-08

E2010.02 Fixed Casework - General**

Counters and cabinets in library office, library storage, ancillary(art), some storage rooms, change rooms, some instructors offices, ancillary(drama), teachers storage in classrooms and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	MAR-08

Event: Replace Fixed Caswork

Concern:

Counters and cabinets in ancillary(art), classrooms are old and very worn. In the washrooms the counter fronts are very worn and damaged, counter tops are also old.

Recommendation:

Replace counters and cabinets in ancillary(art) approx. 42'.
 Replace counters in boys and girls washrooms approx. 46'.
 Replace counters in staff washrooms approx. 8'. It is recommended to have wall mounted counters in the washrooms with no millwork underneath counter. Replace counters in ancillary(drama) approx. 8'. Replace counters, sink and cabinets in office in industrial arts area approx. 8'. Teachers storage in classrooms approx. 60' (4'/classroom)

Consequences of Deferral:

Further wear and deterioration.



Cabinets in ancillary(art) #29.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$51,480	Medium

Updated: MAR-08

E2010.02 Fixed Casework - Staff Kitchen**

Counters and cabinets in home economics room and staff kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	MAR-08

E2010.02.08 Laboratory Casework

Islands and counters/cabinets along walls in science rooms. Counters/cabinets in science workrooms and storage rooms.

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

Event: Replace Laboratory Millwork

Concern:

The islands are too deep and it is difficult to reach across the island. Straight islands would be preferred.

Recommendation:

Replace islands (18).

Consequences of Deferral:

Not very functional classroom setting.



Typical island in science rooms.

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

Updated: APR-08

E2010.03.01 Blinds - **

Vertical blinds in general office area. Roller blinds in classrooms. Blinds in infirmary and staff offices.

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

Event: Replace Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,000	Unassigned

Updated: APR-08

E2020.03.02 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 floor tile in some areas, pipe fittings and stippled ceilings in Library, Library Storage and Ancillaries, and is considered a moderate to low priority.

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

F2020.04 Mould*

No mould was observed at the time of the site visit.

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

F2020.09 Other Hazardous Materials*

No other hazardous materials were observed at the time of the site visit.

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

K4010.03 Barrier Free Interior Circulation - *

Interior circulation is barrier free with the exception of the stage which is only accessible by stairs.

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

K4010.04 Barrier Free Washrooms - *

Boys and girls washrooms are barrier free.

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

RECAPP Facility Evaluation Report



Londonderry Junior High School

S3196
Edmonton

Facility Details	
Building Name:	Londonderry Junior High School
Address:	
Location:	Edmonton
Building Id:	S3196
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	R.Saunders Architects Ltd.
Evaluation Date:	November 19 2007
Evaluator Name:	Raghubir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years:	\$60,740
5 year Facility Condition Index (FCI):	0%

General Summary:

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**G1030 Site Earthwork (Site Grading)***

Grade around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	MAR-08

**Event: Regrade around the building****Concern:**

Grade around the building is depressed in some areas.

Recommendation:

Regrade around the building to allow for slope and drainage away from the building.

Consequences of Deferral:

Further depression of grade and problems with drainage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$6,292	Medium

Updated: MAY-08**G2010.02.02 Flexible Pavement Roadway (Asphalt) - ****

Paved asphalt access roadway at the back of the building and at the east parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	25	MAR-08

Event: Replace Asphalt roadway

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,600	Unassigned

Updated: MAY-08**G2010.05.01 Precast Concrete Curbs**

Precast concrete curbs along roadway at the back of the building.

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

G2010.06 Roadway Appurtenances*

Provide bollards in front of entrance F3 to prevent loading vehicles using the roadway from running into the overhang.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2008	25	MAR-08



Event: Maintenance

Concern:

The concrete overhang over entrance F3 is sticking into the roadway and has been hit by loading vehicles.

Recommendation:

Install bollards in front of entrance F3 to prevent loading vehicles from hitting the overhang.

Consequences of Deferral:

Loading trucks could hit the overhang and damage the building.

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

Updated: MAY-08

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

Paved asphalt staff parking lots at the east and at the rear of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	25	MAR-08

Event: Replace Asphalt Parking Lots

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,700	Unassigned

Updated: MAY-08

G2020.05 Parking Lot Curbs and Gutters - *

Parking lot curbs around east staff parking lot.

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

G2020.06.03 Parking Lot Signs - *

Parking lot signs at staff parking lots.

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

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

Rigid pedestrian pavement at the front entrances and various other locations.

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

Event: Mudjack existing walkway

Concern:

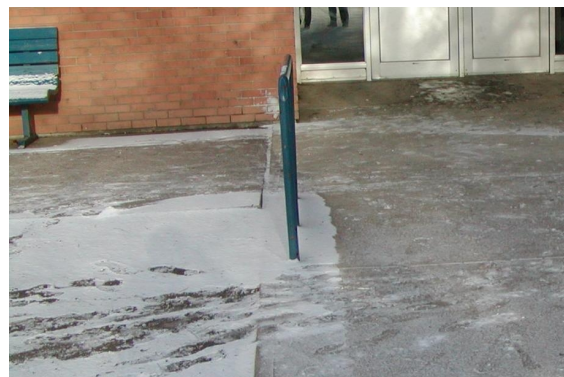
Complaints of icy conditions at the front entrance F2 in the winter.

Recommendation:

Mudjack existing walkway to provide adequate drainage away from the building.

Consequences of Deferral:

Icy conditions during winter freeze/thaw.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,860	Medium

Updated: MAY-08

G2040.03 Athletic and Recreational Surfaces**

Asphalt paved basketball court on the west side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	MAR-08

Event: Replace Athletic and Recreational Surfaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,000	Unassigned

Updated: MAY-08

G2040.06 Exterior Signs - *

Metal lettering on the front of the building.

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

G2040.08 Flagpoles - *

Flagpole at the front of the building.

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

G2050.04 Lawns and Grasses - *

Lawn at the front of the building and field at the rear.

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

G3010.02 Site Domestic Water Distribution*

The school is serviced by a 4 inch water line that enters the property from the West and enters the mechanical room from the East.

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

G3010.03 Site Fire Protection Water Distribution*

The school has two (2) Fire Hydrants in close proximity to the main entrances to the West and South East of the school. The school is equipped with Dry Standpipes that serve the school's Fire Hoses. The Standpipes are located on the West side of the school within close proximity of the Fire Hydrant.

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

G3020.01 Sanitary Sewage Collection*

Sanitary line exists the school's East side, it connects to a Man Hole after which it goes to the South to connect to the municipal main. The school is serviced by a 6 inch Sanitary line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-08

G3030.01 Storm Water Collection*

Storm line exists the school's West side with an 8 inch Storm line that connects to the city's main. The West parking lot does not have proper drainage and ice forms easily, it is recommended that a catch basin be installed and connected to the nearby storm water that connects to the municipal main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	50	MAR-08

Event: New Catch Basin in West Parking Lot

Concern:

West parking lot / lane has a very flat grade and ice forms.

Recommendation:

Install a catch basin connected to the storm main on the west side of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$22,880	Unassigned

Updated: MAY-08

G3060.01 Gas Distribution*

The school is serviced by a 4" Gas line that enters the property from the West side and enters the Mechanical Room from the East.

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

G4010.02 Electrical Power Distribution Lines*

The main distribution lines go underground from the padmount transformer to the main MDP in the electrical room.

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

G4010.03 Electrical Power Distribution Equipment*

The main transformer is a padmount transformer located on the north side of the building.

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

G4010.04 Car Plugs-ins*

There are ten car receptacles in the south east parking lot. These receptacles are enough for the twenty parking stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08

G4020.01 Area Lighting*

In 1993 a 400 watt metal halide wall mounted light was installed to illuminate the parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	MAR-08