

# **RECAPP Facility Evaluation Report**

**Edmonton School District No. 7**



**Lyburn Elementary School**

B3199A  
Edmonton

**Facility Details**

**Building Name:** Lymburn Elementary School  
**Address:** 18710 - 72 Avenue  
**Location:** Edmonton  
  
**Building Id:** B3199A  
**Gross Area (sq. m):** 3,995.00  
**Replacement Cost:** \$8,888,979  
**Construction Year:** 1984

**Evaluation Details**

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

**Total Maintenance Events Next 5 years:** **\$250,572**  
**5 year Facility Condition Index (FCI):** **2.82%**

**General Summary:**

The building was constructed in 1984 and is single storey with a mechanical room mezzanine and a mezzanine in the primary education resource room. The two pods were constructed in 1989 and 1992. The 1989 pod is relocatable. The 1992 pod is fixed. The current student population is 292 students with 28 staff. The building is in good overall condition.

**Structural Summary:**

The foundations are concrete grade beams on piles throughout the exterior and parts of the interior of the building. Pile caps on piles supporting steel columns and the roof in other portions of the building. The floor is slab on grade throughout. The mechanical room mezzanine floor is a suspended cast in place concrete slab. The flat roof structure is steel beams and owsj supported by hss columns along the exterior and most of the interior. The sloped roof portions over the classroom wings have engineered wood trusses. The 1992 pod is glu-lam construction on concrete piles. The structural is in good overall condition.

**Envelope Summary:**

The exterior walls have brick veneer finish around the perimeter of the building. The exterior windows are aluminum. The roof is flat with sloped roof portions over the classroom wings, ancillaries and gymnasium. The sloped roof portions have concrete tiles. The envelope is in good overall condition.

**Interior Summary:**

The corridors are sheet vinyl. The library and corridors around library are carpet. Some class rooms are carpet and some are sheet vinyl. The floors in the boys and girls washrooms, change rooms and staff washrooms are ceramic tile. The general office area has carpet. Gymnasium has wood strip flooring. Corridors and classrooms have suspended t-bar ceilings. Washrooms and storage rooms have painted drywall ceilings. Vinyl wall coverings in classrooms and classroom wing corridors. The walls in the boys and girls washrooms, change rooms and staff washrooms are ceramic tile. The interior is in good overall condition.

**Mechanical Summary:**

The mechanical systems in this school are in acceptable condition.

**Electrical Summary:**

This facility was built in 1984 with an addition installed in 1989. Through the years the electrical system has undergone renovations. Also , in 2004 (new security system),(lighting up-grade)and in 2007(new intercom system).The main MDP is a FPE 1200 Amp 120/208 volt system.The main fire alarm system is a Simplex system c/w smoke detectors ,heat detectors,manual pull stations and audio signaling devices.

The fire alarm system is nearing the end of its lifecycle (2009).

The electrical system in this school is in good condition.

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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****A10 Foundations (1992 pod)**

Concrete piles supporting glu-lam beams and wood floor joist construction.

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

**A1010 Standard Foundations\***

Pile caps on piles supporting steel columns and the roof in portions of the interior of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**A1020 Special Foundations\***

Concrete gradebeam on piles throughout the exterior of the building and parts of the interior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**A1030 Slab on Grade\***

Slab on grade throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

Structural concrete block walls under and around the mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings\***

Mechanical mezzanine floor is a suspended cast in place concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1010.03 Floor Decks, Slabs, and Toppings\***

Steel deck on open web steel joists throughout the flat roof portion of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1010.05 Mezzanine Construction\***

There is a mezzanine in the primary education resource room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**B1010.07 Exterior Stairs\***

Wood exit stairs from pod classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-08

**B1020.01 Roof Structural Frame (beams) - Glue-Lam\***

Glue-lam. beams used in the vaulted ceilings in the two classroom wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1020.01 Roof Structural Frame (beams) - Steel\***

Steel beams used throughout the exterior and interior of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1020.01 Roof Structural Frame (columns)\***

Hss columns used throughout the exterior and interior of the building to support the roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1020.01 Roof Structural Frame (joists) - Steel\***

Open web steel joists throughout the flat roof portion of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1020.01 Roof Structural Frame (joists) - Wood\***

Wood roof joists used in the vaulted ceilings in the two classroom wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B1020.01 Roof Structural Frame (trusses 1992 pod)\***

Engineered wood trusses in the 1992 pod.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	100	MAR-08

**B1020.01 Roof Structural Frame (trusses) - Steel\***

Pre-engineered steel trusses over the gymnasium.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	100	MAR-08

**B1020.01 Roof Structural Frame (trusses) - Wood \***

Pre-engineered wood trusses in the sloped roof areas over the 2 classroom wings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	100	MAR-08

**B1020.04 Canopies\***

Steel framed canopy at the main entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	0	MAR-08

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

Brick masonry veneer all around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	75	MAR-08

**Event: Repair brick (1m2)****Concern:**

Brick is damaged and cracking in various locations around the building.

**Recommendation:**

Replace damaged brick.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$4,576	Low

**Updated:** APR-08



Brick near main entrance.

**B2010.01.02.02 Concrete Block: Ext. Wall Skin\***

Dual block exterior walls around the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	75	MAR-08

**B2010.01.06.04 Wood Siding\*\***

Plywood skirting around 1989 pod and 1992 pods.

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

**Event: Preventative Maintenance plywood wood skirting on pods (61m2)****Concern:**

The paint finish on the plywood skirting around both pods is old and peeling.

**Recommendation:**

Repaint the skirting on 1989 pod (48.46m2) and 1992 pod(12.5m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,402	Low

**Updated:** MAR-08

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

Heavy textured sand/cement stucco finish on fascia/gutter all around the perimeter of the building. Stucco finish on the 1992 pod.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	MAR-08

**Event: Repair stucco (1 m2)**

**Concern:**

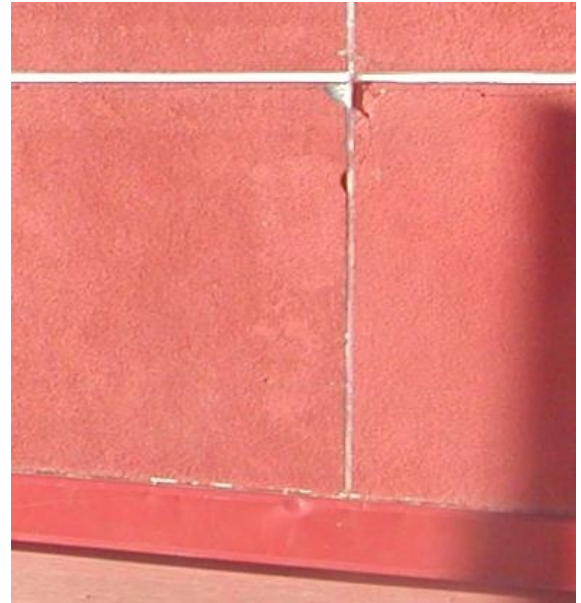
Stucco is damaged in various places on 1992 pod.

**Recommendation:**

Patch and repair stucco.

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

**Updated:** APR-08



Stucco damage on east wall of 1992 pod.

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

Vertical expansion joints "vinyl tech" on the exterior walls of the 1992 pod.

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

**B2010.02.05 Wood Framing : Ext. Wall Const.\***

Wood framing exterior wall construction in 1992 pod.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**B2010.02.99 Other Exterior Wall Construction\***

Steel stud exterior infill walls around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

The parging and rigid insulation on the grade beam along the exterior wall of classrooms #27 and #30.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-08

**Event: Repair rigid insulation (43 m)**

**Concern:**

The rigid insulation on the grade beam has been exposed and is damaged due to the parging sinking.

**Recommendation:**

Reinsulate the exposed areas with spray foam insulation and finish with pressure treated plywood protection.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,720	Low

**Updated:** MAR-08

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

Rigid fibreglass insulation and air/vapour barrier adhesive on exterior walls of gymnasium. Batt insulation in steel stud exterior walls around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**B2010.06 Exterior Louvers, Grilles, and Screens\***

Metal security screens on the windows at the back of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**B2010.09 Exterior Soffits\***

Heavy textured sand/cement stucco finish on plywood soffit with 2" continuous vent with bugscreen all around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08



**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\***

Exterior windows are bronze anodized aluminum with double glazing. Clear storey bronze anodized aluminum windows in vaulted areas in corridors of classroom wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-08

**Event: Lifecycle Replacement aluminum windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$205,920	High

**Updated:** APR-08

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\***

Aluminum storefront in primary education court.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Lifecycle Replacement aluminum storefront**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$2,974	Medium

**Updated:** APR-08

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

Insulated painted steel doors with georgian wired glass and pressed steel frames at main entrance and the other entrances around the building and exit doors from 1992 pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Lifecycle Replacement (27 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$83,512	Medium

**Updated:** APR-08

**B2030.02 Exterior Utility Doors\*\***

Insulated painted steel doors in pressed steel frames in electrical room, meter room, storage #1, the two ancillaries, exit doors from gymnasium and exit doors from 1989 pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-08

**Event: Lifecycle Replacement utility doors (13 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$21,736	Medium

**Updated:** APR-08

**B3010.01 Deck Vapor Retarder and Insulation\***

Loose fill insulation in attics of sloped roof portions of the building. Batt insulation between rafters in gymnasium. Vaulted ceilings over the two classroom wings, music room and ancillary have batt insulation between rafters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	25	MAR-08

**B3010.01 Deck Vapor Retarder and Insulation\***

Main building flat roof construction is gravel balast on rigid insulation on membrane on insulation bonded to permastop vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	25	MAR-08

**B3010.02.02 Roofing Tiles\*\***

Concrete roofing tiles on the sloped roof portions of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event: Lifecycle Replacement roofing tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$286,000	High

**Updated:** APR-08

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

Membrane roofing on the flat roof portion of the building and pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event:** Lifecycle Replacement membrane roofing (2259 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$199,056	High

**Updated:** APR-08

**B3010.08.02 Metal Gutters and Downspouts\*\***

G.I flashing on concealed wood framed plywood gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	30	MAR-08

**B3020.01 Skylights\*\***

Double glazed pyramid skylight in bronze aluminum frame over center area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event:** Lifecycle Replacement 2 skylights

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$3,432	Medium

**Updated:** APR-08

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

Concrete block interior walls in the area under the second floor mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

Steel stud partitions between classrooms, around the boys and girls washrooms and corridors in the two classroom wings. Steel stud partitions throughout the entire general office and staff areas, various storage rooms, science room and computer lab, storage rooms near entrance, janitors office and janitor room and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

Stairs in primary education resource room have steel railings with plexiglass panels. Stairs in mechanical room going to roof access have steel railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**C1010.05 Interior Windows (aluminum)\***

Aluminum framed windows with tempered glass in primary education resource room #56.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**C1010.05 Interior Windows (pass thru)\***

2 pass windows in kitchen with roll shutters. Pass window in library office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**C1010.05 Interior Windows (steel)\***

Steel framed windows with georgian wired glass in computer lab, science room and mezzanine area. Steel framed windows with tempered glass in resource rooms #28 and #37. Steel framed windows in library office. Steel framed sidelights in vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	80	MAR-08

**C1010.06 Interior Glazed Partitions and Storefronts\***

Steel framed storefront windows with georgian wired glass in general office.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	0	MAR-08

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

Bronzed aluminum doors with tempered glass in primary education resource room #56.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	40	MAR-08

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

Steel doors in steel frames in gymnasium, janitors office, janitor room, ancillary(music), some storage rooms and mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	40	MAR-08

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

Solid core wood doors in classrooms and work rooms, science room, computer lab, boys and girls washrooms, boys and girls change rooms, staff offices and staff areas, general office area, some storage rooms, kitchen and various other locations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	40	MAR-08

**C1020.02.02 Steel-Framed Storefronts**

Hollow metal doors with tempered glass in steel frames in entrance vestibules and into ancillary #19.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	0	MAR-08

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

Hollow metal doors in steel frames in gymnasium and in the corridors where there is a firewall separating classroom wings from the main building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	0	MAR-08

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

Greenboards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-08

**Event: Lifecycle Replacement (38 boards)**

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

**Updated:** APR-08**C1030.01 Visual Display Boards - Marker Boards\*\***

Markerboards in classrooms, ancillaries and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-08

**Event: Lifecycle Replacement (17 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$16,931	Low

**Updated:** APR-08**C1030.01 Visual Display Boards - Tack board\*\***

Tackboards in classrooms, corridors and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-08

**Event: Lifecycle Replacement (51 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$14,872	Low

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

Fabricated toilet compartments in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Lifecycle Replacement (12 stalls)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$19,448	Medium

**Updated:** MAR-08

**C1030.06 Handrails\***

Steel wall mounted handrails at stairs going to mechanical room and at ramps going up to pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**C1030.08 Interior Identifying Devices - \***

Identifying devices on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**C1030.12 Storage Shelving\***

Prefabricated wood storage shelving in classrooms, library, ancillaries, general office area, storage rooms, resource rooms and various other locations.

<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 and girls washrooms, staff washrooms, handicap washroom, washrooms in primary education and in boys and girls change rooms.

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

**C2010 Stair Construction\***

Steel stairs going to mechanical room, in mechanical room going to the roof access and in the primary education resource room going to the mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-08

**C3010.06 Tile Wall Finishes - \*\***

Tile wall finish in boys and girls washrooms, handicap washroom, boys and girls change rooms (used for storage), washrooms in primary education, staff washrooms and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-08

**Event: Lifecycle Replacement wall tile in washrooms (312 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$122,408	High

**Updated:** APR-08

**C3010.11 Interior Wall Painting - (concrete block)\***

Painted concrete block walls in kitchen, boys and girls washrooms and changerooms near gymnasium, janitors office and janitor room near gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	10	MAR-08

**C3010.11 Interior Wall Painting - (drywall)\***

Painted drywall finish in general office areas and staff areas, corridor in 1992 pod and janitors office and janitor room.

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

**C3010.12 Wall Coverings\***

Vinyl wall coverings on drywall in classrooms and corridors in classroom wings, 1989 pod classrooms and corridor, 1992 pod classrooms, ancillaries and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	MAR-08

**Event: Failure Replacement vinyl wall coverings (825.75 m2)**

**Concern:**

Vinyl wall coverings are peeling and damaged in corridors c10,c11 and c14 in classroom wings.

**Recommendation:**

Refinish corridor walls in classroom wings. Approximate area is 358.8m2 for the north wing and 466.95m2 for the south wing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$84,656	Medium

**Updated:** APR-08



Vinyl wall coverings in corridor c10.

**C3010.14 Other Wall Finishes\***

Desco glazetite wall finish on cement on dual block walls in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08



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

Painted concrete floor finish in electrical and meter rooms and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-08

**C3020.02 Tile Floor Finishes (ceramic)\*\***

2x2 ceramic tile floor finish in boys and girls washrooms, change rooms, staff washrooms, handicap washroom and in washrooms in primary education.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-08

**Event: Lifecycle Replacement 2x2 floor tile (168 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$69,326	High

**Updated:** APR-08

**C3020.02 Tile Floor Finishes (quarry)\*\***

Quarry tile floor finish in lunch/study area and primary education resource room in south classroom wing. 2x2 quarry tile in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	75	MAR-08

**Event: Lifecycle Replacement quarry tile (79 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2059	\$37,866	Medium

**Updated:** APR-08

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

Wood strip flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Refinish wood flooring (486 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$25,168	High

**Updated:** APR-08

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

Vinyl composite tile flooring in storage room in 1989 pod.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-08

**Event: Lifecycle Replacement vinyl composite tile (8 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,144	Low

**Updated:** APR-08

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

Sheet vinyl flooring in some corridors, storage rooms, janitors office, janitor rooms, gym storage, physical education office, science room, resource rooms between classrooms, some classrooms, classrooms and corridors in pods , staff area corridor, staff work room, staff kitchen, infarmacy and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1	20	MAR-08

**Event: Failure Replacement sheet vinyl (202.6 m2)**

**Concern:**

Sheet vinyl flooring is old, worn and damaged in some areas.

**Recommendation:**

Replace sheet vinyl flooring in storage #1 (14.6m2), storage #2 (12.5m2), janitors office #8 (12.2m2), janitor room #9 (3.4m2), gym storage #5 (36.7m2), gym storage #6 (17.6m2), physical education office #13 (10.4m2), storage #15 (8.6m2), science room #21 (68.2m2), janitor room #26 (4.3m2), storage #59 (10.5m2), janitor room #62 (3.6m2).



Gymnasium storage #5.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$24,596	High

**Updated:** MAR-08

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

Carpet flooring in library and corridors around library, some classrooms, ancillaries, general office area staff lounge, and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	MAR-08

**Event: Failure Replacement carpets (327.1 m2)****Concern:**

Carpet is old and in need of replacement.

**Recommendation:**

Replace carpet in library #40 (185.0m2), library office #42 (18.4m2), corridor c7 (42.7m2), service room #41 (11.5m2), computer lab #24 (62.2m2), storage #25 (7.3m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$35,464	High

**Updated:** APR-08

**C3030.02 Ceiling Paneling (Wood)\***

t&g cedar ceiling panels in staff lounge. Vaulted portion of the ceilings in the music ancillary and lunch/study ancillary have cedar sound baffles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	60	MAR-08

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

Suspended t-bar ceilings in corridors, general office areas, staff areas and 1989 pod classrooms and pod storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-08

**Event: Lifecycle Replacement acoustic tile (418 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,706	Medium

**Updated:** MAR-08

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

Painted drywall ceilings in boys and girls washrooms, handicap washroom, boys and girls changerooms, storage rooms, kitchen, janitor rooms and janitor office, portions of the two ancillaries, science room, vaulted ceilings in corridors, vaulted ceiling in 1992 pod corridor and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	20	MAR-08

**C3030.09 Other Ceiling Finishes\***

Textured ceiling finish on drywall ceilings in classrooms, foyer, lunch/study area, library, computer lab and 1992 pod classrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1984	0	MAR-08

**S4 MECHANICAL****D2010.03 Lavatories - 1999**

There are nineteen (19) stainless steel, oval, vanity top mounted Aristaline lavatories throughout the school by Kindred, they are complete with push valve faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-08

**Event: Lavatories - 1999**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$14,585	Unassigned

**Updated:** MAR-08

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

The following sinks are present in the school:

- Five (5) Steel Queen, stainless steel, single compartment sinks complete with gooseneck spout and metering faucet.
- Eleven (11) Steel Queen, stainless steel, single compartment sinks complete with gooseneck spout, metering faucet, and drinking fountain.
- One (1) Steel Queen, stainless steel, double compartment sink complete with swing spout and metering faucet.
- One (1) Steel Queen, stainless steel, triple compartment sink complete with swing spout and metering faucet.
- Two (2) molded stone 36"x24" MSB- 2436 mop sink complete with a 830AA valve breakers.

One (1) mop sink is needed in Receiving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	30	MAR-08

**Event: Install Mop Sink in Receiving****Concern:**

Currently there are separate hot/cold taps in the wall with just a floor drain in the middle of the room. These taps pose a scolding hazard, and the lack of a sink area poses a slip hazard.

**Recommendation:**

Install a molded stone mop sink complete with valve breakers in order to eliminate the scolding and slip hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$2,174	High

**Updated:** MAR-08

**Event: Life Cycle Replacement Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,290	Unassigned

**Updated:** APR-08

**D2010.05 Showers - \*\***

The school has twelve (12) industrial shower heads with push valves. The temperature of showers is controlled by a Symmons temcontroller valve. The Physical Education office is complete with a three wall, shower stall complete with shower head and mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Life Cycle Replacement Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,834	Unassigned

**Updated:** APR-08

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

Four (4) stainless steel wall hung, non recessed drinking fountains and one (1) fully recessed, wall hung, stainless steel drinking fountain provides the hallways and Gymnasium with cold drinking water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-08

**Event: Life Cycle Replacement Drinking Fountains / Coolers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$6,424	Unassigned

**Updated:** APR-08

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

Seven (7) non-freeze hose bibs provide the perimeter of the School with access to domestic cold water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The School is equipped with the following Washroom fixtures:

- Eleven (11) vitreous china, floor mounted, round, water closets complete with Crane flush valves, one of the water closets is cracked and needs replacement.
- One (1) vitreous china, floor mounted, elongated, barrier-free water closets complete with a Crane flush valve.
- Four (4) vitreous china, floor mounted, close coupled, flush tank, water closets.
- Nine (9) vitreous china, floor mounted, stall type, urinals complete with Crane flush vales.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	30	MAR-08

**Event: Cracked Water Closet**

**Concern:**

One of the flush valve water closets is cracked.

**Recommendation:**

Replace the cracked water closet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,081	Low

**Updated:** MAR-08



Water Closet is cracked.

**Event: Life Cycle Replacement Washroom Fixtures (WC, Lav, Urnl)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$28,943	Unassigned

**Updated:** APR-08

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

Domestic water runs in copper pipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	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	1984	40	MAR-08

**Event: Life Cycle Replacement Valves: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$23,003	Unassigned

**Updated:** APR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-08

**Event: Life Cycle Replacement Piping Specialties (Backflow Preventors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,634	Unassigned

**Updated:** APR-08

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

The domestic water is circulated throughout the school by a Grundfos Type UP-15-42SF 115V single phase pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-08

**Event: Life Cycle Replacement Plumbing Pumps: Domestic Water\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,307	Unassigned

**Updated:** APR-08



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

Two (2) GSW model 3G75-360HAN 62 gallon domestic water heaters with an input capacity of 324,000 BTUH and a recovery of 226.8 gallons per hour provide the school with domestic hot water. The school has backup capabilities in case of one of the water heaters failing. The domestic water heaters are excessively oversized for an elementary school that does not use the showers. It is recommended that the water heaters be replaced by two units with smaller capacities in order to retain the backup capabilities, but also to improve the School's running costs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	20	MAR-08

**Event: Domestic Water Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$8,580	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	1984	0	MAR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

Roof drains are connected to the 12" storm line providing the school's storm drainage to the South West, the storm line connects to the municipal storm main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

Zurn 4" roof drains connected to School's main storm water drainage. Insulated to 3.0 meters of roof penetration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-08

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

4" medium pressure gas service enters the School's Meter Room from the East, a 2" gas line runs on the roof to reach the furnaces and Mechanical Room of the Portables.er Room from the East side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	MAR-08

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

The school is serviced by two (2) copper coil water heating boilers. The boilers are Teledyne Laars Canada model HQ-1666-CN11 with a 1,499,000 BTUH input, complete with relief valve, high/low limit, fire, alarm, low water cut off detector, expansion tank, chemical pot feeder, and filter. Heating water supply, is pumped through the system via two (2) Powerblock Leroy-Somer circulating pumps model 182JM with a 3hp @ 1,730 rpm motor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-08

**Event: Life Cycle Replacement Heating Boilers and Accessories: H.W.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$235,664	Unassigned

**Updated:** APR-08

**D3020.02.01 Heating Boilers and Accessories: H.W. - Portables 1992\*\***

The 1992 Portables is serviced by one (1) copper coil water heating boiler. The boiler is a Super Hot AAE-600-N-14 with a 600,000 BTUH input, complete with high/low limit, low water cut off detector, two (2) expansion tanks - one (1) for hot water and one (1) for glycol, two (2) chemical pot feeders one (1) for hot water and one(1) for glycol system, two (2) R-CAN FSS-34 filters, one (1) for the hot water and one (1) for glycol system and one Armstrong Glycol - tube and shell heat exchanger W-104-44-1. Heating water supply, is pumped through the system via one (1) Series 200 pump to the heat exchanger, while the glycol is pumped to the Portable's air handling unit by a series 200 glycol circulating pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-08

**Event: Heating Boilers and Accessories: H.W.\*\* - Portables 1992**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$28,600	Unassigned

**Updated:** MAR-08

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

Common vent serves the two (2) boilers and two (2) domestic water heaters. Combustion air is adequate and discharges to spillbox it is complete with a unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Life Cycle Replacement Chimneys: H.W. Boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,098	Unassigned

**Updated:** APR-08

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

Chemical pot feeder and R-CAN FSS-34 filter serve the hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

**D3020.03.02 Chimneys (&Comb. Air): Furnace - Portables 1989\***

All chimneys serving furnaces are type-B vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

**D3040.01.01 Air Handling Units: Air Distribution - Portables 1992\*\***

The Portable's ventilation is provided by a single Engineered Air air handling unit model LM-3-C with a 3hp @ 1,298 rpm DIDW-PB supply fan that has an air capacity of 3,680CFM. The unit is heated by glycol.

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

**Event: Life Cycle Replacement Air Handling Units: Air Distribution\*\* - Portables 1992**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$30,699	Unassigned

**Updated:** MAR-08

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

The school is serviced by two (2) air handling units. AHU-1 provides ventilation to the Gymnasium and Showers, it is a Canadian Blower Size J95 VCAB with a 3 hp D215T supply air fan by General Electric and a return air fan. AHU-2 provides ventilation through galvanized steel ductwork and has a 15 hp @ 1,755 rpm supply air fan by General Electric and a XY2 80034DGF2A4 return air fan by Dynamo with a 3hp @ 1,740 rpm rating. AHU-1 is complete with air coils for the Gymnasium and Showers and AHU-2 has reheat coils throughout. Both of the units are complete by individual AirDuct smoke detector model no 2098-9565 on the return air duct and air humidifiers on the supply air ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Life Cycle Replacement Air Handling Units: Air Distribution - School**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$268,518	Unassigned

**Updated:** APR-08

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

A single S/A fan is located in Storage Room 43 in the South East side of the School, serving ductwork that supplies air to the Primary Education portion of the School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	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	1984	0	MAR-08

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

School is equipped with galvanized steel ducts throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

Linear slot diffusers, registers are complete with steel or aluminum damper serving return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

**D3040.03.01 Hot Water Distribution Systems - Portables 1992\*\***

Insulated copper piping distribution to perimeter radiation in the Portable Classrooms heat exchanger, and force flow heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-08

**Event: Life Cycle Replacement Hot Water Distribution Systems\*\* - Portables 1992**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$14,872	Unassigned

**Updated:** MAR-08

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

Insulated copper piping distribution to perimeter radiation in the Classrooms, force flow heaters, reheat coils, radiant panels, combustion air unit heater, and unit heaters in the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-08

**Event: Life Cycle Replacement Hot Water Distribution Systems - School**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$284,820	Unassigned

**Updated:** APR-08

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

The Kitchen has a Kitchen Exhaust Canopy over the stove range by Broan model 8900 providing 170 CFM of exhaust air. Two (2) standard exhaust fans with General Electric model 3J522AX5 1/4 hp @ 1,725 rpm 115V, single phase fans. Two (2) Centri model PN135E 1/4 hp, 115V single phase fans. There are seven (7) rooms that need to have exhaust fans installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	30	MAR-08

**Event: Life Cycle Replacement Fans: Exhaust**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,300	Unassigned

**Updated:** APR-08

**Event: New Exhaust Fans for Storage Rooms**

**Concern:**

Storage Rooms 23a, 23b, 71, 79, 72, 58 and Custodial Room 67, do not have exhaust fans.

**Recommendation:**

Install exhaust fans and ductwork to provide negative pressurization to the above mentioned rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$12,813	Unassigned

**Updated:** MAR-08

**Event: Replace Fan -Conference Room 15**

**Concern:**

Exhaust fan in Conference Room 15 is not working.

**Recommendation:**

Replace fan.

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

**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	1984	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	1984	0	MAR-08

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

Two (2) air coils are on the air handling unit serving the Gymnasium/Shower Rooms, and one (1) coil in Storage room 43 serving the Primary Education portion of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Life Cycle Replacement Air Coils**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,020	Unassigned

**Updated:** APR-08

**D3050.03 Humidifiers - \*\***

Two (2) Nortec electronic humidifiers provide the School with humidity control one humidifier for each air handling unit. The humidifier for the AHU serving the school is not working.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	25	MAR-08

**Event: Life Cycle Replacement Humidifiers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,077	Unassigned

**Updated:** APR-08

**Event: Replace Humidifier for AHU-2**

**Concern:**

Humidifier serving AHU-2 (school) is not working.

**Recommendation:**

Replace humidifier with new unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$4,576	Unassigned

**Updated:** MAR-08

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

Ductwork throughout the school has fan coils to allow for temperature zoning. Five (5) force flow heaters are located in the School's vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Life Cycle Replacement - Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$67,629	Unassigned

**Updated:** APR-08

**D3050.05.03 Finned Tube Radiation - Portables 1992\*\***

Perimeter heating is provided in all four (4) of the Portable Classrooms. The hot water is provided by the boiler in the Portable's Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-08

**Event: Life Cycle Replacement Fin Tube Radiation - 1992 Portables**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$21,745	Unassigned

**Updated:** MAR-08

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

Perimeter heating is provided throughout the whole school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	40	MAR-08

**Event: Life Cycle Replacement Finned Tube Radiation - School**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$109,740	Unassigned

**Updated:** APR-08



**D3060.02 HVAC Instrumentation and Controls**

Pneumatic control pressure controls the AHUs in the school. The compressed air is generated by DevilBiss model UDL-5030 pump complete with a Hankinson compressed air dryer. The school is complete with a Barber Coleman Network 8000 DDC Controls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2001	30	MAR-08

**Event: Life Cycle Replacement HVAC Instrumentation and Controls**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$100,177	Unassigned

**Updated:** APR-08

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

School is equipped with standard 2.5 gallon pump tank fire extinguishers throughout the school and a 10lb CO2 extinguisher in the Mechanical Room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1984	30	MAR-08

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

The main MDP is a FPE 1200 Amp 120/208 Volt 3 Phase 4 Wire panel located in the main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	40	MAR-08

**Event: Replace Main Electrical Switchboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$65,730	Unassigned

**Updated:** APR-08

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

The branch circuit panel boards are by FPE and are located through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	30	MAR-08

**Event: Replace Electrical Branch Circuit Panelboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$31,351	Unassigned

**Updated:** APR-08

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

The motor starters are by Klockner-Moeller and are located by the motors the service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	30	MAR-08

**Event: Replace Motor Starters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$39,582	Unassigned

**Updated:** APR-08

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

Electrical branch wiring is EMT piping c/w wire and Armored cable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

The lighting controls are line voltage switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

**D5020.02.02.01 Interior Incandescent Fixtures - \***

There are a small number of incandescent lights (27) located around the sky lights in the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

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

The interior florescent lights were retro fitted in 2004 to T-8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-08

**Event: Replace Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$361,189	Unassigned

**Updated:** APR-08

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

The emergency lighting is by Emergi-Lite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-08

**Event: Life Cycle Replacement Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,093	Unassigned

**Updated:** APR-08

**D5020.02.03.03 Exit Signs - \***

The exit lights are by Emergi-Lite

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

**D5020.03.01.01 Exterior Incandescent Fixtures - \***

There are some exterior incandescent fixtures illuminating points of egress from the Portable Mobile Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-08

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

There are 35 watt HPS lights illuminating the remaining points of egress from the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The exterior lights are energized by a photo electric cell installed on the roof of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The fire alarm system is a Simplex System and is located in the main office. This system is nearing its lifecycle end (2009) and should have visual signaling devices installed. There is a remote annunciator at the front door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event: Replace Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$37,488	Unassigned

**Updated:** APR-08

**D5030.02.02 Intrusion Detection\*\***

The security system was replaced in 2005 with a DSC 4020 c/w a DSC Maxsys keypad located in the custodians office. There are motion sensors located through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-08

**Event: Replace Intrusion Detection System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$12,058	Unassigned

**Updated:** APR-08

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

The clock system goes through the new (2007) Bogen Multicom 2000 Public address system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-08

**D5030.04.01 Telephone Systems\***

The telephone system is a Nortel Meridian c/w handsets in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	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	1997	0	MAR-08

**D5030.05 Public Address and Music Systems - \*\***

The public address and music system is through the new (2007)Bogen Multicom 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$24,482	Unassigned

**Updated:** APR-08

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1090.04 Residential Equipment\***

Kitchen equipment in kitchen and staff kitchen.

<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\*\***

Kitchen casework in kitchen, staff kitchen, custodians office and ancillary(lunch/study).

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

**Event: Lifecycle Replacement counter (2 m)****Concern:**

Counter is worn in janitors office.

**Recommendation:**

Replace counter.

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

**Updated:** MAR-08

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

Counters in classrooms, ancillary(lunch/study), ancillary(music/drama), computer lab, library office, infirmary, boys and girls washrooms, staff washrooms, handicap washrooms, staff workroom, storage rooms and other areas. Counters with cupboards in 1992 pod classrooms. Kitchen casework in kitchen, staff kitchen, custodians office and ancillary(lunch/study). Laboratory counters and cupboards in science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-08

**Event: Lifecycle Replacement millwork in classrooms and other areas (204 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$294,008	High

**Updated:** APR-08

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

Blinds in 1989 pod calssrooms. Horizontal blinds in 1992 pod classrooms. Roller blinds in staff lounge, general office area and south facing classrooms.

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

**Event: Lifecycle Replacement blinds (96 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,864	Low

**Updated:** APR-08

**E2010.03.06 Curtains and Drapes\*\***

Curtains in classrooms in main building, ancillary(music/drama), ancillary(lunch/study) and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-08

**Event: Lifecycle Replacement curtains (107 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,032	Low

**Updated:** APR-08

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

Fixed planters in lunch/study area near foyer and in corridor/sitting area in classroom wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	10	MAR-08

**E2020.02.02.04 Desk System Furniture**

Desk system furniture in general office area.

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

**E2020.03.02 Moveable Floor Mats**

Moveable floor mats at entrances and vestibules.

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

**F1010.02.04 Portable and Mobile Buildings - 1989 Pod \***

The 1989 pod is relocatable. The 1992 pod is fixed.

**Furnaces - Portables 1989**

(1989)Two (2) portables are equipped with original Palm Aire PBS105D furnaces with an input of 105,000 BUTH and an output of 79,800 BTUH.

(2007)Two (2) portables are equipped with Carrier 58CTA070 furnaces with an input of 66,000 BUTH and an output of 54,000 BUTH

The classrooms in Pod 1 #101,102,103,104 are energized by FPE panels which are fed from a FPE main panel in the Pod storage room 105.

The interior florescent lighting in each classroom has been retro-fitted with T-8 lamps and electronic ballasts in2004.

The fire alarm devices are tied into the main Fire Alarm Panel.

The exterior incandescent lights are illuminating each point of egress from the classrooms.

The public address is tied into the new Bogen Multicom 2000 system.

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

**Event: Failure Replacement -1989 Furnace**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2014	\$13,728	Medium

**Updated:** APR-08

**F2020.01 Asbestos\***

No asbestos was detected at the time of the investigation.

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

**F2020.04 Mould\***

No mould was detected at the time of the investigation.

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

**F2020.09 Other Hazardous Materials\***

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

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



**S8 FUNCTIONAL ASSESSMENT****K3010 Building Services - Air Conditioning**

There are three (3) rooms that have excessive heat generation and overheat. The Server, Computer and Copy Rooms need to have a split system air conditioning units installed.

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

**Event: Operating Upgrade - Add Air Conditioning****Concern:**

Server Room, Staff Copy Room, and Computer Room overheat.

**Recommendation:**

Install split system air conditioning units in each of the rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$7,665	Medium

**Updated:** MAR-08

**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	1984	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	1984	0	MAR-08

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

Interior circulation is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

A barrier free washroom is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

# RECAPP Facility Evaluation Report



## Lymburn Elementary School

S3199  
Edmonton

**Facility Details**

**Building Name:** Lymburn Elementary School  
**Address:**  
**Location:** Edmonton  
  
**Building Id:** S3199  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** R.Saunders Architects Ltd.  
**Evaluation Date:** November 21 2008  
**Evaluator Name:** Raghbir Jagdev MRAIC MAAA MAIBC

**Total Maintenance Events Next 5 years:                   \$9,008**  
**5 year Facility Condition Index (FCI):                               0%**

**General Summary:**

The grade is depressed and sloping negatively in some areas around the building perimeter. The concrete slab is sinking at the main entrance.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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	1984	50	MAR-08

**Event: Regrading Along Building****Concern:**

Some areas of depression and negative slope around the building.

**Recommendation:**

Regrade along the building perimeter to allow for positive slope and proper drainage.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$5,720	Low

**Updated:** APR-08**G2010.04 Rigid Roadway Pavement (Concrete)\*\***

Concrete pavement road access at the east end of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event: Lifecycle Replacement concrete roadway (47 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,864	Medium

**Updated:** APR-08**G2020.02.02 Flexible Paving Parking Lots(Asphalt) - \*\***

Staff parking lot.

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

**Event: Lifecycle Replacement parking lot (940 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$40,040	High

**Updated:** APR-08

**G2020.05 Parking Lot Curbs and Gutters - \***

Concrete curb around the staff parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

Parking stall markings.

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

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

Concrete walkways and pads around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event:** Lifecycle Replacement concrete walkways (680 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$153,296	Medium

**Updated:** MAR-08

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

Concrete pad at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	25	MAY-08

**Event:** Repair concrete slab front entrance (2 m2)

**Concern:**

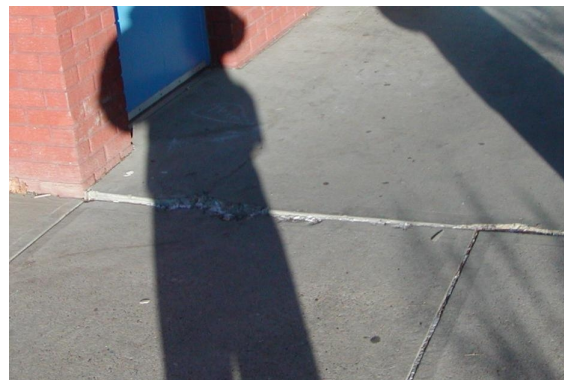
The concrete slab is sinking at the main entrance.

**Recommendation:**

Raise the concrete slab and make level with the entry.

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

**Updated:** APR-08



**G2040.02.01 Chain Link Fences and Gates\***

Chain link fence with gate between the pods.

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

**G2040.02.05 Wood Fences and Gates\*\***

Wood picket fence at entrance.

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

**Event: Replace Wood Fences and Gates**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,000	Unassigned

**Updated:** MAY-08**G2040.03 Athletic and Recreational Surfaces\*\***

Asphalt paving and recreational surface around the pods and in the court yard between the two classroom wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**Event: Lifecycle Replacement Recreation Surface (1442 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$51,480	High

**Updated:** APR-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	1984	0	MAR-08

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

Lawn around the building and field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

Trees in various locations around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-08

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

Water to the school is provided by a 3 inch water line from the city main. The 3 inch line enters the school property from the south and enters the Meter Room from the East.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The School's main entrance is within adequate proximity of two fire hydrants.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The sanitary line serving the school is a 6 inch cast iron line that connects to the municipal 8 inch main on the south side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The School has three catch basins serving the storm water system on the school each catch basin is connected via a 8 inch storm line and a 12 inch line leaves the school to connect with the 15 inch municipal main to the south of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-08

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

The main wiring is underground from the padmount transformer to the Main MDP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-08

**G4010.03 Electrical Power Distribution Equipment\***

There is a padmount transformer located on the north west side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-08

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

There are sixteen car receptacles servicing thirty three parking stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08

**G4020.01 Area Lighting\***

There are two 250 watt metal halide pole lights illuminating the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-08